

Purpose of Report: Standard Pre Purchase Property Inspection
Date of Inspection: 24th October 2005
Property Description: 2 Bed F.S Single Storey Residence
Address of Property: Corunna Rd Stanmore
Invoice No.
Client Name: Ms AP C/- St Ives 2075
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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, lead 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.

Where provided as part of a specialist inspection or other property report, 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 **\$126.50/hour** 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. APS accepts no responsibility for determining the adequacy or compliance of glass within the property. We recommend that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements.

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

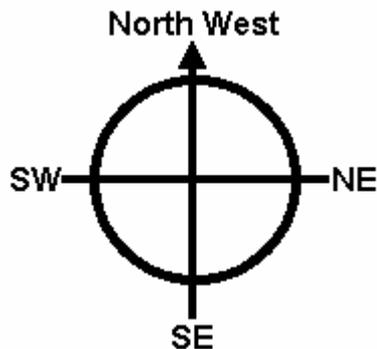
Poor = Inferior and in most cases requires significant repair / replacement.
Fair = Moderately good and in most cases either minor or smaller repairs will suffice
Good = Most advantageous, does not require further work.

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

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

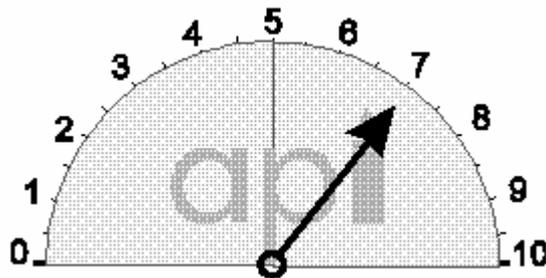
PROPERTY DIRECTION

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.

N.B* From 1/5/1997 all residential works completed by licensed contractors, over \$5,000 (\$12,000 since 2.4.02), must be insured against general defects for a period of 2 years and major structural defects for 7 years, under the home owners warranty insurance scheme.

This insurance requirement also applies to owner builder renovation works and all newly completed residences and a certificate of insurance must be included with the sale contract if sold within 7 years.

If you feel that any of the above maybe applicable with this property you should ensure that you obtain the certificate of insurance with your contract of sale.

ESSENTIAL REPAIRS/ ISSUES (not in priority order listing)

1. Rectify *very significant damp* within internal walls, as noted.
2. Noted roof, *gutter and down pipe* repairs including connecting to sealed stormwater service.
3. Recommend *surface drainage* be incorporated to rear courtyard as noted.
4. Noted *sub floor repairs* including some floor framing and improving *ventilation*.
5. Recommended *shower area* repairs as noted.
6. Tap and cistern valve repairs as noted.
7. Rectify soft rot effected pergola timber damage as noted.
8. Re fixing of loose timber floor boards as noted.

OPTIONAL REPAIRS/ ISSUES

1. Budget for future HWS replacement as noted.
2. Consider surface drainage to side paving as noted.
3. Rectify cracking over Bed1 external window as noted.
4. No Laundry provision as noted.
5. Suggested roof frame upgrades as noted.
6. Remaining repairs as noted.



1.21 DAMP

There is existence of damp in the tested walls and/ or woodwork:

Yes **No**

↑ majority of internal and some external walls

Comments:

A 'protimeter' pin resistance type moisture meter was used on many lower masonry walls and possibly susceptible upper walls (for penetrating damp).

The vast majority of internal walls recorded moderate to high damp readings, in some cases up to as high as 500 mm and 1.5 m above F. F. L. (e.g. Lounge room) opposite down pipe, which is not connected.

Refer accompanying marked up house plan for a guide to the extent of damp and also to the Roof section of this report for further comment.

The damp within the external W.C. walls (opposite unconnected down pipe) is particularly aggressive and the recently applied paint finish will soon deteriorate.

There was minor evidence of prior falling damp within the upper central SW hall wall and which may have been associated with inadequate falls within the guttering alongside the house.

In summary the damp problem is considered very significant and requires extensive rectification work including rectifying the source of high moisture gain namely unconnected down pipes (including S/W neighbours), lack of adequate surface drainage to rear courtyard and guttering to rear pergola.

1.21A DAMPCOURSE (D.P.C.)

Visual evidence and/ or moisture meter readings indicate the concealed D.P.C to be in the following state:

Poor > **Fair** **Good** **Other:**
 ↑ D.P.C. could not be viewed in W.C or bathroom

Comments:

Given the relatively small moisture readings recorded throughout the residence the concealed and highly aged and decayed slate type D.P.C is assumed to be in the above noted condition.

A **new chemical or mechanically inserted D.P.C. is recommended** to be installed to the above noted damp walls at an approx cost of **\$185 - \$245 / Lm** and excludes requisite 'bad' plaster & skirting reinstatement, which is essential for a complete long-term repair.

We suggest Building Repairs & Maintenance (Ph: 9838 4000) as a qualified contractor to further determine methodology and to more accurately quote upon these quite intrusive works.



1.22 SURFACE FINISHES

Surface finishes to internal walls is of the following material;

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Set Plaster | <input type="checkbox"/> Render | <input checked="" type="checkbox"/> Masonry |
| <input type="checkbox"/> Timber Panelling | <input type="checkbox"/> Gypsum Plaster | <input checked="" type="checkbox"/> Other: |
| | | ↑ unknown dry wall lining in Kitchen |

Comments:

The various wall surface finishes where accessible (considerable furniture present), were visually inspected and partially tap tested. It is apparent that due to prior aggressive damp some sections of plaster particularly in the hall have been previously replaced

As a whole, the finishes were generally considered in fair - good condition, however given the significant presence of moderate to high damp it is our professional opinion that efflorescence and salts will begin to reappear causing deterioration of the plaster and associated paint finishes.

Noted Defects; highly damp walls subject to future efflorescence and salt attack.

The Kitchen stud wall lining may be asbestos based fibro, so we **recommend** caution if the material is to be altered and refer you to the accompanying *Advisory Note No2*.

1.23 PAINTED SURFACE FINISHES

The general condition of internal paint / surface finishes is;

- | | | | | | | |
|--|---|--|---|-------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> Poor | > | <input checked="" type="checkbox"/> Fair | > | <input type="checkbox"/> Good | > | <input type="checkbox"/> Other: |
| ↑ highly damp W.C | | | | | | |

Comments:

It is apparent that the complete internal of the house has been recently repainted.

Internal paint condition summarily considered in the above noted condition however given the significant presence of moderate to high damp within the majority of internal walls, it is our professional opinion that efflorescence and salts will begin to reappear causing deterioration of the paint finishes. Rapid deterioration of the highly damp W.C. walls is likely to occur soon.

Ref also to earlier criticisms relating to same.



1.24 LEAD PAINTED SURFACES

Is there lead-based paint or dust present ?

Yes (Probable)

No (unlikely)

Comments:

Properties built before 1970 are likely to contain lead paint and the associated hazards (e.g. lead-contaminated dusts & soils).

It is impossible to determine the presence of lead paint by visual inspection and as such we suggest that a 'Lead Paint Screen' (approx \$350) be undertaken to test high risk painted surfaces for lead content and determine whether they pose a health risk to occupants and in particular pregnancy women and very young children.

Also recommend that you obtain and read a copy of the EPA' free 'Lead Alert' booklet.

We noted the presence of significant quantities of fine dust within the roof void, which may contain lead particles and pesticides.

As such we **recommend** that you consider having the dust professionally vacuum removed as dust can enter the property through small cracks, exhaust fan and light openings or via wall vents. Guide to cost \$950 and we suggest 'Lead Alert' Ph: 9949 8000 as a qualified contractor.

1.3 WINDOWS

The construction of windows generally is of:-

Timber

Aluminium

Steel

Other:

And the operable and frame condition of the windows generally is;

Poor

Fair

>

Good

Other:

Comments:

We recommend that a glazier should be engaged to perform a compliance check and risk analysis of high risk glass elements as APS accepts no responsibility for determining the adequacy or compliance of glass within the property.

Generally the house has had double glazed new windows installed as part of the aircraft installation program and the most part these appeared to be quite sound and incorporated keyed deadlocks and flyscreens.

Noted Defects; notable weathering evident to the bathroom window, which does not incorporate double glazing.

1.4 DOORS

The various doors and frames within the property were partly visually inspected and are generally considered to be in the following condition.

Poor

Fair

Good

Other:

Comments:

The entry exit doors **have insurance required deadlocks** installed.

No notable defects recorded.



1.5 WOODWORK

Comments:

Refer also to accompanying Pest Inspection Report for any specific comment.

Our very limited visual inspection of internal woodwork revealed it generally to be sound, however skirting timbers attached to highly damp walls also incorporate significant damp.

1.6 FLOORS

The construction of the internal floors generally is of:-

Timber

 Fibre Cement

 Concrete

 Other:

↑ W.C, Bath, entry patio

The general condition of the floors throughout the residence is:-

Poor

 Fair

 Good

 Other:

↑ timber

↑ slabs not accessible from U/S

Comments:

Refer also to accompanying Pest Inspection report for any specific comment including the presence of fungus to the underside of flooring.

The various internal timber framed floors were generally live load tested and for the most part considered in the above noted condition.

Some deflection was noted in

Noted Defects; significant movement and partial buckling noted within a number of floorboards at the eastern corner of *Kitchen*.

Significant numbers of floorboards, particularly in hall, are partially loose which is associated with rusted nail fixings due to the high prior presence of damp within the sub floor.

As such re nailing of the flooring is likely to be required in a number of areas.

The rear hall floor has dropped some 15mm under the rear door way and we believe this is associated with inadequate floor joists support in this area.

Refer also Sub Floor section of this report.

1.7 KITCHEN

The cupboards, fixtures and fittings are in the following condition;

Poor

 Fair

 Good

 Other:

Comments:

No2 bench top G.P.O' are provided. The sink mixer tap/s was operable and in sound condition.

Ducted & recirculating type exhaust fans are provided and operative.

Main functions of **gas stove** are operative.

No D/W provision.

Noted Defects; Refer also Floor section of this report.



1.8 BATHROOMS

The general condition of the grout and tiling throughout is:-

Poor Fair Good Other:

Comments:

A F/W is provided with falls to the same. An operable and highly noisy exhaust fan is present, however it is inappropriately ducted through to be sealed roof void above. Natural ventilation is considered barely adequate. A G.P.O is **not** provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operative however a vanity tap has a constant leak and requires a washer replaced. The enamel bath is sound.

Noted Defects; be sealant filled joint around the top edge of bath appears defective and this may be allowing water to migrate into the enclosing walls.

Alternately the aged wall tiling\waterproof membrane may be defective.

For these reasons we **recommend** that you obtain a quotation from Megasealed Bathrooms Ph1300 658 007 to rectify the combination bath\shower area, which we anticipate to be < \$500.

1.9 LAUNDRY

There is provision of normal plumbing points;

Yes No

The fixtures and fittings of the laundry are in the following condition:-

Poor Fair Good Other:
 ↑ supply taps and waste not accessible

Comments:

There is no formal laundry space provision simply a combined washer dryer located in Kitchen .

A F/W is **not** provided. A G.P.O is provided. There is no laundry tub.

There is **an** exhaust fan and natural ventilation is considered **inadequate** particularly if dryer is used, as such we recommend ducting dryer exhaust to the outside where possible.

1.91 TOILETS

The operable condition of the water closets generally is:-

Poor Fair Good Other:

Comments:

The **single** flush W.C.' is operative however the W.C. has a constant cistern valve leak - **rectify**.



2.0 SERVICES OBSERVATIONS

2.1 HOT WATER SERVICE

The hot water service has a **135 Litre** capacity, and is of the following type;

Electric Gas Solar Other:

The unit was working at the time of inspection;

Yes No Switched Off

Comments:

The **Externally** located H.W.S. circa **1991** appeared to be fairly sound however albeit it is likely to be beyond its design service life and as such we **recommend** that you budget for its future replacement. Guide to Cost \$1,650.

The condensate overflow pipe discharges onto the paving adjacent to the house foundations and maybe contributing to noted damp, as such we suggest rectification.

2.2 PLUMBING

A '*Sewerage Service Diagram*' was supplied to APS prior to the inspection:-

Yes No

↑ property connected to a communal sewer service

The existing water and gas lines, where visible are the following material;

Copper Galvanised Steel
 ↑ water ↑ aged and rusting gas supply

Comments:

We are not hydraulic engineers and do not fully assess this service but simply provide a general overview noting that much of the service was inaccessible due to the nature of slab on ground construction however from our observations the above ground and accessible service' appeared reasonably **sound**, however we were unable to locate a sewer vent pipe. Most of the service appears to be the aged VCP type. Note above comments regarding aged and rusting gas supply pipe.

2.21 ELECTRICAL

Comments:

We are not electrical engineers and do not fully assess this service but simply provide a general overview noting that current two core flex wiring was evident to accessible areas and the service generally appeared sound.

There **is** provision of **RCD safety** protected circuitry to the **reasonably sound** switchboard.

The approx number of G.P.O.s' is very limited and as per the following for each room;

Bed 1=1 Bed 2=1
 Lounge=2 Dining Room=1



2.22 TV

Comments:

An external TV aerial **is** provided with a co-axial outlet to **Lounge**. Reception is presumed **fair - good**.

2.23 TELEPHONE

Comments:

Outlet provided to **Lounge**.

2.24 SPACE HEATING

Comments:

Gas bayonets are not provided however installation of same would be relatively easy.

The fireplace of Lounge appears to be inoperative as are bedroom fireplaces which have been closed off.

No door chime.

2.25 ALARM SYSTEM

Comments:

System not installed and we recommend the installation of a monitored security alarm and suggest Nycon Security as a suitable contractor Guide **\$1,850**.

2.25 MISCELLANEOUS SERVICES

Comments:

There **is** provision of **smoke** / fire detectors (not tested possibly battery operated) and we **strongly recommend** installation of monitored hard wired smoke detectors connected to the alarm system and again suggest Nycon as a suitable contractor Approx **\$500**.

A split system and ducted reverse cycle A/C system appear to be provided and are required for airflow within a sealed (for aircraft noise) house. Agent advised fully operative, check with vendor.



3.0 EXTERNAL FULL REPORT

3.1 ROOF

The roof construction is generally of the following material:

- | | | |
|--|---|--------------------------------------|
| <input checked="" type="checkbox"/> Corrugated Steel | <input checked="" type="checkbox"/> Terracotta Tile | <input type="checkbox"/> Cement Tile |
| <input type="checkbox"/> Slate | <input type="checkbox"/> Fibre Cement Sheeting | <input type="checkbox"/> Other: |

Comments:

Only the main tiled roof could both be inspected externally and from beneath, *sarking*^{*1} **was not** present to the U/S. A number of roof tiles exhibited efflorescence but for the most part appeared sound.

The metal skillion roof (Zincalume) was inspected from above and is in good condition.

Noted Defects; there is at least one cracked roof tile near *central SW ridge capping*, which requires replacement together with few others on rear elevation that have been sealant filled.

The ridge capping tile pointing is variously sound.

We suggest L.J. Lane as a suitable contractor Ph: 9554 6669.

3.12 GUTTERS / DOWNPIPES (D/Ps')

The general condition of gutters and downpipes to the property is:

- | | | | | |
|--|---|--|-------------------------------|--|
| <input checked="" type="checkbox"/> Poor | > | <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Other: |
| ↑ front D/P | | ↑ remaining partially rusted gutters and D/P's | | ↑ rear pergola has no gutter |

All the downpipes, from observation, appear to be connected to the stormwater dispersal system, however a 'Smoke Test' is the only accurate method of determining any illegal connections (\$250)-

- No

↑ rear and side D/Ps' together with SW neighbours

Comments:

Generally, the various gutters and D/Ps' are presently considered in the above noted condition.

Noted Defects; *Refer photos No2, 3 and 4* showing the unconnected down pipes of the subject property together with the SW neighbours main roof down pipe, which discharges onto the side paving and which appears to have falls back towards the subject property.

We **strongly recommend** that all of the above noted down pipes be connected to a sealed storm water service carried out to the street.

The front elevation upper roof down pipes do not incorporate spreader pipes and may overflow as such we suggest installation of spreader pipes.

Refer Photo No5 showing evidence of internal surface rusting and prior ponding of one section of guttering, over hallway.

We suggest that an allowance be made for the future replacement of guttering including installing guttering to the rear pergola.

The front elevation lower down pipe has significant rusting and should be replaced.

¹ Sarking = Insulative foil and supplementary water-resistant membrane laid under roof tiles.



3.14 EAVES/FASCIA

The general condition of the eaves / fascia and barge boards to the property is:

Poor Fair Good Other:

Comments:

Various timber elements painted condition is fairly **weathered**.

No notable defects recorded.

3.15 LINTELS

The general condition of the lintel / arch bars is:

Poor > Fair Good Other:
 ↑ B1 front window ↑ remainder ↑ concealed timber type

Comments:

The various lintels that could be inspected appeared to be generally sound.

Refer prior Wall section comments as appears to be **notable rusting** and consequential expansion cracking to br/wk over B1 window and as such we recommend further investigation and/or its replacement.

3.2 PAVING

The general condition of the paving is;

Poor Fair Good Other:

Drainage to paving is adequate;-

Yes No
 ↑ rear pergola and paving, which has falls back to house

Comments:

Rear paving; *Refer Photo No3* showing the significant collection area of the rear *courtyard* paving, which has no formal drainage provision and falls back towards the house.

In addition the rear *pergola* does not incorporate any guttering *Refer Photo No6*.

Given the lack of adequate surface drainage we anticipate that significant moisture gain would occur in the sub floor and would also contribute to the significant damp within the internal walls.

Refer also prior Gutter section comments regarding the adjoining neighbours down pipe and paving run-off.

We **strongly recommend** that consideration be given to the installation of both guttering to the pergola and surface drainage at least to the rear courtyard.

Side paving; the side driveway has a large collection area and falls back towards the street.

Refer Photo No7, which shows a section of house foundation wall (outside B1) where we consider that excess paving surface water partially discharges into.

As such we suggest that consideration be given to the installation of surface drainage in an around this area subject to water testing.



3.3 FENCING

The boundary fences were inspected and are of the following construction:

Timber Brick Metal Other Not App.

The general condition is:-

Poor Fair > Good Other:

Comments:

[Ref also accompanying Pest Inspection Report for any specific comments on same.](#)

The various boundary fences were inspected and are generally considered as noted above.

3.4 VERANDAHS / DECKS

Comments:

Front Veranda; various timber ceilings and supports appear reasonably sound some minor evidence of soft rot. Extensive evidence of fretting noted to the face brickwork and which in part may be associated with the lack of adequate upper roof down pipes readers as described under the gutter section of this report.

Veranda floor does not incorporate adequate surface drainage and water tends to pool.

Rear Pergola; polycarbonate roof does not incorporate guttering and which is recommended.

[Refer Photos No6](#) showing extensive soft rot to external soft wood support timber, which require replacement.

3.5 EXTERNAL PAINT SURFACE FINISH

The general condition of external paint / surface finishes is:

Poor Fair Good Other:

↑ salt effected B1 external ↑ remainder

Comments:

Generally the external paint condition is considered in the above noted condition.

Ref also earlier criticisms relating to highly damp lower painted walls of **B1**, the paint finish of which will rapidly deteriorate [Refer Photo No8](#). Refer also prior veranda comments regarding weathered external timber or rusting metal elements.

It is possible that the external solid masonry wall paint finish is not impervious to water and maybe allowing lateral damp to enter, as it does not appear to be a high builder water proof acrylic paint.

3.6 SITE & SUB FLOOR DRAINAGE

The allotment should be monitored during periods of heavy rain:-

Yes No

Comments:

Refer our comments under 'Paving' noting also that the house is located beneath a minor - moderate slope and that surface water appears to collect in the northern lower corner of B1 [Refer Photo No8](#).



3.8 ATTIC/ROOF

The general construction and condition of the roof framing is:

Poor Fair Good **Not Accessible**

↑ rear skillion, front verandah and all timbers
concealed by aircraft insulation and A/C ducting

Comments:

Refer also to accompanying Pest Inspection Report for any specific comment.

The vast majority of hipped roof \ceiling framing was inaccessible for inspection due to the presence of both aircraft insulation and A/C ducting.

There was no access to the rear skillion or front veranda roof framing.

Our very limited inspection of the small section hard wood roof framing revealed that it is not in accordance with current timber framing standards, but none the less considered reasonably sound throughout the accessible areas.

There appears to be inadequate provision of roof struts and collar ties, which are suggested to be installed.

There exists insulation in the roof space:

Yes No **Not Accessible**

↑ as above

↑ as above

Comments:



3.9 SUB-FLOOR

From the accessible areas the visible indication of the condition of the sub-floor is;

Poor

↑ noted defective timbers

Fair

↑ remainder

Good

Not Accessible

↑ all concrete slabs, NE half of Dining Rm

Comments:

Refer also to accompanying Pest Inspection Report for any specific comment and also to the accompanying marked up house plan showing damaged timbers.

Our inspection of the accessible sub floor revealed brick piers that **did not** incorporate termite shields and generally were sound.

Ground clearance **was** below the recommended minimum of 400mm in some areas particularly the Kitchen.

The vast majority of H/wd sub floor framing was essentially sound, however structural termite or soft rot related damage was evident in the following locations; **B1** at least No1 floor joist embedded in the highly damp NE external wall, **Hall** at least No1 central SW floor joist, **Dining room** at least No1 floor joist support (which is in part contact with soil) under the significantly inaccessible section and **Kitchen** at least No1 termite damaged SW floor joist.

Bed 2 at least two floor joists (under doorway) have inadequate bearer support.

As such we **recommend** that these areas be further investigated and rectified.

Minor non structural termite damage was evident to a single floor joist under Lounge.

The sub soil was reasonably **dry** and had evidence of significant calcium deposits and some fungus present.

Despite recent sub floor ventilation upgrades we consider that the **sub floor ventilation is inadequate (particularly in kitchen Lounge & Bed2)** and we **recommend** the installation of additional sub-floor ventilation via;

Suggested No2 of 'Aleta' type vents/ room/ wall face @ approx \$100 **each**

3.91 PEST INSPECTION / TREE ROOT INTRUSION

A Pest Inspection has been undertaken;

Refer accompanying Pest Inspection Report.

No

Tree roots and/ or damage were visible within the foundation area.

Yes

No

Not Accessible

Comments:



4.0 MISCELLANEOUS

Hose cocks are provided at front and back;

Yes

No

A hills hoist fold-a-line clothes line is provided.

Yes

No

6.0 CONCLUSION

Our considered opinion as to the present condition of the property is reflected in our 'Summary of Condition' section at the front of this report.

With the completion of our noted ' Essential Repairs' & serious consideration of our 'Optional Repairs' listing, the resultant improvement in the present condition and reduced maintenance requirements will be significant.



**Access Property Services - Advisory Note No1****Lead in Buildings;**

Most pre 1970 houses are likely to contain lead-based paint and or dust within the roof void (attic) and wall cavities. Even if only small amounts of lead are ingested (through breathing or hand to mouth contact) it can present a **very significant health hazard** particularly to young children and pregnant women who can suffer from acute lead poisoning, leading to serious long term effects.

Ceiling / Wall Dust; If you intend altering internal walls or ceilings or installing an attic ladder and there is dust in the roof void you should seriously consider having it tested (for lead or pesticides) and then having it professionally vacuum removed using an approved HEPA filtered system, before renovating. Never attempt to vacuum it yourself using a normal vacuum as you will most likely spread it around further.

Painted Surfaces; If your house pre dates 1970 and your renovations involve painting you should attempt to test all existing paint for the presence of lead before painting works commence. Most lead poisoning cases have resulted from home renovations which were poorly managed.

If you or a child may have been exposed to lead the only reliable way of knowing is to have a blood lead test conducted by your GP.

The **Lead Advisory Service Australia** provide advice and support about any lead related questions including where to have samples of paint, dust or soil analysed, how to take simple steps with diet to reduce the absorption rate of lead, how to undertake a safe renovation or how to ensure your tradesperson uses safe methods.

The **Lead Advisory Service Australia** also provide:

- free telephone service call **1800 626 086** Ph (02) 9716 0132
- free written material Email: info@lead.org.au Web: www.lead.org.au Fax (02) 9716 9005
- community workshops and meetings to parents.

DIPNR put out a Guide called "Managing Lead Contamination in Home Maintenance, Renovation & Demolition Practices" a copy can be obtained by visiting www.planning.nsw.gov.au/plansforaction/pdf/managinglead.pdf



**Access Property Services - Advisory Note No2****Asbestos in Buildings;**

Prior to the 1980's asbestos was used in as many as 3,000 products and some people consider that asbestos is present (in one form or another) in as many as 50% of all Australian houses.

Asbestos left untouched may not pose a problem, but if it's tampered with by drilling, sanding or sawing, it can kill you, as the tiny fibres in asbestos become airborne and can be inhaled into the lungs.

This can then lead to a hideously lethal type cancer called mesothelioma.

Mesothelioma can take up to 40 years to develop, but once you've been diagnosed, the average life expectancy from that point is around 12 months.

Flinders University research estimates the number of people diagnosed with asbestos-related diseases will peak around 2020. By then there will be 13,000 cases of mesothelioma and up to 40,000 cases of asbestos-related lung cancer. That's 53,000 cases of incurable cancer caused by asbestos over the next 20 years!!!

For these reasons, before renovating, it is best to have a specialist check your house and determine if any asbestos is present and what risk it may present. Some councils, such as Ashfield, now require an asbestos clearance certificate before allowing renovations to commence, so always check with your local council first.

The removal of asbestos must be taken seriously and should ideally be removed by licensed contractors wearing specialist equipment and use HEPA filtered vacuums to clean up any residual dust and then dispose of an approved manner, in marked sealed plastic bags. Never place asbestos material in a standard skip bin.

The Asbestos Foundation of Australia suggests no-one handle asbestos products. Always call in the professionals. However if you must work with asbestos, the following suggestions can't guarantee your safety, but will help reduce the risk of exposure to the deadly fibres.

- Always use a mask approved to Australian Standard A.S.1715 to protect against asbestos.
- Wear disposable overalls and leather gloves and protective footwear.
- If you do not use disposable overalls then wear old clothes. When you have finished work put the clothes into a rubbish bag and seal it. Do this before you remove your mask. Don't allow anyone else to touch the clothes. Shower thoroughly immediately after finishing work.
- Always thoroughly wet the material you are working with to reduce dust.
- Use hand tools rather than power tools and never sand asbestos.
- Don't allow any family members or other people near where you are working.
- If you do not use disposable overalls then wear old clothes. When you have finished work put the clothes into a rubbish bag and seal it. Do this before you remove your mask. Don't allow anyone else to touch the clothes. Shower thoroughly immediately after finishing work.
- Never sweep up. Always use a HEPA filtered vacuum cleaner to clean up any dust.
- Put the vacuum bag carefully into a rubbish bag and seal it. Keep your mask on while you do this.
- Put any discarded material in a strong rubbish bag and seal it. Then remove your mask and seal it in a rubbish bag.
- Never put the rubbish bags in your garbage bin and do not take them to the tip. Call your local council to find out how and where to dispose of them safely or call your skip supplier and ask if they provide asbestos bins as many now do at extra cost.
- See your doctor if you think you have been exposed to asbestos.





Photo No1



Photo No2

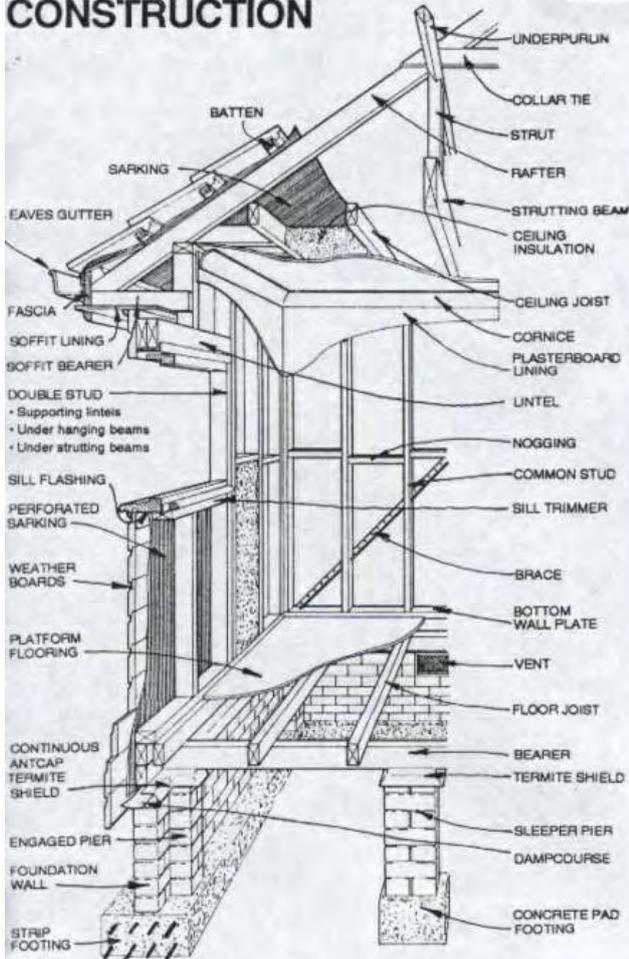




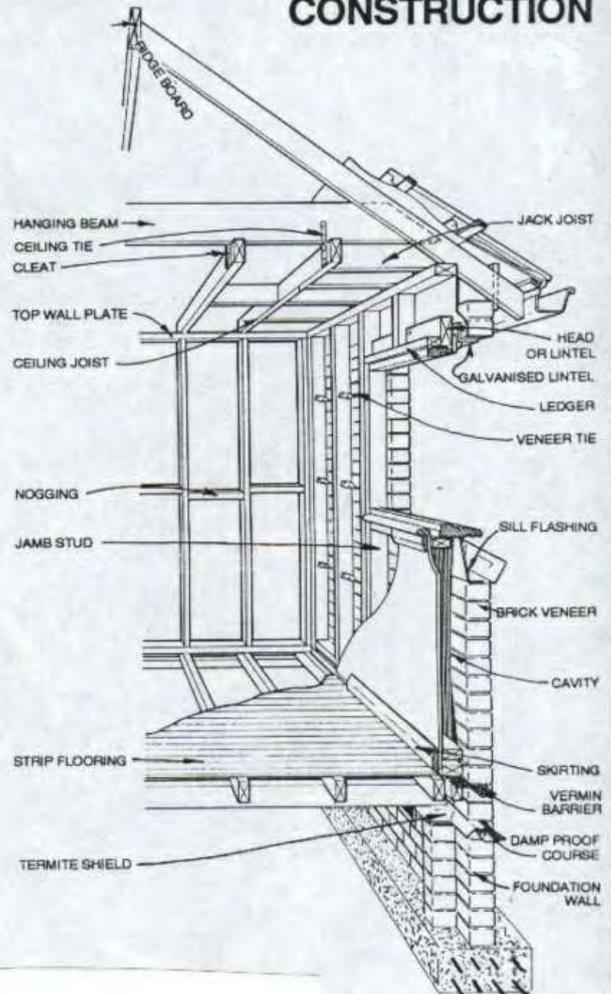
Photo No3

Glossary
ILLUSTRATED
BUILDING
TERMS

FRAMED CONSTRUCTION



BRICK VENEER CONSTRUCTION



ROOF

