PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:
Ahmed Boussi
Richard Crookes
Level 3 4 Broadcast Way
ARTARMON NSW 2064

PROJECT:
3B Smalls Road
RYDE NSW 2112

SITE SURVEYED:
U4, 185-187 Quarry Road
RYDE NSW 2112

INSPECTION DATE:
12 November 2018

JOB REFERENCE:
AD2583G

INSPECTOR:
Farzad Rezvani
Consultant

WEATHER:
Clear, 19 °C

REPORT PREPARED BY:
Dusty Bransford
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 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 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.
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 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:
Multi-family, residential property

Building type:
Single storey, brick structure

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:
U4, 185-187 Quarry 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 ceiling in the lounge room, rear side. See photo 9, 10
  • Separation gap between the ceiling cornice and the left wall in the bathroom. See photo 54, 55
  • Separation gap between the ceiling cornice joint in the left wall in the bathroom. See photo 55
  • Minor cracking in below the ceiling cornice in the rear wall in the bathroom. See photo 56

External Building Elements:
Type & Condition:
  • Cracking in the brick at the base of the patio on the rear side of the house. See photo 77
  • Minor separation gap in the underside of the eaves on the rear side of the house. See photo 97, 98

Garage/Carport:
Type & Condition:
  • Separation gap between the ceiling cornice and the right wall in the garage. See photo 107

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

Fences /Gates/Boundary Walls:
Type & Condition:
  • Dents in the rear boundary fence. See photo 72
  • Leaning in the rear boundary fence. See photo 72-74, 76

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
  • Movement in the paving on the left side of the unit. See photo 66
  • Chipping in the tile flooring on the rear patio. See photo 83
  • Subsidence and unevenness in the paving, outside the garage. See photo 116

Swimming Pool and Surrouneds:
Type & Condition:
  • Not applicable

Driveway/Crossover:
Type & Condition:
  • Not applicable

Kerbs/Gutters/Footpaths:
Type & Condition:
  • Not applicable

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. Hairline cracking in the ceiling in the lounge room, rear side. See photo 9, 10
2. Separation gap between the ceiling cornice and the left wall in the bathroom. See photo 54, 55
3. Separation gap between the ceiling cornice joint in the left wall in the bathroom. See photo 55
4. Minor cracking in below the ceiling cornice in the rear wall in the bathroom. See photo 56
5. Movement in the paving on the left side of the unit. See photo 66
6. Dents in the rear boundary fence. See photo 72
7. Leaning in the rear boundary fence. See photo 72-74, 76
8. Cracking in the brick at the base of the patio on the rear side of the house. See photo 77
9. Chipping in the tile flooring on the rear patio. See photo 83
10. Minor separation gap in the underside of the eaves on the rear side of the house. See photo 97, 98
11. Separation gap between the ceiling cornice and the right wall in the garage. See photo 107
12. Subsidence and unevenness in the paving, outside the garage. See photo 116

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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Figure: 0001

INTERNAL

General view in the entrance.

Figure: 0002

Front wall in the lounge room.

Figure: 0003
Figure: 0004
Left wall in the lounge room.

Figure: 0005
Rear wall in the lounge room.

Figure: 0006
Rear wall in the lounge room.
Figure: 0007
Right wall in the lounge room.

Figure: 0008
Right wall in the lounge room.

Figure: 0009
Hairline cracking in the ceiling in the lounge room, rear side.
Figure: 0010
Hairline cracking in the ceiling in the lounge room, rear side.

Figure: 0011
Front wall in the kitchen.

Figure: 0012
Left wall in the kitchen.
Figure: 0013
Rear wall in the kitchen.

Figure: 0014
Right wall in the kitchen.

Figure: 0015
Left wall in the meals area.
Figure: 0016
Left wall in the meals area.

Figure: 0017
Rear wall in the meals area.

Figure: 0018
Right wall in the meals area.
Figure: 0019
Ceiling in the meals area, rear side.

Figure: 0020
General view in the hallway, outside the bedrooms.

Figure: 0021
General view in the hallway, outside the bedrooms.
Figure: 0022
Front wall in bedroom 1.

Figure: 0023
Front wall in bedroom 1.

Figure: 0024
Left wall in bedroom 1.
Figure: 0025
Left wall in bedroom 1.

Figure: 0026
Rear wall in bedroom 1.

Figure: 0027
Right wall in bedroom 1.
Figure: 0028
General view in the bedroom 1 en suite.

Figure: 0029
General view in the bedroom 1 en suite.

Figure: 0030
General view in the bedroom 1 en suite.
Figure: 0031
General view in the bedroom 1 en suite.

Figure: 0032
Rear wall in the bedroom 1 en suite.

Figure: 0033
General view in the laundry.
Figure: 0034
General view in the laundry.

Figure: 0035
General view in the laundry.

Figure: 0036
Front wall in the laundry.
Figure: 0037

Front wall in the laundry.

Figure: 0038

Front wall in bedroom 2.

Figure: 0039

Right wall in bedroom 2.
Figure: 0040
Rear wall in bedroom 2.

Figure: 0041
Left wall in bedroom 2.

Figure: 0042
Front wall in bedroom 3.
Figure: 0043
Right wall in bedroom 3.

Figure: 0044
Rear wall in bedroom 3.

Figure: 0045
Rear wall in bedroom 3.
Figure: 0046
Left wall in bedroom 3.

Figure: 0047
Left wall in bedroom 3.

Figure: 0048
General view in the bathroom.
Figure: 0049
General view in the bathroom.

Figure: 0050
General view in the bathroom.

Figure: 0051
Front wall in the bathroom.
Figure: 0052
Front wall in the bathroom.

Figure: 0053
Front wall in the bathroom.

Figure: 0054
Separation gap between the ceiling cornice and the left wall in the bathroom.
Figure: 0055

Separation gap between the ceiling cornice and the left wall in the bathroom. Also showing separation in the ceiling cornice joint.

Figure: 0056

Minor cracking in below the ceiling cornice in the rear wall in the bathroom.

Figure: 0057

General view in the hallway, outside bedroom 3.
Figure: 0058
General view in the hallway, outside bedroom 2.

Figure: 0059
General view in the hallway, outside bedroom 1.

Figure: 0060
EXTERNAL
Left wall of the unit.
Figure: 0061
Left wall of the unit.

Figure: 0062
Left wall of the unit.

Figure: 0063
Left wall of the unit.
Figure: 0064
Left wall of the unit.

Figure: 0065
Left wall of the unit.

Figure: 0066
Movement in the paving on the left side of the unit.
Figure: 0067
Paving on the left side of the unit.

Figure: 0068
Left boundary fence.

Figure: 0069
Left boundary fence.
Figure: 0070
Left boundary fence.

Figure: 0071
Rear boundary fence.

Figure: 0072
Dents in the rear boundary fence. Also showing leaning.
Figure: 0073
Leaning in the rear boundary fence.

Figure: 0074
Leaning in the rear boundary fence.

Figure: 0075
Rear boundary fence, right side.
Figure: 0076
Leaning in the rear boundary fence.

Figure: 0077
Cracking in the brick at the base of the patio on the rear side of the house.

Figure: 0078
General view of the rear patio.
Figure: 0079
General view of the rear patio.

Figure: 0080
General view of the rear patio.

Figure: 0081
Tile floor on the rear patio.
Figure: 0082
Tile floor on the rear patio.

Figure: 0083
Tile floor on the rear patio. Showing chipping.

Figure: 0084
Rear wall of the unit.
Figure: 0085
Rear wall of the unit.

Figure: 0086
Left wall of the unit on the rear patio.

Figure: 0087
Rear wall of the unit.
Figure: 0088
Rear wall of the unit.

Figure: 0089
Rear wall of the unit.

Figure: 0090
Rear wall of the unit.
Figure: 0091
Rear wall of the unit.

Figure: 0092
Paving at the rear right corner of the unit.

Figure: 0093
Paving at the rear right corner of the unit.
Figure: 0094
Rear wall of the unit.

Figure: 0095
Rear wall of the unit.

Figure: 0096
General view in the backyard.
Figure: 0097
Minor separation gap in the underside of the eaves on the rear side of the house.

Figure: 0098
Minor separation gap in the underside of the eaves on the rear side of the house.

Figure: 0099
General view of the ceiling on the rear patio.
Figure: 0100
Front wall in the garage.

Figure: 0101
Right wall in the garage.

Figure: 0102
Right wall in the garage.
Figure: 0103
Rear wall in the garage.

Figure: 0104
Left wall in the garage.

Figure: 0105
Left wall in the garage.
Figure: 0106
Left wall in the garage.

Figure: 0107
Separation gap between the ceiling cornice and the right wall in the garage.

Figure: 0108
Front wall of the unit.
Figure: 0109
Front wall of the unit.

Figure: 0110
General view of the gate on the left side of the unit.

Figure: 0111
Front wall of the unit.
Figure: 0112
Front wall of the unit.

Figure: 0113
Front wall of the unit.

Figure: 0114
Right wall of the unit.
Figure: 0115

Front wall of the garage.

Figure: 0116

Subsidence and unevenness in the paving, outside the garage.