

**Purpose of Report:** Pre Purchase Building Property Inspection  
**Date of Inspection:** 17.5.2006  
**Property Description:** 5 Bed Two Storey F.S Residence  
**Address of Property:** Bellevue Hill  
**Client Name:** Mr DW  
**Building Consultant:** Building Consultant Dominic. J. Ogburn AMAIB Lic No BC 359  
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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**

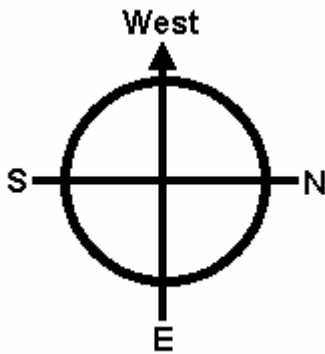
- Poor** = Inferior and in most cases requires significant repair / replacement.  
**Fair** = Moderately good and in most cases either minor or smaller repairs will suffice  
**Good** = Most advantageous, dose not require further work.

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

- Dry Sunny                       Light Showers                       Raining

**PROPERTY DIRECTION**

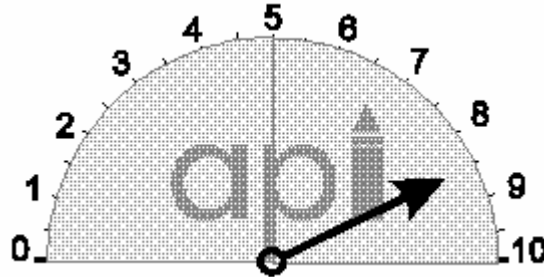
The front of the property faces:

**ABBREVIATIONS/ EXPLANATIONS LEGEND**

<b>A.C.</b>	= Asbestos Cement	<b>H/wd</b>	= Hardwood
<b>A/C</b>	= Air Conditioner	<b>H.W.S.</b>	= Hot Water Service
<b>AL</b>	= Aluminium	<b>L.H.S.</b>	= Left Hand Side
<b>Br/Wk</b>	= Brickwork	<b>L.m.</b>	= Linear Metre
<b>Co-ax</b>	= Coaxial Cable	<b>M.D.F.</b>	= Medium Density Fibreboard
<b>BCA</b>	= Building Code Of Australia	<b>M.C.</b>	= moisture content (expressed as %)
<b>C.I.</b>	= Cast Iron	<b>M</b>	= Metre
<b>C/W</b>	= Cold Water	<b>m<sup>2</sup></b>	= Square Metre
<b>D/P</b>	= Down Pipe	<b>mm</b>	= Millimetre
<b>D.P.C.</b>	= Damp Proof Course	<b>P/Brd</b>	= Plaster Board
<b>D/W</b>	= Dishwasher	<b>Perps</b>	= Perpend
<b>E.L.C.B.</b>	= Earth Leakage Circuit Breaker	<b>R.C.D.</b>	= Residual Current Device
<b>F.C.</b>	= Fibre Cement	<b>R.H.S.</b>	= Right Hand Side <u>or</u> Rolled Hollow Section.
<b>FIB</b>	= Fire Indicator Board	<b>S.C.</b>	= Solid Core
<b>F.R.L</b>	= Fire Resistance Level	<b>S.H.S.</b>	= Square Hollow Section
<b>F.F.L.</b>	= Finished Floor Level /Line	<b>S.t.</b>	= steel trowel
<b>F.R.</b>	= Fire Rated/ Resistance	<b>S/W</b>	= Stormwater
<b>F.W.</b>	= Floor Waste	<b>W/M</b>	= Washing Machine
<b>G.I.</b>	= Galvanised Iron	<b>W/P</b>	= Waterproof
<b>G.P.O.</b>	= General Purpose Outlet	<b>P.V.C.</b>	= Poly Vinyl Chloride
<b>G.F.</b>	= Ground Floor. ( <b>L.G.F</b> ) = Lower Ground		
<b>H.C.</b>	= Hollow Core		



## 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.

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 *leaking Garage roof and entry veranda membranes* as noted.
2. Monitor and rectify high *spot damp* in the lower internal walls as noted.
3. Investigate and provide adequate *expansion provision* for GF timber flooring, as noted.
4. There is no *termite barrier notice* within switchboard and I recommend that certification for same is obtained from the vendor. Refer also accompanying Pest inspection report.
5. Recommend rectification of *inadequate floor falls* within noted shower recesses as noted and I **recommend** that the vendor provide as built warranty documents for all internal/ external waterproof membranes.
6. Recommend improvements to *sub floor ventilation* as noted.
7. Recommend that under floor A/C units be inspected and reported on by noted mechanical engineer.
8. Recommend rectification of rusting garage rainwater head down pipe as noted.

### OPTIONAL REPAIRS/ ISSUES

1. Recommend clearing soil back from noted timber paling fences as noted.
2. Recommend neighbouring properties overland water flow is rectified as noted.
3. Recommend installation of sub floor access trap to pool timber decking as noted.
4. Recommend removal of all redundant timber from sub floor as noted.
5. Recommend paint sealing top and bottom edges of all internal unpainted doors as noted.
6. Remaining repairs as noted as noted.





## 1.21 DAMP

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

**Yes**

**No**

### Comments:

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

All tested walls recorded normal **dry** readings.

**Moderate – high spot** moisture readings were recorded in the following lower walls;

*SE breakfast Rm* nib wall adjacent to the bi-folding door opening.

*SW kitchen nib* wall adjacent to external sliding door opening, all is marked up on the vendor will house floor plan.

In summary the damp problem is considered limited to a small area and is possibly been caused by defective cavity wall/sill flashings around noted doors. Currently the damp is not considered aggressive however in time it is likely that we noted damp will increase and may begin to deteriorate internal paint finishes.

I **recommend** that this damp issue be taken up with the project builders Pimas Gale for the investigation and rectification.

**External (to house) Damp**; evidence of prior patch painted high damp noted in the southern brick balustrade wall of *entry veranda*, as marked up on house plan – *Refer Photos 1 and 2*.

In my professional opinion the noted damp is most likely been caused by a failure at the wall/ floor junction of the waterproof membrane and requires rectification, which again I **recommend** be taken up with the project builders Pimas Gale for the investigation and rectification.

Significant evidence of falling damp noted that the upper **NE and southern garage walls** and slab soffit (*Refer Photos No 3 & 4*) together with aggressive efflorescence and high damp in the *external north garage wall* along with cracking in the external protective render and paint film (*Refer Photo No 5*).

**N.B\*** Very considerable stored goods prevented my inspection of the rear garage retaining wall

In my professional opinion the noted Garage damp is most likely been caused by a failure of the waterproof membrane of the roof above particularly at the slab wall/ junctions.

I **recommend** that this damp issue be taken up with the project builders Pimas Gale for dye flood test investigation and rectification.



**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

**Comments:**

Given the relatively small moisture readings recorded throughout the residence the concealed D.P.C is presumed to be in good order.

**1.22 SURFACE FINISHES**

Surface finishes to internal walls is of the following material;

Set Plaster                       Render                       Masonry  
 Timber Panelling                       Gypsum Plaster                       Other:

**Comments:**

The various wall surface finishes where accessible (considerable furniture present), were visually inspected and partially tap tested.

As a whole, the finishes were generally considered in fair - good condition.

**Noted Defects;** minor differential movement cracking and sealant filling evident between stairwell and upper eastern stairwell wall.

Is possible that deterioration of the paint finishes, on noted damp walls, may occur.

**1.23 PAINTED SURFACE FINISHES**

The general condition of internal paint / surface finishes is;

Poor                       Fair                      >                       Good                       Other:

**Comments:**

Internal paint condition summarily considered in the above noted condition.

**Noted Defects;** I noted that a few internal timber doors had not been adequately paint seal on both the top and bottom edges in accordance with the manufacturers warranty requirements.

e.g. 1<sup>st</sup> floor bathroom.

These should be paint sealed.



### 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.

### 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:

↑ tested windows

↑ most windows locked at time of inspection and not tested

#### 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.

A number of windows were tested / inspected and generally were considered in the above noted condition.

Flyscreens were **not** present on most windows, and as noted in my verbal report it would not be possible to install flyscreens on bi-folding windows\doors.

Keyed window locks are installed to most windows.

**Noted Defects; Bed1 external exit door (to balcony) requires a perimeter bulb seal to prevent unwanted wind entry.**

**Refer prior Painting section comments.**

### 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.

**Noted Defects;**



## 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.

**Noted Defects; Refer Photo No 6** showing how a section of skirting on the northern Dining Rm wall has dislodged, which I suspect is due to inadequate expansion provision for the flooring beneath. Refer below comments.

## 1.6 FLOORS

The construction of the internal floors generally is of:-

Timber

↑ battened on concrete  
G.F and 1<sup>st</sup> Flr

Fibre Cement

Concrete

↑ G.F & wet areas

Other:

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

Poor

Fair

Good

Other:

↑ all floors concealed by  
floor coverings

### Comments:

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

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; Photo No 6** shows that a small *expansion joint provision* has been provided between the battened timber floor (which has minor evidence of cupping) and northern enclosing brick wall. In my professional opinion it is likely that inadequate expansion provision has been made and that this would have been contributory to the dislodgement of above noted skirting.

I **recommend** that this issue be taken up with the project builder for their detailed investigation and rectification.

Ref also Sub Floor section.



## 1.7 KITCHEN

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

Poor                       Fair                      >                       Good                       Other:

### Comments:

No3 bench top G.P.O' are provided. The sink mixer tap/s was operable and in sound condition. A **ducted** type exhaust fan is provided and is operative.

**Gas** hob is operative but not auto ignition. Main functions of **electric** oven are operative however some control knobs are defective.

The D/W was not tested however it appeared operable and the door seal was sound.

**Noted Defects; defective oven control knobs.**



## 1.8 BATHROOMS

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

Poor                       Fair      >                       Good

Other:

↑ B1 Ensuite shower has inadequate floor falls

### Comments:

#### B1 Ensuite:

A F/W **is** provided with falls to the same. An operable exhaust fan **is** present and natural ventilation is considered adequate. The underfloor heating was operative. A G.P.O **is** provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operable. The bath is sound.

**Noted Defects;** at the time of my inspection *significant quantities of water or ponding* on the unenclosed shower recess floor – *Refer Photo No7.*

I undertook a basic water test and determined that further ponding occurred.

In my professional opinion the as built unenclosed shower recess is not in accordance with the minimum requirements of A.S. 3740 (at the time of construction) and that failure to rectify same could lead to loss of amenity through permanent dampness and mould promotion.

I **recommend** that this issue be taken up with the project builder for their investigation and rectification, which is likely to require the entire removal and reinstatement of the shower recess floor with special attention given to diagonally cutting tiles around shower waste.

#### 1st Floor Main Bathroom:

A F/W **is** provided with falls to the same. An operable exhaust fan **is** present and natural ventilation is considered adequate. A G.P.O **is** provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operable. The bath is sound.

**Noted Defects;** I undertook a basic water test of the unenclosed shower recess and determined that some ponding occurred directly around the shower waste.

In my professional opinion the as built unenclosed shower recess is not in accordance with the minimum requirements of A.S. 3740 (at the time of construction) and that failure to rectify same could lead to loss of amenity through permanent dampness and mould promotion.

I **recommend** that this issue be taken up with the project builder for their investigation and rectification, which is likely to require diagonally cutting tiles around shower waste.

#### G.F Ensuite:

A F/W **is** provided with falls to the same. An operable exhaust fan **is** present and natural ventilation is considered inadequate, as it would require the external door to be left open. A G.P.O **is** provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operable.

**No notable defects recorded.**

#### G.F Guest bathroom:

A F/W **is** provided with falls to the same. Natural ventilation is considered adequate. A G.P.O is not provided. The vanity cupboard and associated waste pipe appear sound. The various taps are operable.

**No notable defects recorded.**



## 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:

### Comments:

A F/W **is not** provided, however the floor does have falls to the outside. Refer also Paving section of this report regarding defect in this area. A G.P.O **is** provided.

The sound laundry tub incorporates a W/M waste bypass. Tub taps are operative.

There is **no** exhaust fan and natural ventilation is considered **adequate** if dryer is used.

**No notable defects recorded.**

## 1.91 TOILETS

The operable condition of the water closets generally is:-

Poor  Fair  Good  Other:

### Comments:

The **dual** flush W.C.' are fully operative.



## 2.0 SERVICES OBSERVATIONS

### 2.1 HOT WATER SERVICE

The hot water service has a **160 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 **2004** appeared sound.

### 2.2 PLUMBING

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

Yes       No

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

Copper       Galvanised Steel

#### 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 construction however from our observations the above ground and accessible service' appeared reasonably **sound**.

### 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 located beneath internal stair.

There is generous provision of GPOs throughout the residence.

### 2.22 TV

#### Comments:

An external TV aerial **is** provided with a co-axial outlet to at least B1 Ensuite, Kitchen & **Lounge**. Reception is presumed **fair - good**.

I recommend you make inquiries via the agent as to whether high-speed data cabling outlets are installed.



## 2.23 TELEPHONE

### Comments:

Outlets provided to at least kitchen and B1

## 2.24 SPACE HEATING

### Comments:

Gas bayonets\connections are provided to Lounge Rm fireplace (not tested) external barbecue and external gas heater (not tested)

The door video intercom is operative.

## 2.25 ALARM SYSTEM

### Comments:

System not tested and agent advised that the service was fully operative and monitored.

## 2.25 MISCELLANEOUS SERVICES

### Comments:

There **is** provision of hard wired *smoke* / fire detectors (not tested).

It would appear that there are two separate fully ducted *reverse cycle A/C systems* provided and the external lower units are located in a poorly ventilated sub floor space (*Refer Photo No8*).

I am not a mechanical engineer however in my lay opinion it is unlikely that these external units have adequate ventilation provision and may be operating at unusually high temperatures in summer.

I **recommend** that the service be inspected by mechanical engineer Graham Reed & Associates

Ph 0416121 549



### 3.0 EXTERNAL FULL REPORT

#### 3.1 ROOF

The roof construction is generally of the following material:

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

#### Comments:

The main roof was inspected partially externally and from beneath, *sarking*<sup>\*1</sup> **was** present to the U/S. Most of the metal roofs could be inspected and incorporate a colorbond finish and generally appeared sound.

**Noted Defects; Refer Damp and Garage sections of this report regarding failure of the Garage roof waterproof membrane.**

#### 3.12 GUTTERS / DOWNPIPES (D/Ps')

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

- |                                 |  |  |                                 |
|---------------------------------|--|--|---------------------------------|
| <input type="checkbox"/> Poor > | <input checked="" type="checkbox"/> Fair > | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Other: |
| ↑ Garage Nth D/P                | ↑ remainder                                |  |                                 |

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

#### Comments:

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

**Noted Defects; significant rusting evident to the rainwater head/ down pipe on the northern external garage wall, which should be rectified.**

#### 3.14 EAVES / FASCIA

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

- |                               |                                 |  |                                 |
|-------------------------------|---------------------------------|--|---------------------------------|
| <input type="checkbox"/> Poor | <input type="checkbox"/> Fair > | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Other: |
|-------------------------------|---------------------------------|--|---------------------------------|

#### Comments:

Various timber elements painted condition is fairly sound.

**No notable defects recorded.**

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



### 3.15 LINTELS

The general condition of the lintel / arch bars is:

- Poor
                         
  Fair
                         
  Good
                         
  Other:  
 ↑ concealed timber/  
 rendered types

**Comments:**

All of the lintels were concealed by render or wall linings however there was no evidence of differential movement for rust related cracking adjacent to same.

### 3.2 PAVING

The general condition of the paving is;

- Poor
                         
  Fair
                         
 >
                         
  Good
                         
  Other:

Drainage to paving is adequate;-

- Yes
                         
  No  
 ↑ laundry courtyard

**Comments:**

**Laundry courtyard;** there was evidence of ponding occurring near external door of GF Floor Bed Ensuite and which is indicative of adequate falls\drainage. I recommend that this be brought to the attention of the project builder and that they be asked to investigate and rectify.

**Rear courtyard;** this tiled area appears to incorporate adequate falls\drainage and generally appeared quite sound. *Refer Photo No9* showing the rear courtyard steps which the client requested I provide an indicative budget estimate to remove.

My indicative budget estimate for removal and reinstatement of waterproof membranes and tiling assumes that the rear most retaining wall extends always out of the ground floor slab.

Guide to cost \$25,000 -\$30,000

**Front courtyard;** this tiled area, turfed appears to incorporate adequate falls\drainage and however given prior noted leaks into the garage the roof membrane is considered defective.

*Refer Photo No10* showing the front courtyard steps which the client requested I provide an indicative budget estimate to remove and extend turfed area.

My indicative budget estimate for removal and reinstatement of waterproof membranes and turf assumes the entire front courtyard waterproof membrane would be reinstated.

Guide to cost \$20,000 -\$25,000.

If it is the client's intention to remove said steps etc in the near future, there would not be much point in raising the defective roof membrane with the original builder.

I recommend that the client obtained wall waterproofing warranties from the project builder.





### 3.6 SITE & SUB FLOOR DRAINAGE

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

Yes  No

#### Comments:

The house is located within a significantly sloping block and is likely to be subject to sub soil seepage. Refer our comments under 'Paving'.

*Refer Photo No 12* showing significant soil erosion over the front retaining wall, with resultant sand debris spilling onto footpath at entry for subject property. It would appear that this erosion is occurring due to overland surface water flow from the southern neighboring property, the exact cause of which I was unable to determine but which is possibly associated non sealed stormwater outlet. I suggest that this issue be in the first instance taken up with the neighbor and that they be asked to rectify. Should they fail o do so I suggest that the issue be elevated to Council level.

### 3.7 GARAGE / OUTHOUSES

#### Comments:

Refer also prior Damp section comments regarding falling damp.

I was unable to gain adequate access to thoroughly inspect the rear garage retaining wall given the presence of very high quantities of stored goods.

All three of the remote controlled entry garage doors were operative.

At least one of the rear manually operated garage roller doors was defective in its operation.

The Garage floor and perimeter walls generally appeared quite sound and the area incorporates, water light and power

### 3.8 ATTIC / ROOF

The general construction and condition of the roof framing is:

Poor  Fair >  Good  Not Accessible  
 Poor  Fair >  Good  Not Accessible  
 ↑ accessible roof framing ↑ majority of roof framing

#### Comments:

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

The majority of roof\ceiling framing was unable to be inspected due to the presence of bulk ceiling insulation and large quantities of A/C plant and ducting.

My very limited inspection of the predominantly softwood traditionally pitched roof framing revealed that it is not in accordance with current timber framing standards, but none the less considered quite sound throughout the accessible areas.

There exists insulation in the roof space:

Yes  No  Not Accessible

#### Comments:



### 3.9 SUB-FLOOR

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

Poor

Fair

Good

Not Accessible

↑ accessible G.F

↑ majority of G.F and all of  
1<sup>st</sup> Flr

#### Comments:

[Refer also to accompanying Pest Inspection Report for any specific comment.](#)

My inspection of the accessible sub floor revealed piers/ support walls, which **did not** incorporate termite shields and were sound. A concrete slab has been laid over the top of permanent metal formwork.

Some redundant formwork timbers remain and I **recommend** their removal along with a redundant aged timber sub floor access door

Ground clearance **was not** below the recommended minimum of 400mm in some areas.

The sub soil was reasonably **dry** however the **sub floor ventilation** is considered **inadequate** and I **recommend** the installation of additional sub-floor ventilation via;

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

### 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

Inaccessible sub floor areas

#### Comments:



#### 4.0 MISCELLANEOUS

Hose cocks are provided at front and back;

Yes

No

A extend/ fold-a-line clothes line is provided.

Yes

No

#### 5.0 POOL

A Swimming Pool is present;

Yes

No

A [safety isolating fence](#) is provided.

We are [not qualified pool consultants](#) and as such, do not inspect or comment upon the operative condition of the pool structure, pool pumping, heating & filtration systems.

I recommend that an allowance be made for a service inspection of pool approx **\$240** and suggest Alan Lewis of Aquazure [aquazure@bigpond.net.au](mailto:aquazure@bigpond.net.au) as a suitable consultant.

##### Comments:

The timber decking around pool was not accessible from the underside and I recommend that an access trap be installed.

#### 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](mailto:info@lead.org.au) Web: [www.lead.org.au](http://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](http://www.planning.nsw.gov.au/plansforaction/pdf/managinglead.pdf)





Photo No1



Photo No2





Photo No3



Photo No4





Photo No5



Photo No6





Photo No7



Photo No8





Photo No9



Photo No10



Photo No11

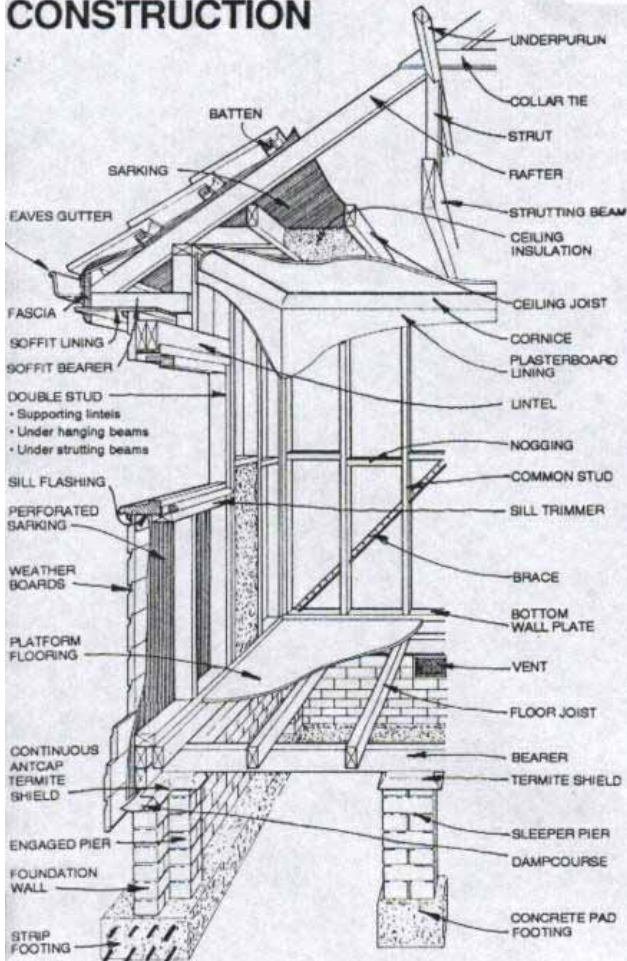


Photo No12

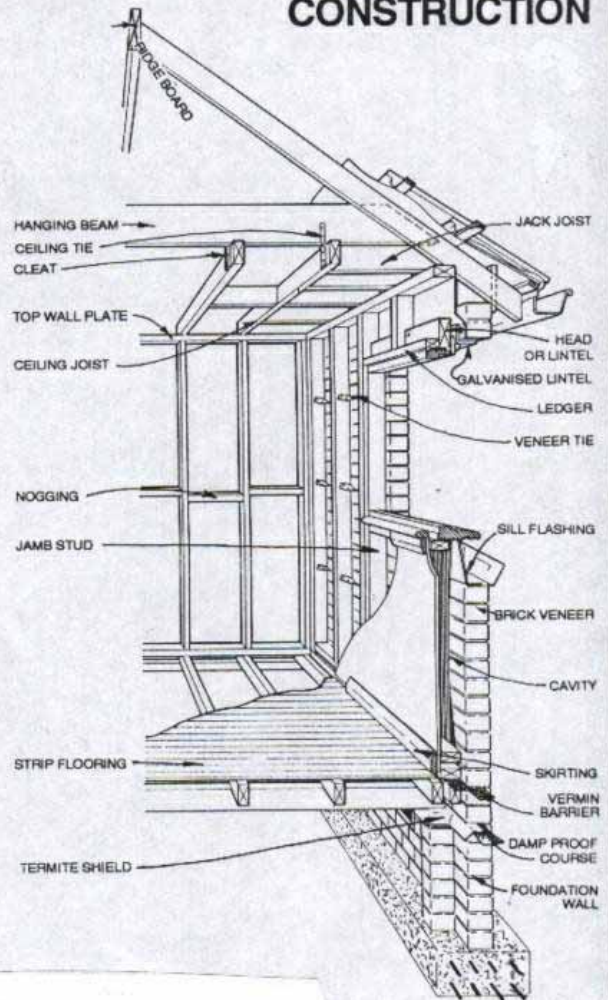


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