

Purpose of Report: *Special Purpose (Damp) Partial Inspection Report*
Date of Inspection: 28th Decemeber 2005
Property Description: **2 Bed Split Level Attached Residence**
Address of Property: **Mullens St Rozelle**
Client Name: Mr AB C/- Hyde Park SA 5061
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Conditions of the Property Inspection Report.

This building inspection report complies with AS 4349.1 and is based on the inspection of accessible and visible structures only and does not include the condition of inaccessible or concealed areas of buildings, nor the existence of pests or asbestos.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of the structures, coverings or fittings of the building. No liability shall be accepted for verbally submitted report findings. We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect..

Indicative budget costs estimates are given for repairs as a guide only. The company will not accept any responsibility with respect to accuracy of same. Budget estimates are based on letting the repair works in whole-related trade lots, not as individual items.

We reserve the right to charge, **without prior notice**, for additional inspection / **report discussion time** with the client **exceeding 20 minutes** (either on site or in telephone conversation), additional time associated with **inspecting self contained flats, separate kitchenettes** or dual occupancies or in **travelling beyond** our pre quoted total **90 minute allowance**; at the rate of \$115 per hour or part thereof.

A \$5.00 surcharge for report facsimile and/or e-mail transmission shall be applied without prior notice.

Invoiced accounts are **payable within 7days of the date of invoice**.

If you fail to pay by due date then we will charge you interest on the amount outstanding at a rate of 1.5% above our principal bankers standard commercial rates.

In relation to Pest inspection reports, these shall be obtained on behalf of our clients from duly qualified professional consultants.

No responsibility will be accepted by A.P.S. as to the contents of these reports and these consultants are duly insured.

A cancellation fee of \$45 (+GST) will apply in all cases unless written notice of cancellation is given at least 48 hours prior. This report is intended for the use of the person named on the report who is the only person covered by our professional indemnity insurance in respect of the report and as such the report **cannot** be sold on and/ or the advice used by non indemnified parties.



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LEGEND

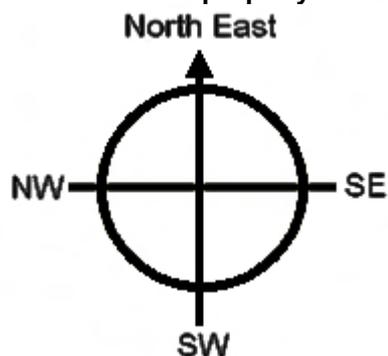
Poor = Inferior and in most cases requires significant repair / replacement.
Fair = Moderately good and in most cases either minor or smaller repairs will suffice
Good = Most advantageous, does not require further work.

The **weather** just prior to and/ or during our inspection was;

Dry Sunny **Light Showers** **Raining**

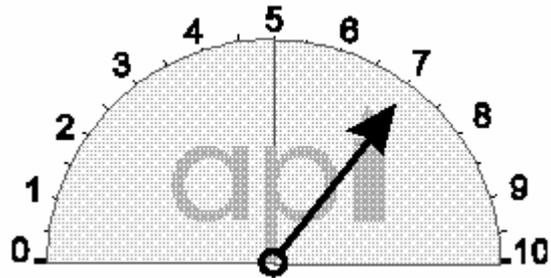
PROPERTY DIRECTION

The front of the property faces:

**ABBREVIATIONS/ EXPLANATIONS LEGEND**

A.C.	= Asbestos Cement	H/wd	= Hardwood
A/C	= Air Conditioner	H.W.S.	= Hot Water Service
AL	= Aluminium	L.H.S.	= Left Hand Side
Br/Wk	= Brickwork	L.m.	= Linear Metre
Co-ax	= Coaxial Cable	M.D.F.	= Medium Density Fibreboard
BCA	= Building Code Of Australia	M.C.	= moisture content (expressed as %)
C.I.	= Cast Iron	M	= Metre
C/W	= Cold Water	m²	= Square Metre
D/P	= Down Pipe	mm	= Millimetre
D.P.C.	= Damp Proof Course	P/Brd	= Plaster Board
D/W	= Dishwasher	Perps	= Perpend
E.L.C.B.	= Earth Leakage Circuit Breaker	R.C.D.	= Residual Current Device
F.C.	= Fibre Cement	R.H.S.	= Right Hand Side <u>or</u> Rolled Hollow Section.
FIB	= Fire Indicator Board	S.C.	= Solid Core
F.R.L	= Fire Resistance Level	S.H.S.	= Square Hollow Section
F.F.L.	= Finished Floor Level /Line	S.t.	= steel trowel
F.R.	= Fire Rated/ Resistance	S/W	= Stormwater
F.W.	= Floor Waste	W/M	= Washing Machine
G.I.	= Galvanised Iron	W/P	= Waterproof
G.P.O.	= General Purpose Outlet	P.V.C.	= Poly Vinyl Chloride
G.F.	= Ground Floor. (L.G.F) = Lower Ground	F.I.B.	= Fire Indicator Board
H.C.	= Hollow Core		
H/W	= Hot Water		



SUMMARY OF CONDITION**FOREWORD**

Based on our many inspection research findings, it is usual for there to be at least 7 to 10 notable defects in every property. The property may still represent good value if the cost of rectifying, or the inconvenience of living with any unexpected defects, is reflected in the purchase price.

ESSENTIAL REPAIRS/ ISSUES (not in priority order listing)

1. Rectify cause of seemingly *falling and lateral damp* within Bed 1 and rear 1st Flr exit door wall as noted.
2. Rectify all noted *electrical defects* including new bathroom exhaust fan.
3. Rectify all *remaining sources of damp entry*, which will require access onto neighbouring land Refer attached advisory note on same).
4. Reinstatement of paint finishes and skirtings upon completion of damp related works.

OPTIONAL REPAIRS/ ISSUES

1. Recommend improving sub floor ventilation in the rear sub floor void.
2. Remaining repairs as noted.



DAMP

Comments:

A 'protimeter' moisture detection unit was used on most G.F. masonry walls and possibly susceptible upper walls (for penetrating/ falling damp).

Moderate - heavy moisture readings were recorded in the following walls/ ceilings;

Rising Damp;

Bed 2; Refer Photo No1 of moderate to heavy damp (and paint flake) within the *lower SE wall*, predominantly in last 1.5m of wall adjacent to external wall, which I consider has not had prior D.P.C replacement

Lounge/1st Flr Exit Door Lobby; moderate to high damp apparent in the approx 1m long section of *Lounge SW wall (Refer Photo No2)* which I consider has not had prior D.P.C replacement.

Falling Damp;

SE 1st Flr Exit Door Lobby; Refer Photos No3 & 4 showing extensive falling damp staining within the wall plaster and some sections of ceiling together with efflorescence. High to very high moisture content was recorded across the width of this wall but did not appear to extend into 1st Flt guest W.C external wall.

I was unable to adequately determine the exact cause of this moisture entry, as all roofing and parapet cappings appear sound, as does the external protective paint film.

I can only presume that moisture is somehow entering into the incomplete upper floor additions (*refer Photo No5*) and then transferring downward into this wall/ ceiling area.

Lateral Damp;

Bed 1; Refer Photo Nos 6 & 7 of the high to very damp and damp sating evident in the forward NE wall and forward SE wall (forward of fireplace).

Refer Photo No8 of a **completely blocked front down pipe and storm water line** beneath, which picks up the upper and lower roofs (*Refer Photo No8A*) and has been overflowing (at gutter level) leading to saturation of the waterproof painted SE external division wall (*Refer Photos No9*) and then moisture migration back to the internal damp walls as noted.

I consider the cause of the current damp to be completely separate and independent of the prior noted cause of damp in this wall (namely falling damp) which was rectified by BRM as part of prior remedial works.

Kitchen & Stairwell NW external Wall; removal of Kitchen cupboard skirting allowed moisture meter testing of the lower section of the NW brick wall (*Refer Photo No10*) which recorded high to very high damp. This damp continues across the same wall down into stairwell external wall (*Refer Photo No11*), which has lead to moisture migration into *timber stair* attached to this wall (*Refer Photo No11A*) and also into the *LGF NE wall (refer Photo No12 & 12A)*. Some section of the timber stair have a saturated content and if left unchecked will lead to soft rot deterioration and is a termite attractant. There is also evidence of moderate prior termite damage within a single stair riser (*Refer Photo No13*)

Photo No14 is a partial shot of the Kitchen external NW solid wall, seen from the outside (and only accessible from neighbours property) and shows that wall is not rendered and incorporates a simple aged acrylic paint film of highly dubious protective quality and which is unlikely to be water resistant let alone water proof, as is required for such a wall to resist water penetration.



Laundry ; significant damp was evident within the *rear SE* (external) wall where paint flake has commenced *Refer Photo No15* of same.

I was unable to adequately determine the exact cause of this moisture entry and recommend that further investigative work be undertaken

Bathroom, The bathroom has no natural ventilation and relies on small wall mounted *exhaust fan* which is *inoperative*.

Refer Photo No16 of the extremely *heavy condensation* occurring on the ceiling timbers many hours after the shower use.

Significant fungus & mould growth is evident on the Bathroom ceiling, which are unhealthy.

Miscellaneous Electrical;

The *inoperative and inadequately sized* bathroom *exhaust fan*.

Refer Photo No17 of a *loose LGF light switch* which presents an electrical hazard.

Refer Photo No18 of the external and *partially exposed electrical wiring junction* located beneath a non water resistant awning on the SE side of house, which presents an electrical hazard.

Recommendations;

Rising Damp; I **recommend** that installation of new chemical damp proof course to all noted lower damp walls, which will involve the physical removal of timber skirtings and all salt effected plaster and its reinstatement with a salt retardant treated type.

I **recommend** that a vertical chemical DPC be installed in the LGF NE wall, at the junction of stair external NW wall, to offset moisture migration from external wall.

Upon completion of all damp related works reinstate all paint finishes.

Falling Damp; SE 1st Flr Exit Door Lobby I **recommend** that further investigative work be undertaken by way of gaining access into the upper additions structure and thoroughly inspecting its roof and external walls/ window openings, for likely causes of moisture entry.

Lateral Damp;

Bed1; I recommend that a new down pipe be installed to front elevation and preferrably connected to a new sealed storm water line (min 100mm diameter PVC) carried out to street kerb.

Alternately the down pipe could be allowed to discharge onto footpath (not my recommendation) as are other properties in the street, so as to save money.

Allow walls to dry out, scrape off and replace all salt effected plaster and replace with a salt retardant treated type and reinstate paint finishes upon completion.

Kitchen & Stair NW External wall; Further investigation of this wall (from neighbours side is required) however in the first instance I believe that the wall will need to be rendered and then a water proof protective paint film applied to the entire wall face. Upon drying of internal wall finishes scrape off and replace all salt effected plaster and replace with a salt retardant treated type and reinstate paint finishes upon completion.

LGF NE wall; I **recommend** that a vertical chemical DPC be installed in the LGF NE wall, at the junction of stair external NW wall, to offset moisture migration from external wall.

I **recommend** that further investigative work be done as to the likely cause of rear SE Laundry wall damp.



Miscellaneous Electrical:

I **recommend** immediate rectification of all noted electrical defects including installation of a larger capacity exhaust fan, adequately sized to correctly ventilate this room in accordance with the minimum requirements of the BCA.

Conclusion:

The various noted damp problems are very significant and will begin to cause quite serious deterioration of finishes and the timber stair and creating unhealthy conditions for the residents. Refer attached SMH Damp article.

In terms of priorities the Bed 1 damp, the rear 1st Flr exit door lobby wall / ceiling damp, the bathroom ventilation and noted electrical repairs as being the first priority.

The second priority would be tackling all the damp related causes of the damp NW external Wall of Kitchen/ Staircase and the attached damp walls and staircase.

The remaining damp and other noted defects would be the third priority.





Photo No 1



Photo No 2



Photo No 3





Photo No 4



Photo No 5



Photo No 6





Photo No 7



Photo No 8



Photo No 8A





Photo No 9



Photo No 10



Photo No 11





Photo No 11A



Photo No 12



Photo No 12A

