

STANDARD PROPERTY INSPECTION REPORT

**Complies with Australian Standard AS4349.1 Property Inspections - Part 1
Residential Buildings**

REPORT NUMBER:

blank.

CLIENT DETAILS:

NAME: MR SMITH.

PHONE:

MOBILE : 99999999.

General Inspection Description:

Regarding Structure At:

ADDRESS: 1 SMITH STREET PRAHRAN VIC 3181.



Inspection Date/Time:

1/1/2006 9:00am.

Purpose for which the Report is requested :

Standard Property Report (AS 4349.1-1995)

The scope of this report has covered:

Only structures and areas within 30m of the structure but within the immediate fence boundary.

Report Prepared Date :

1/1/2006.

Weather Conditions on the Day and time of the Inspection :

Dry.

Residential Building :

Occupied.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

This Assessment of the overall Condition of the following areas is based on the Stability, Watertightness and Standard of Workmanship as specified by clause 2.2 in AS4349.1-1995

SUMMARY:

This Assessment of the overall Condition of the following areas is based on the Stability, Watertightness and Standard of Workmanship as specified by clause 2.2 in AS4349.1-1995. The overall condition of the Residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average.

Please note : This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

In Accord with AS 4349.1-1995 the following Summary of Significant Matters requiring immediate attention and/or rectification is provided - you must read the Report in its entirety. Whether a defect is considered significant or not depends to a large extent upon the age and type of building being inspected.

SIGNIFICANT MATTERS:

Subfloor Footings:

Some or all of the timber stumps have deteriorated and are not adequately supporting the bearers and joists. A further detailed investigation by a suitably qualified house reblocker is advised to determine the extent and cost of any remedial works required.

Internal: The plaster linings to the ceilings and walls to the front rooms will crack and perhaps loose adhesion when restumping works are carried out. These will need to be replaced with plasterboard linings once reblocking has been carried out.

Subfloor: Cracked pipes were noted as leaking under the house. Competent advice (e.g. from a Registered Plumbing Contractor) is strongly recommended to determine the method and extent of any remedial work required and associated costs.

You must Read the whole Report to understand the significance and action required concerning the above defects and any other defects and /or advice in this Report.

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision.

These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-1995 and are excluded from this Report.

Plumbing Inspection.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof:

Roof Style:

The roof is of pitched and skillion construction.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair. The flashing around this chimney requires replacement. Competent advice (e.g. from a Licensed Roofing Plumber) is strongly recommended to determine the method and extent of any remedial work required and associated costs.



Flashings:

Roof Flashing - Type and Condition:

Flashing is cracked, missing, damaged or in poor condition at the chimney. The potential for water entry is present. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

Gutters:

Type & Condition:

Gutters are rusting internally to the front and rear elevation. These should be repaired or replaced as necessary. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

As a guide, based on an average sized house with 70 lineal meters of gutters and 4 x downpipes supplied and fitted, the cost would be expected to be between \$30 and \$50 per linear meter or between \$2700 and \$3500 for a whole house.

Gable Ends:

Condition:

The gable ends are in poor condition. The paintwork to the gable ends is deteriorating and it is recommended that these be painted. Evidence of timber rot decay was noted to the gable end timbers. These may require replacement. Competant advice from a carpenter/builder is recommended as to the extent and cost of any remedial works required.

Chimneys:

Condition:

The flashing around the chimney is in poor condition and will require repair or replacement.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection.

Roof Framing:

Roof Supports - Type and Condition:

Additional support is required generally through the roof cavity in the form of collar ties. Additional support is also required in the form of ceiling joist hangers over bedroom two.



Insulation & Sarking:

Insulation Status:

No Insulation installed in roof cavity.

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally poor. Minor settlement cracks were noted. This is consistent with minor frame movement. Read the entire report for further details.

Walls:

Internal Walls Condition:

The condition of the walls is generally poor. Minor settlement cracks in walls. Read the entire report for further details.

Windows:

Windows Condition:

The condition of the windows is generally good. Read the entire report for further details.

Doors:**Doors Condition:**

The condition of the doors is generally good. Read the entire report for further details.

Floors:**Floors Condition:**

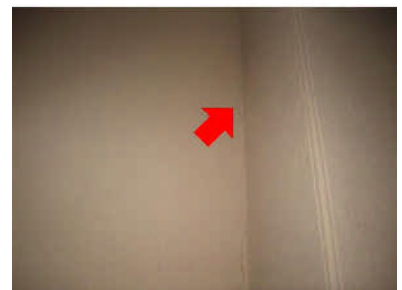
The condition of the floors is generally fair. Floors are uneven/out of level. Excessive movement was noted to timber floors. Read the entire report for further details.

BEDROOMS**Master Bedroom****Ceiling Condition:**

The condition of the ceilings is generally poor. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Internal Walls Condition:

The condition of the walls is generally poor. Minor settlement cracks in walls beside chimney. Periodic maintenance may be required.



Bedroom Two

Internal Walls Condition:

The condition of the walls is generally poor. Minor settlement cracks in walls. Periodic maintenance may be required.



Windows Condition:

Exposed gap in window frame where pane does not fit window was evident.



Floors Condition:

Excessive movement was noted to timber floors.

Bedroom Three

Ceiling Condition:

The condition of the ceilings is generally fair. Evidence of past water penetration through the ceiling. No evidence of any current leaks.



Internal Walls Condition:

The condition of the walls is generally poor. Minor settlement cracks in walls. Periodic maintenance may be required.

Windows Condition:

Some windows were locked and the operation was not checked at the time of inspection.

**Floors Condition:**

The condition of the floors is generally poor. Floors are uneven. Excessive movement was noted to timber floors.

ROOMS**Entry/Foyer:****Ceiling Condition:**

The condition of the ceilings is generally poor. Moderate settlement cracks were noted. Some repairs or maintenance will be required. Sagging was noted to the ceiling lining. This may be the result of lack of adhesion to joists and re fixing is advised.

Floors Condition:

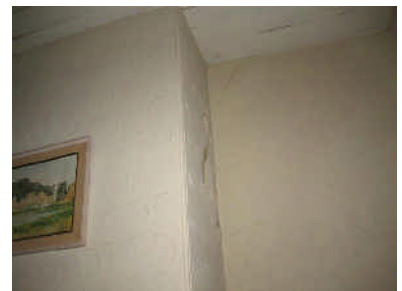
Evidence of damage consistent with borers was noted to the upperside of flooring. This should be investigated by a qualified pest inspector.

Lounge Room:**Ceiling Condition:**

The condition of the ceilings is generally poor. Evidence of past water penetration through the ceiling. No evidence of any current leaks.

Internal Walls Condition:

The condition of the walls is generally poor. Moderate settlement cracks in walls. Periodic maintenance will be required.

**Doors Condition:**

The door binds and minor adjustments are required to ensure correct operation. Binds on door frame.

BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause

damage. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Bathroom:

Doors Condition:

The door binds and minor adjustments are required to ensure correct operation. Binds on door frame.

Tiles:

Some drummy, loose or cracked tiles were noted in this area.

Mirrors:

The condition of the mirrors is generally poor. The mirror is suffering from de-silvering and may require replacement.

Details:

No exhaust fan is present.

KITCHEN

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

Windows Condition:

The condition of the window hardware is generally fair. Some repairs or maintenance will be required. Sash winders are stiff to operate. Repairs or replacement may be necessary.

Kitchen Fixtures:

The condition of the fixtures is generally fair. The cook top is not working properly.



Kitchen Cupboard Doors

The condition of the fixtures is generally fair. Water damage was noted to the doors.

Tiles:

Some drummy, loose or cracked tiles were noted in this area.

TOILETS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Toilet:

Toilet Condition:

The toilet is in working order. A leak is present at the rear of the toilet pan. This should be rectified. A licensed plumber should be called to make further evaluation and repairs as needed.

EXTERIOR

External Walls - Front Elevation:

Condition:

The condition of the walls is generally fair. The external wall timbers show signs of age and weathering. Competant advice from a house painter is recommended as to the extent and cost of any remedial works required.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair. The paint work is deteriorating and maintenance is required.

External Walls - Left Hand Side Elevation:

Condition:

The condition of the walls is generally fair. The external wall timbers show signs of age and weathering. Competant advice from a house painter is recommended as to the extent and cost of any remedial works required.



Window Condition:

The condition of the exterior of the windows is generally fair.

Window Details :

Head flashings are recommended to be installed to timber window frames to be prevent the ingress of rain and/or moisture from reaching the inner face of the wall. Refer to The Building Control Commissions, Guide to Standards and Tolerances clause 3.6.2.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair. Moderate wet rot decay is present to timber fascias and barge boards. Maintenance is required. The paint work is deteriorating and maintenance is required.



External Walls - Rear Elevation:

Condition:

The condition of the walls is generally fair. The external wall timbers show signs of age and weathering. Competant advice from a house painter is recommended as to the extent and cost of any remedial works required.

**Window Decay:**

Moderate wet rot decay is present to window frames. Maintenance will be required.

Window Details :

Putty in windows has deteriorated and requires attention. Advice from a window glazier as to the cost and extent of remedial works required is recommended.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair. Minor wet rot decay is present to timber fascias and barge boards.

Downpipes - Type & Condition:

Downpipes are damaged. These should be repaired or replaced as necessary.

External Walls - Right Hand Side Elevation

Condition:

The condition of the walls is generally poor. Some weatherboards may need to be replaced. Competant advice from a carpenter/builder is recommended as to the extent and cost of any remedial works required.

**Window Condition:**

The condition of the exterior of the windows is generally fair.

Window Details :

Some windows need painting. Competant advice from a house painter is recommended as to the extent and cost of any remedial works required.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair. The paint work is deteriorating and maintenance is required.

Downpipes - Type & Condition:

Some downpipes do not appear to be connected to a stormwater dispersal system. This should be rectified. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS**Verandah:****Position/Location:**

Front elevation.

Construction & Condition:

Constructed from timber. The general condition of this structure is fair.

Defects or Maintenance Items:

Framing members are inadequate and/or excessively spaced. The metal roof sheeting is rusting and treatment is required.

**SUBFLOOR****Restrictions:****Restrictions/description:**

A subfloor void appears to be present however, we were unable to locate an entry point and therefore no inspection of the subfloor area was carried out. It is possible that an entry point may exist below floorcoverings (if fitted). It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas.

Below the following location or area:

The entire subfloor:

Timber Pest Attack - Evidence Noted:**Description:**

Evidence of a previous treatment was noted by Dawsons in 1995.



Ventilation:

The Inspector considers the subfloor ventilation to be:

Adequate:

Sub Floor - Other Defects or Issues:

Details:

Cracked or broken PVC drainage pipes are present. These should be replaced by a licensed plumber or drainer.



FOOTINGS

Footings:

Type & Condition:

The building is constructed on Timber Stumps.

Some or all of the timber stumps have deteriorated and are not adequately supporting the bearers and joists. This is consistent with the floors throughout the house being uneven/out of level.

As a guide restumping (reblocking) using concrete stumps can cost between \$70 and \$90.00 per stump. An average size timber house of approx 150 square meters would be expected to require between 80-90 stumps at a cost of approx \$6,000 and \$8000. This cost is an indicative cost only and allowance would need to be made for extra labour costs such as plastering, repairs to doors and replacement of any bearers and joists etc.

A further detailed investigation by a suitably qualified house reblocker is recommended to determine the extent and cost of any remedial works required.



Footings - Extension or addition:

Type & Condition:

The extension/addition is constructed on Concrete Stumps.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding:

Laundry:



General Condition:

The structure is generally in poor condition.

Roof Covering:

Corrugated steel: in fair condition.



Roof Condition:

The overall condition of the roof coverings is fair. The metal roofing is rusting and requires treatment to limit further deterioration.

External Wall Construction:

Asbestos cement cladding:

External Wall Condition:

The condition of the walls is generally fair.

Position/Location:

Rear elevation.

Outbuilding B:

Type of Outbuilding:

Granny flat:



General Condition:

The structure is generally in poor condition.

Restrictions:

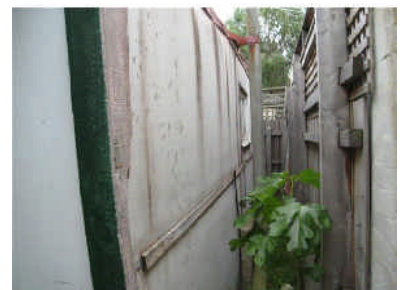
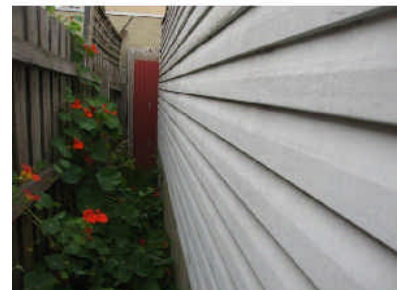
The building was locked and therefore no internal inspection was carried out.

Roof Condition:

The overall condition of the roof coverings is poor. The metal roofing is rusting and requires replacement.

External Wall Construction:

Aluminium cladding: Asbestos cement cladding:



External Wall Condition:

The condition of the walls is generally poor.

Position/Location:

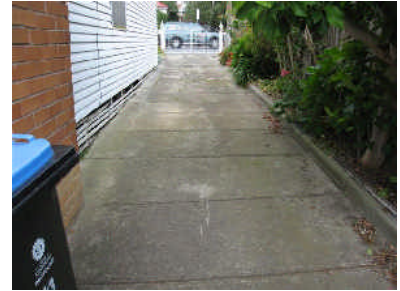
Rear elevation.

SITE

Driveway:

Type & Condition:

The concrete driveway stands in fair condition. The concrete driveway has some visible cracking that should be monitored for further movement.



Fences & Gates:

Right Hand Side - Type:

The fences are mainly constructed from timber.

Condition:

The fences are generally in good condition.

Left Hand Side - Type:

The fences are mainly constructed from timber.

Condition:

The fences are generally in good condition.

Rear - Type:

The fences are mainly constructed from timber.

Condition:

The fences are generally in good condition.

Front - Type:

The fences are mainly constructed from timber.

Condition:

The fences are generally in good condition.

Gates Type & Condition:

The gates are mainly constructed from metal. The gates are generally in good condition.

Retaining Walls:

Type & Condition:

The retaining wall appears to be under designed. This is not a qualified engineer's opinion and we recommend that you seek advice from an engineer.

Wood Decay:

Moderate wood decay damage was noted.

Paths/Paved Areas:

Type & Condition:

The paths/paved areas are constructed mainly of concrete. The concrete paths/paved areas are in fair condition.

Drainage - Surface Water:

Description:

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services:

Heating:

Heating is installed in the premises but heating appliances and fireplaces have not been inspected.

Smoke Detectors (Smoke detectors are Compulsory for all Homes. It is recommended that a qualified electrician be consulted to advise on those installed or install these detectors.)

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on.

Safety Switch

Safety Switch has been installed. This is not the opinion of a licensed electrical contractor.

Plumbing/Sewerage (All electrical wiring, meter box and appliances need to be checked by a qualified plumber)

Suspect Plumbing was noted at the time of the inspection. Advice from a licensed plumbing contractor should be sought to provide additional information as to the extent of remedial works and associated costs that may be required to rectify the problem.



Wiring (All electrical wiring, meter box and appliances need to be checked by a qualified electrician)

Electrical wiring is suspect with cables on the ground under the subfloor and should be checked by an appropriately qualified contractor.



Water Lines & Pressure:

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Located in the laundry: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

