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:
16 Lavarack Street
RYDE NSW 2112

INSPECTION DATE:
16 November 2018

JOB REFERENCE:
AD2583M

INSPECTOR:
Farzad Rezvani
Consultant

WEATHER:
Cloud, 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 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 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 untrade manner like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:
Single 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:
16 Lavarack Street
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 front wall in the entrance, adjacent to the door. See photo 4
• Hairline cracking in the right wall in the entrance. See photo 5
• Hairline cracking in the right wall in the entrance, adjacent to the door to bedroom 1. See photo 6
• Fine cracking in the left wall in the entrance. See photo 7
• Fine cracking in the left wall in bedroom 1. See photo 12, 13
• Mold in the ceiling cornice at the front left corner in bedroom 1. See photo 14
• Peeling paint in the ceiling cornice on the rear side in bedroom 1. See photo 17
• Mold in the front right corner in bedroom 1. See photo 18
• Hairline cracking in the left wall in the hallway, adjacent to the door to the lounge room. See photo 19
• Hairline cracking in the right wall in the lounge room, front side. See photo 25
• Separation between the ceiling cornice and front wall in the lounge room, right side. See photo 26
• Mold in the ceiling cornice in the front left corner in the lounge room. See photo 27
• Patched cracking in the front wall in the lounge room, left side. See photo 28
• Minor separation gap between the ceiling cornice and ceiling on the left side in the lounge room. See photo 29, 30
• Fine cracking in the right wall in the hallway, opposite the lounge room. See photo 31, 32
• Vertical, fine cracking in the left wall in the hallway, outside the kitchen. See photo 33
• Fine cracking in the ceiling in the hallway, rear side. See photo 34
• Fine cracking in the right wall in the hallway, adjacent to the door to bedroom 2. See photo 35
• Separation gap between the ceiling cornice and ceiling on the right side in the kitchen. See photo 39, 40
• Fine cracking in the right wall in bedroom 2, front side. See photo 43
• Fine cracking in the right wall in bedroom 2, rear side. See photo 44
• Cracking in the left wall in bedroom 2, adjacent to the door. See photo 46
• Peeling paint in the ceiling in bedroom 2. See photo 47
• Separation gap between the walls in the rear left corner in bathroom 1. See photo 59
• Separation gap between the walls in the front left corner in bathroom 1. See photo 60
• Separation gap between the walls in the front right corner in bathroom 1. See photo 61
• Separation gap between the ceiling cornice and right wall in bathroom 1. See photo 61
• Separation gap between the ceiling cornice and the ceiling in the hallway, outside bathroom 1. See photo 62
• Cracking in the ceiling cornice in the right wall in the living room. See photo 67, 68
• Cracking between the walls in the front right corner in the living room. See photo 69, 70
• Diagonal cracking in the rear wall in the living room, right side. See photo 71
• Cracking in the rear wall in the living room. See photo 73
• Fine cracking in the right wall in the living room, left side. See photo 74
• Hairline cracking in the left wall in the living room. See photo 77
• Cracking between the walls in the front left corner in bathroom 2. See photo 88

External Building Elements:
Type & Condition:
• Cracking in the tile of the threshold at the entrance to the backyard. See photo 91
• Separation gap between the walls in the front right corner in the toilet. See photo 99
• Stepped cracking in the rear wall in the toilet. See photo 100
• Cracking in the mortar joints in the right wall in the toilet. See photo 101
• Cracking in the threshold of the toilet. See photo 102
• Rotting timber in the doors to the toilet and laundry. See photo 102.
• Damage in the steps on the right side of the house. See photo 105, 106
• Cracking in the steps on the right side of the house, rear side. See photo 107-109
• Stepped cracking in the rear wall of the house, outside the laundry. See photo 110
• Stepped cracking in the rear wall of the house, outside the toilet. See photo 111
• Stepped cracking in the mortar joints in the rear wall of the house, above the toilet. See photo 115
• Cracking in the right wall of the shed at the rear left corner of the property. See photo 135
• Displacement in the door of the access hole on the right side of the house. See photo 165
• Slight, stepped cracking in the right wall in of the house, adjacent to the rear window. See photo 171
• Slight, stepped cracking in the right wall of the house, below the rear window. See photo 172, 173
• Stepped cracking in the right wall of the house, below the front window. See photo 174, 175
• Missing tile in the left wall of the house on the front porch. See photo 181

Garage/Carport:
Type & Condition:
• Damage in the cladding and door of the garage on the left side of the property. See photo 137
• Cracking in the foundation wall of the garage. See photo 140

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

Fences /Gates/Boundary Walls:
Type & Condition:
• Leaning in the rear boundary fence. See photo 134

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
• Cracking in the paving on the rear side of the house. See photo 123, 125, 126
• Damage and cracking in the paving on the front side of the garage. See photo 143

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

Driveway/Crossover:
Type & Condition:
• Cracking in the driveway. See photo 155, 156, 184
• Cracking in the crossover. See photo 185

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 front wall in the entrance, adjacent to the door. See photo 4
2. Hairline cracking in the right wall in the entrance. See photo 5
3. Hairline cracking in the right wall in the entrance, adjacent to the door to bedroom 1. See photo 6
4. Fine cracking in the left wall in the entrance. See photo 7
5. Fine cracking in the left wall in bedroom 1. See photo 12, 13
6. Mold in the ceiling cornice at the front left corner in bedroom 1. See photo 14
7. Peeling paint in the ceiling cornice on the rear side in bedroom 1. See photo 17
8. Mold in the front right corner in bedroom 1. See photo 18
9. Hairline cracking in the left wall in the hallway, adjacent to the door to the lounge room. See photo 19
10. Hairline cracking in the right wall in the lounge room, front side. See photo 25
11. Separation between the ceiling cornice and front wall in the lounge room, right side. See photo 26
12. Mold in the ceiling cornice in the front left corner in the lounge room. See photo 27
13. Patched cracking in the front wall in the lounge room, left side. See photo 28
14. Minor separation gap between the ceiling cornice and ceiling on the left side in the lounge room. See photo 29, 30
15. Fine cracking in the right wall in the hallway, opposite the lounge room. See photo 31, 32
16. Vertical, fine cracking in the left wall in the hallway, outside the kitchen. See photo 33
17. Fine cracking in the hallway, rear side. See photo 34
18. Fine cracking in the right wall in the hallway, adjacent to the door to bedroom 2. See photo 35
19. Separation gap between the ceiling cornice and ceiling on the right side in the kitchen. See photo 39, 40
20. Fine cracking in the right wall in bedroom 2, front side. See photo 43
21. Fine cracking in the right wall in bedroom 2, rear side. See photo 44
22. Cracking in the left wall in bedroom 2, adjacent to the door. See photo 46
23. Peeling paint in the ceiling in bedroom 2. See photo 47
24. Separation gap between the walls in the rear left corner in bathroom 1. See photo 59
25. Separation gap between the walls in the front left corner in bathroom 1. See photo 60
26. Separation gap between the walls in the front right corner in bathroom 1. See photo 61
27. Separation gap between the ceiling cornice and right wall in bathroom 1. See photo 61
28. Separation gap between the ceiling cornice and the ceiling in the hallway, outside bathroom 1. See photo 62
29. Cracking in the ceiling cornice in the right wall in the living room. See photo 67, 68
30. Cracking between the walls in the front right corner in the living room. See photo 69, 70
31. Diagonal cracking in the rear wall in the living room, right side. See photo 71
32. Cracking in the rear wall in the living room. See photo 73
33. Fine cracking in the rear wall in the living room, left side. See photo 74
34. Hairline cracking in the left wall in the living room. See photo 77
35. Cracking between the walls in the front left corner in bathroom 2. See photo 88
36. Cracking in the tile of the threshold at the entrance to the backyard. See photo 91
37. Separation gap between the walls in the front right corner in the toilet. See photo 99
38. Stepped cracking in the rear wall in the toilet. See photo 100
39. Cracking in the mortar joints in the right wall in the toilet. See photo 101
40. Cracking in the threshold of the toilet. See photo 102
41. Rotting timber in the doors to the toilet and laundry. See photo 102
42. Damage in the steps on the right side of the house. See photo 105, 106
43. Cracking in the steps on the right side of the house, rear side. See photo 107-109
44. Stepped cracking in the rear wall of the house, outside the laundry. See photo 110
45. Stepped cracking in the rear wall of the house, outside the toilet. See photo 111
46. Stepped cracking in the mortar joints in the rear wall of the house, above the toilet. See photo 115
47. Cracking in the paving on the rear side of the house. See photo 123, 125, 126
48. Leaning in the rear boundary fence. See photo 134
49. Cracking in the right wall of the shed at the rear left corner of the property. See photo 135
50. Damage in the cladding and door of the garage on the left side of the property. See photo 137
51. Cracking in the foundation wall of the garage. See photo 140
52. Damage and cracking in the paving on the front side of the garage. See photo 143
53. Cracking in the driveway. See photo 155, 156, 184
54. Displacement in the door of the access hole on the right side of the house. See photo 165
55. Slight, stepped cracking in the right wall in of the house, adjacent to the rear window. See photo 171
56. Slight, stepped cracking in the right wall of the house, below the rear window. See photo 172, 173
57. Stepped cracking in the right wall of the house, below the front window. See photo 174, 175
58. Missing tile in the left wall of the house on the front porch. See photo 181
59. Cracking in the crossover. See photo 185

**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

[signature]

Michael Burford

AUSTRALIAN DILAPIDATIONS
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Figure: 0001
16 LAVARACK STREET, RYDE

Figure: 0002
INTERNAL
General view in the entrance.

Figure: 0003
General view in the entrance.
Figure: 0004

Hairline cracking in the front wall in the entrance, adjacent to the door.

Figure: 0005

Hairline cracking in the right wall in the entrance.

Figure: 0006

Hairline cracking in the right wall in the entrance, adjacent to the door to bedroom 1.
Figure: 0007
Fine cracking in the left wall in the entrance.

Figure: 0008
Front wall in bedroom 1.

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

Figure: 0011
Left wall in bedroom 1.

Figure: 0012
Fine cracking in the left wall in bedroom 1.
Figure: 0013
Fine cracking in the left wall in bedroom 1.

Figure: 0014
Mold in the ceiling cornice at the front left corner in bedroom 1.

Figure: 0015
Rear wall in bedroom 1.
Figure: 0016
Right wall in bedroom 1.

Figure: 0017
Peeling paint in the ceiling cornice on the rear side in bedroom 1.

Figure: 0018
Mold in the front right corner in bedroom 1.
Figure: 0019
Hairline cracking in the left wall in the hallway, adjacent to the door to the lounge room.

Figure: 0020
Front wall in the lounge room.

Figure: 0021
Left wall in the lounge room.
Figure: 0022
Rear wall in the lounge room.

Figure: 0023
Right wall in the lounge room.

Figure: 0024
Right wall in the lounge room.
Figure: 0025
Hairline cracking in the right wall in the lounge room, front side.

Figure: 0026
Separation between the ceiling cornice and front wall in the lounge room, right side.

Figure: 0027
Mold in the ceiling cornice in the front left corner in the lounge room.
Figure: 0028
Patched cracking in the front wall in the lounge room, left side.

Figure: 0029
Minor separation gap between the ceiling cornice and ceiling on the left side in the lounge room.

Figure: 0030
Minor separation gap between the ceiling cornice and ceiling on the left side in the lounge room.
Fine cracking in the right wall in the hallway, opposite the lounge room.

Fine cracking in the right wall in the hallway, opposite the lounge room.

Vertical, fine cracking in the left wall in the hallway, outside the kitchen.
Figure: 0034
Fine cracking in the ceiling in the hallway, rear side.

Figure: 0035
Fine cracking in the right wall in the hallway, adjacent to the door to bedroom 2.

Figure: 0036
General view in the kitchen.
Figure: 0037
General view in the kitchen.

Figure: 0038
General view in the kitchen.

Figure: 0039
Separation gap between the ceiling cornice and ceiling on the right side in the kitchen.
Figure: 0040
Separation gap between the ceiling cornice and ceiling on the right side in the kitchen.

Figure: 0041
Front wall in bedroom 2.

Figure: 0042
Right wall in bedroom 2.
Figure: 0043
Fine cracking in the right wall in bedroom 2, front side.

Figure: 0044
Fine cracking in the right wall in bedroom 2, rear side.

Figure: 0045
Rear wall in bedroom 2.
Figure: 0046
Left wall in bedroom 2, rear side. Showing cracking adjacent to the door.

Figure: 0047
Peeling paint in the ceiling in bedroom 2.

Figure: 0048
Front wall in bedroom 3.
Figure: 0049
Left wall in bedroom 3.

Figure: 0050
Left wall in bedroom 3.

Figure: 0051
Rear wall in bedroom 3.
Figure: 0052
Right wall in bedroom 3.

Figure: 0053
Right wall in bedroom 3.

Figure: 0054
General view in bathroom 1.
Figure: 0055
General view in bathroom 1.

Figure: 0056
General view in bathroom 1.

Figure: 0057
Tile floor in bathroom 1.
Figure: 0058
Tile floor in bathroom 1.

Figure: 0059
Separation gap between the walls in the rear left corner in bathroom 1.

Figure: 0060
Separation gap between the walls in the front left corner in bathroom 1.
Figure: 0061
Separation gap between the walls in the front right corner in bathroom 1. Also showing separation gap between the ceiling cornice and right wall.

Figure: 0062
Separation gap between the ceiling cornice and the ceiling in the hallway, outside bathroom 1.

Figure: 0063
Front wall in the living room.
Figure: 0064
Front wall in the living room.

Figure: 0065
Right wall in the living room.

Figure: 0066
Right wall in the living room.
Figure: 0067
Cracking in the ceiling cornice in the right wall in the living room.

Figure: 0068
Cracking below the ceiling cornice in the right wall in the living room.

Figure: 0069
Cracking between the walls in the front right corner in the living room.
Figure: 0070
Cracking between the walls in the front right corner in the living room.

Figure: 0071
Rear wall in the living room, right side. Showing diagonal cracking.

Figure: 0072
Rear wall in the living room.
Figure: 0073
Cracking in the rear wall in the living room.

Figure: 0074
Fine cracking in the rear wall in the living room, left side.

Figure: 0075
Left wall in the living room.
Figure: 0076
Left wall in the living room.

Figure: 0077
Hairline cracking in the left wall in the living room.

Figure: 0078
Rear wall in bathroom 2.
Figure: 0079
Rear wall in bathroom 2.

Figure: 0080
Right wall in bathroom 2.

Figure: 0081
Right wall in bathroom 2.
Figure: 0082
Right wall in bathroom 2.

Figure: 0083
Left wall in bathroom 2.

Figure: 0084
Left wall in bathroom 2.
Figure: 0085
Left wall in bathroom 2.

Figure: 0086
Left wall in bathroom 2.

Figure: 0087
Front wall in the bathroom.
Figure: 0088
Cracking between the walls in the front left corner in bathroom 2.

Figure: 0089
Tile floor in bathroom 2.

Figure: 0090
Tile floor in bathroom 2.
Figure: 0091
Cracking in the tile of the threshold at the entrance to the backyard.

Figure: 0092
EXTERNAL
Rear wall of the house.

Figure: 0093
Rear wall of the house, right side.
Figure: 0094
Rear wall of the house, right side.

Figure: 0095
General view in the laundry.

Figure: 0096
General view in the laundry.
Figure: 0097
General view in the toilet.

Figure: 0098
General view in the toilet.

Figure: 0099
Separation gap between the walls in the front right corner in the toilet.
Figure: 0100
Stepped cracking in the rear wall in the toilet.

Figure: 0101
Cracking in the mortar joints in the right wall in the toilet.

Figure: 0102
Cracking in the threshold of the toilet. Also showing rotting in the doors.
Figure: 0103

Paving at the rear right corner of the house.

Figure: 0104

Paving at the rear right corner of the house.

Figure: 0105

Steps on the right side of the house, rear side. Showing damage.
Figure: 0106
Steps on the right side of the house, rear side. Showing damage.

Figure: 0107
Cracking in the steps on the right side of the house, rear side.

Figure: 0108
Cracking in the steps on the right side of the house, rear side.
Figure: 0109
Cracking in the steps on the right side of the house, rear side.

Figure: 0110
Stepped cracking in the rear wall of the house, outside the laundry.

Figure: 0111
Stepped cracking in the rear wall of the house, outside the toilet.
Figure: 0112
Right wall of the house.

Figure: 0113
Right wall of the house.

Figure: 0114
Rear wall of the house, above the laundry and toilet.
Figure: 0115
Stepped cracking in the mortar joints in the rear wall of the house, above the toilet.

Figure: 0116
Rear wall of the house.

Figure: 0117
Rear wall of the house.
Figure: 0118
Rear wall of the house.

Figure: 0119
Rear wall of the house.

Figure: 0120
Rear wall of the house.
Figure: 0121
Rear wall of the house.

Figure: 0122
Rear wall of the house.

Figure: 0123
Paving on the rear side of the house. Showing cracking.
Figure: 0124
Paving on the rear side of the house.

Figure: 0125
Paving on the rear side of the house. Showing cracking.

Figure: 0126
Paving on the rear side of the house. Showing cracking.
Figure: 0127
Right boundary fence.

Figure: 0128
Right boundary fence.

Figure: 0129
Right boundary fence.
Figure: 0130
Right boundary fence, rear side.

Figure: 0131
Rear boundary fence, right side.

Figure: 0132
Rear boundary fence.
Figure: 0133
Rear boundary fence.

Figure: 0134
Leaning in the rear boundary fence.

Figure: 0135
General view of the shed at the rear left corner of the property. Showing cracking in the right wall.
Figure: 0136
General view of the shed at the rear left corner of the property.

Figure: 0137
General view of the garage on the left side of the property. Showing damage in the cladding and door.

Figure: 0138
Right wall of the garage.
Figure: 0139
Right wall of the garage.

Figure: 0140
Cracking in the foundation wall of the garage.

Figure: 0141
Right wall of the garage, front side.
Figure: 0142
Right wall of the garage, front side.

Figure: 0143
Damage and cracking in the paving on the front side of the garage.

Figure: 0144
Front wall of the garage.
Figure: 0145
Front wall of the garage.

Figure: 0146
Left boundary fence.

Figure: 0147
Left boundary fence.
Figure: 0148
Left wall of the house, rear side.

Figure: 0149
Left wall of the house, rear side.

Figure: 0150
Left wall of the house.
Figure: 0151
Left wall of the house.

Figure: 0152
Left wall of the house.

Figure: 0153
Left wall of the house.
Figure: 0154
Left wall of the house.

Figure: 0155
General view of the driveway. Showing cracking.

Figure: 0156
General view of the driveway. Showing cracking.
Figure: 0157
General view of the backyard.

Figure: 0158
General view of the backyard.

Figure: 0159
General view of the backyard.
Figure: 0160
General view of the pathway on the right side of the house.

Figure: 0161
Right wall of the house, outside the toilet.

Figure: 0162
Right wall of the house, outside the toilet.
Figure: 0163
Right wall of the house.

Figure: 0164
Right wall of the house.

Figure: 0165
Displacement in the door of the access hole on the right side of the house.
Figure: 0166
Right wall of the house.

Figure: 0167
Right wall of the house.

Figure: 0168
Gate on the right side of the house.
Figure: 0169
Right boundary fence.

Figure: 0170
Right boundary fence.

Figure: 0171
Slight, stepped cracking in the right wall in of the house, adjacent to the rear window.
Figure: 0172
Slight, stepped cracking in the right wall of the house, below the rear window.

Figure: 0173
Slight, stepped cracking in the right wall of the house, below the rear window.

Figure: 0174
Stepped cracking in the right wall of the house, below the front window.
Figure: 0175
Stepped cracking in the right wall of the house, below the front window.

Figure: 0176
Front wall of the house.

Figure: 0177
Front wall of the house.
Figure: 0178
Right wall of the house, front side.

Figure: 0179
Right wall of the house, front side.

Figure: 0180
Paving on the front porch.
Figure: 0181
Left wall of the house on the front porch. Showing missing tiles.

Figure: 0182
Left wall of the house.

Figure: 0183
Left wall of the house.
Figure: 0184

General view of the driveway. Showing cracking.

Figure: 0185

Cracking in the cross-over.

Figure: 0186

General view of the property.