PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:
Ahmed Boussi
Richard Crookes
Level 3, Broadcast Way
ARTARMON NSW 2064

PROJECT:
3B Smalls Road
RYDE NSW 2112

SITE SURVEYED:
3 Smalls Road
RYDE NSW 2112

INSPECTION DATE:
7 November 2018

JOB REFERENCE:
AD2583B

INSPECTOR:
Faran Daneshgari
Structural Engineer
MEngSc

WEATHER:
Cloudy, 25°C

REPORT PREPARED BY:
Jennifer DeForest
**BRIEF**

Australian Dilapidations was commissioned by Richard Crookes to carry out pre-construction condition inspection and report in accordance with AS.4349.1 for the 3 Smalls Road RYDE project.

**PURPOSE OF THIS REPORT**

This visual pre-construction inspection in accordance with AS. 4349.1 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the inspection.

**LIMITATIONS**

In accordance with AS.4349.1 clause 2.5:
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, builders debris, Vegetation, pavements or earth.
5. Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognises that a standard property inspection 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 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
(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) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
(x) a review of environmental or health or biological risks such as toxic mould;
(xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws; and
(xii) 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.
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.
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TERMS AND CONDITIONS

Important Information Regarding the Scope and Limitations of Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1. This report is not an all encompassing report dealing with the building or property from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law or, as a warranty or an insurance policy against problems developing with the building or property in the future. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2. Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns or systems; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
4. **ASBESTOS, LEAD AND MOULD DISCLAIMER:** No inspection for asbestos lead or mould was carried out at the property and no report on the presence or absence of them is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheetings should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert. Lead based paints may be present in the building or property. Further investigation would be required to determine if lead based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts. Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

5. **Estimating Disclaimer:** This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any works required.

6. **DISCLAIMER OF LIABILITY:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). 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 any of the structure including fixtures or fittings within the building.

7. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part does so at their own risk.

**DEFINITIONS**

- **Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
- **Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.
- **Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.
- **Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.
- **Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.
- **Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman-like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:
Single family, residential property

Building type:
Brick and cladding building

Overall Condition:
Noted to be in average condition.

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SUMMARY OF AREAS INSPECTED

Location:
3 Smalls Road
RYDE NSW 2112

Important Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at “High Risk” due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspection Impaired and where access should be gained:
None noted at this time.

Important Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.
PROPERTY SITES INSPECTED

Internal Elements:
Type & Condition:
• Fine cracking in the front wall in the entrance, adjacent to the door. See photo 3.
• Fine cracking in the right wall in the entrance, front side. See photo 4.
• Peeling paint in the right wall in the entrance, front side. See photo 5, 6.
• Cracking in the left wall in the entrance, outside bedroom 1. See photo 7.
• General view in the hallway, outside the bathroom. Showing fine cracking. See photo 11.
• General view in the hallway, outside bedroom 2. Showing cracking and peeling paint. See photo 12.
• General view in the hallway, outside bedroom 3. Showing peeling paint and cracking. See photo 13.
• Peeling paint and cracking in the ceiling cornice, in the front right corner in bedroom 2. See photo 15-17.
• Fine cracking in the front wall in bedroom 2, left side. See photo 18, 19.
• Hairline cracking in the right wall in bedroom 2. See photo 20, 21.
• Hairline cracking in the rear wall in bedroom 2. See photo 22, 23.
• Hairline cracking in the left wall in bedroom 2, adjacent to the door. See photo 24, 25.
• Cracking below the ceiling cornice in the right wall in bedroom 3. See photo 35, 36.
• Hairline cracking in the left wall in the living room, front side. See photo 41.
• Fine cracking in the front wall in the living room, adjacent to the door. See photo 42.
• Fine cracking in the left wall in the living room, adjacent to the door to the kitchen. See photo 44-46.
• Fine cracking in the left wall in the kitchen. See photo 49.
• Separation gap between ceiling cornice and left wall in the kitchen. See photo 50, 51.
• Damage in the ceiling cornice in the front wall in the kitchen. See photo 54.
• Patched cracking in the right wall in the kitchen. See photo 55.
• Separation gap in the ceiling cornice joint in the rear wall in the kitchen. See photo 58.
• Separation gap in the ceiling cornice and front wall in the laundry. See photo 63.

External Building Elements:
Type & Condition:
• Separation gap in the front left corner of the house. See photo 92.
• Cracking in the front wall of the front porch. See photo 96, 97.
• General view in the stairway leading to the front porch. Showing chipping and cracking. See photo 98.

Garage/Carport:
Type & Condition:
• Noted to be in average condition.

Yard/Landscaping Elements:
Type & Condition:
• Not applicable

Fences /Gates/Boundary Walls:
Type & Condition:
• Damage in the left boundary fence. See photo 84, 85.
• Damage in the rear boundary fence. See photo 87, 88.

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
• Not applicable
Swimming Pool and Surrounds:
Type & Condition:
• Not applicable

Driveway/Crossover:
Type & Condition:
• Cracking in the paving, adjacent to the garage. See photo 101.
• Cracking in the paving in front of the house. See photo 103.
• Cracking in the paving in the driveway. See photo 105.

Kerbs/Gutters/Footpaths:
Type & Condition:
• Cracking in the footpath, outside the property. See photo 106, 108.

Roadway:
Type & Condition:
• Not applicable

Drainage - Surface Water:
Type & Condition:
• Not inspected

Important Notes: 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.

Services:
Type & Condition:
• Not inspected.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

DEFECT ASSESSMENT

MINOR DEFECTS:
Fine cracking in the front wall in the entrance, adjacent to the door. See photo 3.
Fine cracking in the right wall in the entrance, front side. See photo 4.
Peeling paint in the right wall in the entrance, front side. See photo 5, 6.
Cracking in the left wall in the entrance, outside bedroom 1. See photo 7.
General view in the hallway, outside the bathroom. Showing fine cracking. See photo 11.
General view in the hallway, outside bedroom 2. Showing cracking and peeling paint. See photo 12.
Peeling paint and cracking in the ceiling cornice, in the front right corner in bedroom 2. See photo 15-17.
Fine cracking in the front wall in bedroom 2, left side. See photo 18, 19.
Hairline cracking in the right wall in bedroom 2. See photo 20, 21.
Hairline cracking in the rear wall in bedroom 2. See photo 22, 23.
Hairline cracking in the left wall in bedroom 2, adjacent to the door. See photo 24, 25.
Cracking below the ceiling cornice in the right wall in bedroom 3. See photo 35, 36.
Hairline cracking in the left wall in the living room, front side. See photo 41.
Fine cracking in the front wall in the living room, adjacent to the door. See photo 42.
Fine cracking in the left wall in the living room, adjacent to the door to the kitchen. See photo 44-46.
Fine cracking in the left wall in the kitchen. See photo 49.
Separation gap between ceiling cornice and left wall in the kitchen. See photo 50, 51.
Damage in the ceiling cornice in the front wall in the kitchen. See photo 54.
Patched cracking in the right wall in the kitchen. See photo 55.
Separation gap in the ceiling cornice joint in the rear wall in the kitchen. See photo 58.
Separation gap in the ceiling cornice and front wall in the laundry. See photo 63.
Damage in the left boundary fencing. See photo 84, 85.
Damage in the rear boundary fencing in the front yard. See photo 87, 88.
Separation gap in the front left corner of the house. See photo 92.
Cracking in the front wall of the front porch. See photo 96, 97.
General view in the stairway leading to the front porch. Showing chipping and cracking. See photo 98.
Cracking in the paving, adjacent to the garage. See photo 101,
Cracking in the paving in front of the house. See photo 103.
Cracking in the paving in the driveway. See photo 105.
Cracking in the footpath. See photo 106.
Cracking in the footpath, outside the property. See photo 108.

Important Note: Per AS.4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

MAJOR DEFECTS:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific locations. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.

SAFETY ISSUES:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

Yours faithfully

Michael Burford

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3 SMALLS ROAD, RYDE

Figure: 0002
INTERNAL
General view in the entrance.

Figure: 0003
Fine cracking in the front wall in the entrance, adjacent to the door.
Figure: 0004
Fine cracking in the right wall in the entrance, front side.

Figure: 0005
Peeling paint in the right wall in the entrance, front side.

Figure: 0006
Peeling paint in the right wall in the entrance, front side.
Figure: 0007
Cracking in the left wall in the entrance, outside bedroom 1.

Figure: 0008
Rear wall in bedroom 1.

Figure: 0009
Front wall in bedroom 1.
Figure: 0010
Left wall in bedroom 1.

Figure: 0011
General view in the hallway, outside the bathroom. Showing fine cracking.

Figure: 0012
General view in the hallway, outside bedroom 2. Showing cracking and peeling paint.
Figure: 0013

General view in the hallway, outside bedroom 3. Showing peeling paint and cracking.

Figure: 0014

Front wall in bedroom 2.

Figure: 0015

Peeling paint and cracking in the ceiling cornice, in the front right corner in bedroom 2.
Figure: 0016
Peeling paint and cracking in the ceiling cornice in bedroom 2, front side.

Figure: 0017
Peeling paint and cracking in the ceiling cornice, in the front left corner in bedroom 2.

Figure: 0018
Fine cracking in the front wall in bedroom 2, left side.
Figure: 0019
Fine cracking in the front wall in bedroom 2, right side.

Figure: 0020
Hairline cracking in the right wall in bedroom 2.

Figure: 0021
Fine cracking in the right wall in bedroom 2, rear side.
Figure: 0022
Hairline cracking in the rear wall in bedroom 2.

Figure: 0023
Hairline cracking in the rear wall in bedroom 2.

Figure: 0024
Hairline cracking in the left wall in bedroom 2, adjacent to the door.
Hairline cracking in the left wall in bedroom 2, adjacent to the door.

General view in the bathroom.

General view in the bathroom.
Figure: 0028
General view in the bathroom.

Figure: 0029
Left wall in bedroom 3.

Figure: 0030
Left wall in bedroom 3.
Figure: 0031
Front wall in bedroom 3.

Figure: 0032
Front wall in bedroom 3.

Figure: 0033
Right wall in bedroom 3.
Figure: 0034
Rear wall in bedroom 3.

Figure: 0035
Cracking below the ceiling cornice in the right wall in bedroom 3.

Figure: 0036
Cracking below the ceiling cornice in the right wall in bedroom 3.
Figure: 0037
Front wall in the living room.

Figure: 0038
Front wall in the living room.

Figure: 0039
Left wall in the living room.
Figure: 0040
Left wall in the living room.

Figure: 0041
Hairline cracking in the left wall in the living room, front side.

Figure: 0042
Fine cracking in the front wall in the living room, adjacent to the door.
Figure: 0043

Right wall in the living room.

Figure: 0044

Fine cracking in the left wall in the living room, adjacent to the door to the kitchen.

Figure: 0045

Fine cracking in the left wall in the living room, adjacent to the door to the kitchen.
Fine cracking in the left wall in the living room, adjacent to the door to the kitchen.

Left wall in the kitchen.

Left wall in the kitchen.
Figure: 0049
Fine cracking in the left wall in the kitchen.

Figure: 0050
Separation gap between the ceiling cornice and left wall in the kitchen.

Figure: 0051
Separation gap between the ceiling cornice and left wall in the kitchen.
Figure: 0052
Front wall in the kitchen.

Figure: 0053
Front wall in the kitchen.

Figure: 0054
Damage in the ceiling cornice in the front wall in the kitchen.
Figure: 0055
Patched cracking in the right wall in the kitchen.

Figure: 0056
Rear wall in the kitchen.

Figure: 0057
Rear wall in the kitchen.
Figure: 0058
Separation gap in the ceiling cornice joint in the rear wall in the kitchen.

Figure: 0059
General view in the laundry.

Figure: 0060
General view in the laundry.
Figure: 0061
General view in the laundry.

Figure: 0062
Ceiling in the laundry.

Figure: 0063
Separation gap between the ceiling cornice and front wall in the laundry.
Figure: 0064
General view in the toilet.

Figure: 0065
General view in the toilet.

Figure: 0066
General view in the toilet.
Figure: 0067
General view in the toilet.

Figure: 0068
EXTERNAL
General view of the rear wall of the house.

Figure: 0069
Rear wall of the garage.
Figure: 0070
General view of the rear patio.

Figure: 0071
General view of the rear patio.

Figure: 0072
Rear wall of the house, left side.
Figure: 0073
Rear left corner of the house.

Figure: 0074
Rear left corner of the house.

Figure: 0075
Left wall of the house.
Figure: 0076
Left wall of the house.

Figure: 0077
Left wall of the house.

Figure: 0078
Left wall of the house.
Figure: 0079
Left wall of the house.

Figure: 0080
Left wall of the house.

Figure: 0081
Left wall of the house.
Figure: 0082
Left wall of the house.

Figure: 0083
General view of the gate on the left side of the house.

Figure: 0084
Damage in the left boundary fence.
Figure: 0085
Damage in the left boundary fence.

Figure: 0086
Left boundary fence.

Figure: 0087
Damage in the rear boundary fence.
Figure: 0088
Damage in the rear boundary fence.

Figure: 0089
Rear boundary fence.

Figure: 0090
Front left corner of the house.
Figure: 0091
Front left corner of the house.

Figure: 0092
Separation gap in the front left corner of the house.

Figure: 0093
Front wall of the house.
Figure: 0094
Front wall of the house.

Figure: 0095
General view of the front porch.

Figure: 0096
Cracking in the front wall of the front porch.
Figure: 0097
Cracking in the front wall of the front porch.

Figure: 0098
General view in the stairway leading to the front porch. Showing chipping and cracking.

Figure: 0099
Front wall of the garage.
Figure: 0100
General view of the paving, adjacent to the garage.

Figure: 0101
Cracking in the paving, adjacent to the garage.

Figure: 0102
General view of the paving in front of the house.
Figure: 0103
Cracking in the paving in front of the house.

Figure: 0104
General view in the driveway.

Figure: 0105
Cracking in the paving in the driveway.
Figure: 0106
Cracking in the footpath, outside the property.

Figure: 0107
General view of the footpath, outside the property.

Figure: 0108
Cracking in the footpath, outside the property.