PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:

Ahmed Boussi
Richard Crookes
Level 3, Broadcast Way
ARTAROM NSW 2064

PROJECT:

3B Smalls Road
RYDE NSW 2112

SITE SURVEYED:

8 Smalls Road
RYDE NSW 2112

INSPECTION DATE:

21 November 2018

JOB REFERENCE:

AD2583E  Rev 1

INSPECTOR:

Farzad Rezvani
Consultant

WEATHER:

Mostly cloudy, 22°C

REPORT PREPARED BY:

Gabriela Duque
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 3B 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 whenever 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. Sheeting 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 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:
Single-storey, brick and mortar 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:
8 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:
- Hairline cracking in the right ceiling cornice in the entrance. See photo 88
- Hairline cracking in the left wall in the lounge room, above the second window from the front. See photo 92
- Separation gap in the front left corner in the ceiling cornice in bedroom 1. See photo 102
- Cracking and peeling paint between the ceiling and ceiling cornice in the front left corner in bedroom 1. See photo 103
- Minor separation gap between the ceiling and ceiling cornice in the front right corner in bedroom 1. See photo 104
Internal Elements - Continued:
Type & Condition:
  • Minor separation gap between the left ceiling cornice and the ceiling in bedroom 1. See photo 105, 106
  • Hairline cracking in the left wall in bedroom 1, above the door. See photo 107
  • Fine cracking in the right wall in bedroom 2, above the window. See photo 112
  • Minor separation gapping between the front ceiling cornice and the ceiling in bedroom 2. See photo 113, 114
  • Minor separation gapping between the ceiling cornice and the ceiling in the front right corner in bedroom 2. See photo 115
  • Minor separation gapping between the ceiling cornice and the ceiling in the rear left corner in bedroom 2. See photo 116
  • Separation gapping between the right wall and the ceiling cornice in bedroom 2, rear side. See photo 117
  • Hairline cracking in the right wall in the hallway, outside bedroom 2. See photo 118
  • Patching in the left wall in the hallway, outside the lounge room. See photo 119
  • Hairline cracking in the left wall in the dining room, above the window. See photo 131
  • Peeling paint and calcification in the ceiling in the bedroom 3 en suite. See photo 159

External Building Elements:
Type & Condition:
  • Fine vertical cracking in the front wall of the house, on the front porch. See photo 10
  • Separation gap between the door frame and the front wall of the house. See photo 162
  • Separation gap between the window frame and the front wall of the house. See photo 163

Garage/Carport:
Type & Condition:
  • Damp and cracking in the wall in the garage. See photo 84, 85
  • Damage in the right wall in the garage, above the door. See photo 86

Yard/Landscaping Elements:
Type & Condition:
  • Noted to be in average condition.

Fences /Gates/Boundary Walls:
Type & Condition:
  • Fine cracking in the left boundary wall. See photo 24
  • Wide stepped cracking and movement in the front boundary wall, left side. See photo 31
  • Wide cracking in the left boundary wall, at approximately 5 metres from the front corner. See photo 39
  • Wide cracking in the left boundary wall, at approximately 5 metres from the front corner. See photo 55
  • Leaning in the right boundary fence. See photo 71
  • Cracking in the base of the rear boundary wall. See photo 79

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
  • Cracking in the pathway on the front side of the house, right side. See photo 17, 18
  • Cracking in the pathway adjacent to the entry gate. See photo 35
  • Cracking in the paved area on the left side of the house. See photo 46, 47
  • Cracking in the pathway on the left side of the house. See photo 54
  • Cracking in the pathway on the right side of the house. See photo 65, 66

Swimming Pool and Surrounds:
Type & Condition:
  • Not applicable
Driveway/Crossover:
Type & Condition:
• Not applicable

Kerbs/Gutters/Footpaths:
Type & Condition:
• Noted to be in average condition.

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:

1. Fine vertical cracking in the front wall of the house, on the front porch. See photo 10
2. Cracking in the pathway on the front side of the house, right side. See photo 17, 18
3. Fine cracking in the left boundary wall. See photo 24
4. Wide stepped cracking and movement in the front boundary wall, left side. See photo 31
5. Cracking in the pathway adjacent to the entry gate. See photo 35
6. Wide cracking in the left boundary wall, at approximately 5 metres from the front corner. See photo 39
7. Cracking in the paved area on the left side of the house. See photo 46, 47
8. Cracking in the pathway on the left side of the house. See photo 54
9. Wide cracking in the left boundary wall, at approximately 5 metres from the front corner. See photo 55
10. Cracking in the pathway on the right side of the house. See photo 65, 66
11. Leaning in the right boundary fence. See photo 71
12. Cracking in the base of the rear boundary wall. See photo 79
13. Damp and cracking in the wall in the garage. See photo 84, 85
14. Damage in the right wall in the garage, above the door. See photo 86
15. Hairline cracking in the right ceiling cornice in the entrance. See photo 88
16. Hairline cracking in the left wall in the lounge room, above the second window from the front. See photo 92
17. Separation gap in the front left corner in the ceiling cornice in bedroom 1. See photo 102
18. Cracking and peeling paint between the ceiling and ceiling cornice in the front left corner in bedroom 1. See photo 103
19. Minor separation gap between the separation gap between the ceiling and ceiling cornice in the front right corner in bedroom 1. See photo 104
20. Minor separation gap between the left ceiling cornice and the ceiling in bedroom 1. See photo 105, 106
MINOR DEFECTS - Continued:

21. Hairline cracking in the left wall in bedroom 1, above the door. See photo 107
22. Fine cracking in the right wall in bedroom 2, above the window. See photo 112
23. Minor separation gapping between the front ceiling cornice and the ceiling in bedroom 2. See photo 113, 114
24. Minor separation gapping between the ceiling cornice and the ceiling in the front right corner in bedroom 2. See photo 115
25. Minor separation gapping between the ceiling cornice and the ceiling in the rear left corner in bedroom 2. See photo 116
26. Separation gapping between the right wall and the ceiling cornice in bedroom 2, rear side. See photo 117
27. Hairline cracking in the right wall in the hallway, outside bedroom 2. See photo 118
28. Patching in the left wall in the hallway, outside the lounge room. See photo 119
29. Hairline cracking in the left wall in the dining room, above the window. See photo 131
30. Peeling paint and calcification in the ceiling in the bedroom 3 en suite. See photo 159
31. Separation gap between the door frame and the front wall of the house. See photo 162
32. Separation gap between the window frame and the front wall of the house. See photo 163

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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8 SMALLS ROAD, RYDE

EXTERNAL

Front wall of the house, left side.

Front wall of the house, left side.
Figure: 0004
Left wall of the house, front side.

Figure: 0005
Left wall of the house, front side.

Figure: 0006
General view of the front porch.
Figure: 0007
General view of the front porch.

Figure: 0008
Front wall of the house, on the front porch.

Figure: 0009
Front wall of the house, on the front porch.
Figure: 0010
Fine vertical cracking in the front wall of the house, on the front porch.

Figure: 0011
Left wall of the house, on the front porch.

Figure: 0012
Left wall of the house, on the front porch.
Figure: 0013
Front wall of the house.

Figure: 0014
Front wall of the house.

Figure: 0015
Front wall of the house, right side.
Figure: 0016
Front wall of the house, right side.

Figure: 0017
Cracking in the pathway on the front side of the house, right side.

Figure: 0018
Cracking in the pathway on the front side of the house, right side.
Figure: 0019
Front boundary wall. Showing obstructed view.

Figure: 0020
Front boundary wall. Showing obstructed view.

Figure: 0021
Front boundary wall. Showing obstructed view.
Figure: 0022
Left boundary wall.

Figure: 0023
Left boundary wall.

Figure: 0024
Fine cracking in the left boundary wall.
Figure: 0025
Front boundary wall.

Figure: 0026
Front boundary wall.

Figure: 0027
Front boundary wall.
Figure: 0028
Front boundary wall.

Figure: 0029
General view of the front left corner of the property.

Figure: 0030
General view of the front left corner of the property.
Figure: 0031
Wide stepped cracking and movement in the front boundary wall, left side.

Figure: 0032
General view of the footpath outside the property.

Figure: 0033
General view of the footpath outside the property.
Figure: 0034
General view of the pathway outside the entry gate.

Figure: 0035
Cracking in the pathway adjacent to the entry gate.

Figure: 0036
Left boundary wall.
Figure: 0037
Left boundary wall.

Figure: 0038
Left boundary fence.

Figure: 0039
Wide cracking in the left boundary wall, at approximately 5 metres from the front corner.
Figure: 0040
Left boundary fence.

Figure: 0041
Left boundary fence.

Figure: 0042
Left wall of the house.
Figure: 0043
Left wall of the house.

Figure: 0044
Left wall of the house.

Figure: 0045
Left wall of the house.
Figure: 0046
General view of the paved area on the left side of the house. Showing cracking.

Figure: 0047
General view of the paved area on the left side of the house. Showing cracking.

Figure: 0048
Left wall of the house.
Figure: 0049
Left wall of the house.

Figure: 0050
Left wall of the house.

Figure: 0051
Left wall of the house.
Figure: 0052
Left wall of the house, rear side.

Figure: 0053
Left wall of the house, rear side.

Figure: 0054
Cracking in the pathway on the left side of the house.
Figure: 0055

Wide cracking in the left boundary wall, at approximately 5 metres from the front corner.

Figure: 0056

Front right corner of the house.

Figure: 0057

Front right corner of the house.
Figure: 0058
Front right corner of the house.

Figure: 0059
Right wall of the house, front side.

Figure: 0060
Right wall of the house, front side.
Figure: 0061
Right wall of the house.

Figure: 0062
Right wall of the house.

Figure: 0063
General view of the pathway on the right side of the house, looking rear.
Figure: 0064
General view of the pathway on the right side of the house, looking front.

Figure: 0065
Cracking in the pathway on the right side of the house.

Figure: 0066
Cracking in the pathway on the right side of the house.
Figure: 0067
Right wall of the house.

Figure: 0068
Right wall of the house.

Figure: 0069
Right wall of the house.
Figure: 0070
Right wall of the house.

Figure: 0071
Leaning in the right boundary fence.

Figure: 0072
Rear wall of the house.
Figure: 0073
Rear wall of the house.

Figure: 0074
Rear wall of the house.

Figure: 0075
Rear wall of the house.
Figure: 0076
Right boundary wall.

Figure: 0077
Right boundary wall.

Figure: 0078
Rear boundary wall.
Figure: 0079
Cracking in the base of the rear boundary wall.

Figure: 0080
Right wall of the garage.

Figure: 0081
Right wall of the house, in the backyard.
Figure: 0082

INTERNAL

GARAGE

General view in the garage.

Figure: 0083

General view in the garage.

Figure: 0084

General view in the garage. Showing damp and cracking.
Figure: 0085
General view in the garage. Showing damp and cracking. Image is corrupt.

Figure: 0086
Right wall in the garage. Showing damage above the door.

Figure: 0087
General view in the entrance.
Figure: 0088
Hairline cracking in the right ceiling cornice in the entrance.

Figure: 0089
Front wall in the lounge room.

Figure: 0090
Left wall in the lounge room.
Figure: 0091
Left wall in the lounge room.

Figure: 0092
Hairline cracking in the left wall in the lounge room, above the second window from the front.

Figure: 0093
Rear wall in the study.
Figure: 0094
Right wall in the study.

Figure: 0095
Right wall in the lounge room.

Figure: 0096
Front wall in bedroom 1.
Figure: 0097
Left wall in bedroom 1.

Figure: 0098
Left wall in bedroom 1.

Figure: 0099
Rear wall in bedroom 1.
Figure: 0100
Rear wall in bedroom 1.

Figure: 0101
Right wall in bedroom 1.

Figure: 0102
Separation gap in the front left corner in the ceiling cornice in bedroom 1.
Figure: 0103
Cracking and peeling paint between the ceiling and ceiling cornice in the front left corner in bedroom 1.

Figure: 0104
Minor separation gap between the separation gap between the ceiling and ceiling cornice in the front right corner in bedroom 1.

Figure: 0105
Minor separation gap between the left ceiling cornice and the ceiling in bedroom 1.
Figure: 0106
Minor separation gap between the left ceiling cornice and the ceiling in bedroom 1.

Figure: 0107
Hairline cracking in the left wall in bedroom 1, above the door.

Figure: 0108
Front wall in bedroom 2.
Figure: 0109
Right wall in bedroom 2.

Figure: 0110
Rear wall in bedroom 2.

Figure: 0111
Left wall in bedroom 2.
Figure: 0112
Fine cracking in the right wall in bedroom 2, above the window.

Figure: 0113
Minor separation gapping between the front ceiling cornice and the ceiling in bedroom 2.

Figure: 0114
Minor separation gapping between the front ceiling cornice and the ceiling in bedroom 2.
Figure: 0115
Minor separation gapping between the ceiling cornice and the ceiling in the front right corner in bedroom 2.

Figure: 0116
Minor separation gapping between the ceiling cornice and the ceiling in the rear left corner in bedroom 2.

Figure: 0117
Separation gapping between the right wall and the ceiling cornice in bedroom 2, rear side.
Figure: 0118
Hairline cracking in the right wall in the hallway, outside bedroom 2.

Figure: 0119
Patching in the left wall in the hallway, outside the lounge room.

Figure: 0120
Front wall in the kitchen.
Figure: 0121
Front wall in the kitchen.

Figure: 0122
Left wall in the kitchen.

Figure: 0123
Left wall in the kitchen.
Figure: 0124
Rear wall in the kitchen.

Figure: 0125
Rear wall in the kitchen.

Figure: 0126
Right wall in the kitchen.
Figure: 0127
Ceiling in the kitchen, looking from the rear.

Figure: 0128
Ceiling in the kitchen, looking from the rear.

Figure: 0129
Front wall in the dining room.
Figure: 0130

Left wall in the dining room.

Figure: 0131

Hairline cracking in the left wall in the dining room, above the window.

Figure: 0132

Rear wall in the dining room.
Figure: 0133
Right wall in the dining room.

Figure: 0134
General view in the hallway, rear side of the kitchen.

Figure: 0135
General view in the hallway, rear side of the kitchen.
Figure: 0136
General view in the hallway, rear side of the kitchen.

Figure: 0137
General view in the hallway, rear side of the kitchen.

Figure: 0138
Tile floor in the hallway, adjacent to the side entrance.
Figure: 0139
Tile floor in the hallway, adjacent to the side entrance.

Figure: 0140
Tile floor in the kitchen.

Figure: 0141
Tile floor in the kitchen.
Figure: 0142
Tile floor in the kitchen.

Figure: 0143
General view in the bathroom.

Figure: 0144
General view in the bathroom.
Figure: 0145
General view in the bathroom.

Figure: 0146
General view in the bathroom.

Figure: 0147
Tile floor in the bathroom.
Figure: 0148
Tile floor in the bathroom.

Figure: 0149
General view in the hallway, outside the bathroom.

Figure: 0150
General view in the hallway, outside the bathroom.
3.

Figure: 0151
Front wall in bedroom
3.

Figure: 0152
Left wall in bedroom
3.

Figure: 0153
Left wall in bedroom
3.
Figure: 0154
Rear wall in bedroom 3.

Figure: 0155
Right wall in bedroom 3.

Figure: 0156
Right wall in bedroom 3.
Figure: 0157
General view in the bedroom 3 en suite.

Figure: 0158
General view in the bedroom 3 en suite.

Figure: 0159
Peeling paint and calcification in the ceiling in the bedroom 3 en suite.
Figure: 0160
Rear wall in the bedroom 3 en suite.

Figure: 0161
Rear wall in the bedroom 3 en suite.

Figure: 0162
Separation gap between the door frame and the front wall of the house.
Figure: 0163

Separation gap between the window frame and the front wall of the house.