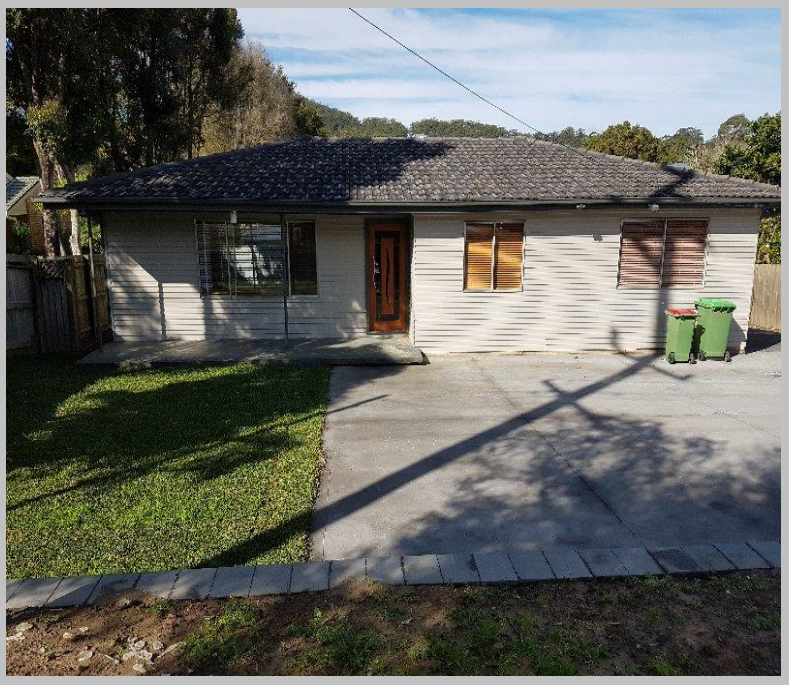
Pro Property Reports

VISUAL DILAPIDATION / CONDITION REPORT

Report number: 1506173

Inspection date: 15 Jun 2017

Property address: (removed)
Narara



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

The Parties

Pre-engagement inspection agreement number (if applicable):	
Name of Client:	(removed)
Name of Principal (if applicable):	
Address of Client:	
Client's email:	(removed)
Client's telephone number:	
Consultant's name:	**David Cumming**
Consultant's mobile number:	**0410586085**
Consultant's licence number (if applicable):	**233283C**

Company name:	**Pro Property Reports Pty Ltd**
Company address and postcode:	**15 Bream Road Ettalong Beach NSW 2257**
Company email:	**dave@propropertyreports.com.au**
Company telephone number:	**02 4341 2141**

Section A General

BRIEF

This Inspection was commissioned to carry out a dilapidation inspection of the property as noted above and provide a report reflecting the visual findings.

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	**Detached house.**
Number of storeys:	**Single storey.**
Building Age (approx.):	**New reno of original house and new granny flat**
Smoke detectors:	**3** fitted, but not tested. IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	**Towards the front of a large block.**
Gradient:	**The land is sloping.**
Site drainage:	**The site appears to be adequatey drained.**
Access:	**Reasonable pedestrian and vehicular access.**
Main utility services:	**Electricity. Sewerage. Mains water.**
Occupancy status	**Unoccupied and unfurnished.**

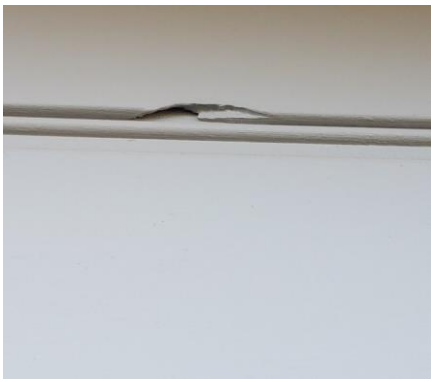
Orientation (to establish the way the property was viewed):	**The facade of the building faces west.** Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	**Dry.**

Primary method of construction

Main building – floor construction:	**Brick piers. Slab on ground. Timber framed. Yellow tongue Chipboard Floors. Floor boards Tongue and grooved.**
Main building – wall construction:	**Timber framed. External weatherboards. Internal gypsum plasterboard. Asbestos sheeting (Fibro). External cladding.**
Main building – roof construction:	**Timber framed. Pitched roof. Finished with roofing tiles. Finished with sheet metal roofing.**
Overall standard of construction:	**Acceptable.**
Overall quality of workmanship and materials:	**Poor.**
Level of maintenance:	**Well maintained.**
Other comments:	**None.**

Section B Defects / Findings

		
The slabs have crusher dust apparent on the surface, this fine aggregate has not been screeded properly to sink the aggregates, prior to trowel or float work. This could be a fault in the mix of concrete as there should be at least 10mm or 20mm aggregate, refer to the concrete supplier for more detail on the batch used	There are great inconsistencies in the shades of colour of the concrete, given the colour was added at the plant, the only reason may be in the time spent trowelling each section, the water or slump varying in each section, or inconsistent trowel work time spent on each section with some parts being worked too wet or too dry	Fine aggregates are noted on the rear patio close to the surface, this appears to be crusher dust and should be no smaller than 10mm aggregate, check the supplyer to see if the batch was N20/10 or N20/20, being 20MPA strength and 10 or 20mm aggregate
		
The cladding is very wavy as it follows non-straight timber substrates, the Builder should have taken more care to straighten the studs prior to cladding the garage.	Several cladding timbers have damage caused by shipping and/or slings or forklifts, The builder should have taken more care to cut out these damaged pieces during the cladding process or return the product to the supplier for higher quality materials.	Several cladding timbers have damage caused by shipping and/or slings or forklifts, The builder should have taken more care to cut out these damaged pieces during the cladding process or return the product to the supplier for higher quality materials.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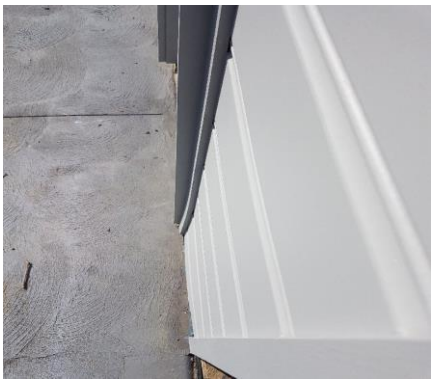		
The cladding is very wavy as it follows non-straight timber substrates, the Builder should have taken more care to straighten the studs prior to cladding the garage.	There are great inconsistencies in the shades of colour of the concrete, given the colour was added at the plant, the only reason may be in the time spent trowelling each section, the water or slump varying in each section, or inconsistent trowel work time spent on each section with some parts being worked too wet or too dry Fine aggregates are noted on the rear patio close to the surface, this appears to be crusher dust and should be no smaller than 10mm aggregate, check the supplyer to see if the batch was N20/10 or N20/20, being 20MPA strength and 10 or 20mm aggregate	This small piece near the foot path is pretty much exactly how the whole driveway should look, consistent in colour, consistence cove trowel work, and no fine aggregate material near the surface. Unfortunately, there is a trip hazard created where the new meets the old footpath. This should have been shaped up to prevent the trip hazard.

		
There are great inconsistencies in the shades of colour of the concrete, given the colour was added at the plant, the only reason may be in the time spent trowelling each section, the water or slump varying in each section, or inconsistent trowel work time spent on each section with some parts being worked too wet or too dry Fine aggregates are noted on the rear patio close to the surface, this appears to be crusher dust and should be no smaller than 10mm aggregate, check the supplyer to see if the batch was N20/10 or N20/20, being 20MPA strength and 10 or 20mm aggregate	The method of laying the retaining wall blocks is not consistent with a wall layed in a proper workmanship type manner, the use of Sikaflex to hold the cap tiles on is rather rudimentary and a mortar slurry should have been used, the edges of the cap blocks have not been mitered off leaving the wall unpleasant. A stone mason or bricklayer with block wall experience should be engaged to properly lay the retaining walls.	The method of laying the retaining wall blocks is not consistent with a wall layed in a proper workmanship type manner, the use of Sikaflex to hold the cap tiles on is rather rudimentary and a mortar slurry should have been used, the edges of the cap blocks have not been mitered off leaving the wall unpleasant. A stone mason or bricklayer with block wall experience should be engaged to properly lay the retaining walls.

The retaining walls are over 600mm in height and should have engineered plans as required by Council.

They are not core filled with concrete or steeled up with metal reinforcement rods during the construction. As such this will fail to retain the earth in a short space of time. Recommend an engineer fully report on the retaining walls adequacy.

Section C Conclusion

In the opinion of this Consultant:

Comment 1:	The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Low**
Comment 2:	The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **High**
Comment 3:	In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average.**

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section D Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section E Additional comments Summary

The following additional comments are noted in summary:

1. There are great inconsistencies in the shades of colour of the concrete, given the colour was added at the plant, or in the batch onsite, the reason may be in the time spent trowelling each section, the water or slump varying in each section, or inconsistent trowel work time spent on each section with some parts being worked too wet or too dry.

   Fine aggregates are noted on the rear patio close to the surface, this appears to be crusher dust and should be no smaller than 10mm aggregate, check the supplier to see if the batch was N20/10 or N20/20, being 20MPA strength and 10 or 20mm aggregate.

   The top surface shows signs of premature wear with the underlying aggregate surface exposed in numerous places across the driveway and the rear granny flat concrete pavement area.

   This will cause loss of tyre friction on the steep inclines and the tyre friction will prematurely wear into the surface of the concrete.

2. Several cladding timbers have damage caused by shipping and/or slings or forklifts, The builder should have taken more care to cut out these damaged pieces during the cladding process or return the product to the supplier for higher quality materials.

3. The cladding is very wavy as it follows non-straight timber substrates, the Builder should have taken more care to straighten the studs prior to cladding the garage.

4. The method of laying the retaining wall blocks is not consistent with a wall layed in a proper workmanship type manner, the use of Sikaflex to hold the cap tiles on is rather rudimentary and a mortar slurry should have been used, the edges of the cap blocks have not been mitred off leaving the wall unpleasant.
5. They are not core filled with concrete or steeled up with metal reinforcement rods during the construction. As such this will fail to retain the earth in a short space of time.

6. The retaining walls are over 600mm in height and should have engineered plans as required by Council. Recommend an Engineer report on the adequacy of the retaining wall to serve the purpose intended.

Section F Annexures to this report

Any additional photos taken on day of Report.

Section G Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:

David Cumming

Name: David Cumming

Date of issue: 15-June-2017

Section H Definitions to help you better understand this report

"Client" The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Building & Site" The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in
roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

"Structure" The loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Structural Damage" A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) *"Structural Cracking and Movement"* - major (full depth) cracking forming in Primary

Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) *"Deformation"* - an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) *"Dampness"* - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) *"Structural Timber Pest Damage"* - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Conditions Conducive to Structural Damage" Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Secondary Elements" Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Minor Defect" A defect other than a Major Defect.*"Serious Safety Hazard"* Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and

instruments: (a) *"Dampness Tests"* means additional attention to the visual examination was

given to those

accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed..

(b) *"Physical Tests"* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ('the Consultant') was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items),

and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in 'Special Conditions or Instructions', the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;

(ii) solving or providing costs for any rectification or repair work;

(iii) the structural design or adequacy of any element of construction;

(iv) detection of wood destroying insects such as termites and wood borers;

(v) the operation of fireplaces and chimneys;

(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(vii) lighting or energy efficiency;

(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;

(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;

(xi) a review of environmental or health or biological risks such as toxic mould;

(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;

(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and

(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.