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:
20 Smalls Road
RYDE NSW 2112

INSPECTION DATE:
5 December 2018

JOB REFERENCE:
AD2583P

INSPECTOR:
Faran Daneshgari
Structural Engineer
MEngSc

WEATHER:
Cloudy, 23°C

REPORT PREPARED BY:
Kimberly Keen
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 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. 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 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 un-tradesman like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:
Single-family residential property

Building type:
Multi-storey, brick and render 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:
20 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:
  • Separation in the wall panel in the right wall in bedroom 4. See photo 50
  • Peeling paint in the ceiling in bedroom 4. See photo 51
  • Separation gap between the beading and the rear wall in the toilet. See photo 54
  • Cracking above the window in the front wall in the lounge room, left side. See photo 74

External Building Elements:
Type & Condition:
  • Cracking in the paving on the front porch. See photos 157, 158
  • Gapping between the mortar joints in the front wall of the house, below the window. See photo 165
  • Cracking in the front wall of the house, right side. See photo 167

Garage/Carport:
Type & Condition:
  • Cracking in the concrete slab in the garage. See photos 124, 125

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

Fences /Gates/Boundary Walls:
Type & Condition:
  • Noted to be in average condition

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
  • Noted to be in average condition

Swimming Pool and Surrounds:
Type & Condition:
  • Noted to be in average condition

Driveway/Crossover:
Type & Condition:
  • Noted to be in average condition

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. Separation in the wall panel in the right wall in bedroom 4. See photo 50
2. Peeling paint in the ceiling in bedroom 4. See photo 51
3. Separation gap between the beading and the rear wall in the toilet. See photo 54
4. Cracking above the window in the front wall in the lounge room, left side. See photo 74
5. Cracking in the concrete slab in the garage. See photos 124, 125
6. Cracking in the paving on the front porch. See photos 157, 158
7. Gapping between the mortar joints in the front wall of the house, below the window. See photo 165
8. Cracking in the front wall of the house, right side. See photo 167

**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

**AUSTRALIAN DILAPIDATIONS**

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20 SMALLS ROAD, RYDE

General view of the property.

Figure: 0002
INTERNAL
Front wall in the hallway.

Figure: 0003
Right wall in the hallway.
Figure: 0004
Left wall in the hallway.

Figure: 0005
Rear wall in the hallway.

Figure: 0006
General view of the ceiling in the hallway.
Figure: 0007
Front wall in bedroom 1.

Figure: 0008
Right wall in bedroom 1.

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

Figure: 0011
General view of the ceiling in bedroom 1.

Figure: 0012
Right wall in bedroom 2.
Figure: 0013
Front wall in bedroom 2.

Figure: 0014
Left wall in bedroom 2.

Figure: 0015
Peeling paint in the ceiling cornice in the rear wall in bedroom 2.
Figure: 0016
Ceiling in bedroom 2.

Figure: 0017
Rear wall in the kitchen.

Figure: 0018
Left wall in the kitchen.
Figure: 0019
Left wall in the kitchen.

Figure: 0020
Front wall in the kitchen.

Figure: 0021
Right wall the kitchen.
Figure: 0022
Right wall in the kitchen.

Figure: 0023
Left wall in the dining room.

Figure: 0024
Rear wall in the dining room.
Figure: 0025
Right wall in the dining room.

Figure: 0026
Front wall in the dining room.

Figure: 0027
General view in the sun room.
Figure: 0028
General view in the sun room.

Figure: 0029
Right wall in the sun room.

Figure: 0030
Rear room in the laundry.
Figure: 0031
Right wall in the laundry.

Figure: 0032
Left wall in the laundry.

Figure: 0033
Front wall in the laundry.
Figure: 0034
Right wall in the hallway, adjacent to the kitchen.

Figure: 0035
Rear wall in the hallway, adjacent to bathroom 1.

Figure: 0036
Rear wall in bathroom 1.
Figure: 0037
Left wall in bathroom 1.

Figure: 0038
Front wall in bathroom 1.

Figure: 0039
Right wall in bathroom 1.
Figure: 0040
General view of the hallway.

Figure: 0041
Right wall in bedroom 3.

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

Figure: 0044
Rear wall in bedroom 3.

Figure: 0045
General view of the ceiling in bedroom 3.
Figure: 0046
Front wall in bedroom 4.

Figure: 0047
Left wall in bedroom 4.

Figure: 0048
Rear wall in bedroom 4.
Right wall in bedroom 4.

Separation in the wall panel in the right wall in bedroom 4.

Peeling paint in the ceiling in bedroom 4.
Figure: 0052
Right wall in the toilet.

Figure: 0053
Right wall in the toilet.

Figure: 0054
Separation gap between the beading and the rear wall in the toilet.
Figure: 0055
Left wall in the toilet.

Figure: 0056
Front wall in the toilet.

Figure: 0057
General view in the laundry.
Figure: 0058
General view of the floor in the laundry.

Figure: 0059
General view in the laundry.

Figure: 0060
Right wall in bathroom 2.
Figure: 0061
Right wall in bathroom 2.

Figure: 0062
Front wall in bathroom 2.

Figure: 0063
Front wall in bathroom 2.
Figure: 0064
Front wall in bathroom 2.

Figure: 0065
General view in the shower in bathroom 2.

Figure: 0066
Left wall in bathroom 2.
Figure: 0067
Rear wall in bathroom 2.

Figure: 0068
Rear wall in bathroom 2.

Figure: 0069
Rear wall in bathroom 2.
Figure: 0070
Left wall in the lounge room.

Figure: 0071
Rear wall in the lounge room, left side.

Figure: 0072
Rear wall in the lounge room, right side.
Figure: 0073
Right wall in the lounge room.

Figure: 0074
Cracking above the window in the front wall in the lounge room, left side.

Figure: 0075
Front wall in the lounge room, right side.
Figure: 0076
Ceiling in the lounge room.

Figure: 0077
Ceiling in the lounge room.

Figure: 0078
LEVEL 1
Stairway to level 1.
Figure: 0079
Rear wall in the bathroom, level 1.

Figure: 0080
Rear wall in the bathroom, level 1.

Figure: 0081
Right wall in the bathroom on level 1, left side.
Figure: 0082
Right wall in the bathroom on level 1, right side.

Figure: 0083
Front wall in the bathroom, level 1.

Figure: 0084
Left wall in the bathroom, level 1.
Figure: 0085
General view of the floor tile in the bathroom, level 1.

Figure: 0086
Ceiling in the bathroom, level 1.

Figure: 0087
Right wall in bedroom 5, level 1.
Figure: 0088
Front wall in bedroom 5, level 1.

Figure: 0089
Left wall in bedroom 5, level 1.

Figure: 0090
Rear wall in bedroom 5 on level 1, right side.
Figure: 0091
Rear wall in bedroom 5 on level 1, left side.

Figure: 0092
Front wall in bedroom 6, level 1.

Figure: 0093
Left wall in bedroom 6, level 1.
Figure: 0094
Right wall in bedroom 6, level 1.

Figure: 0095
Rear wall in bedroom 6 on level 1, left side.

Figure: 0096
Rear wall in bedroom 6 on level 1, right side.
Figure: 0097
Ceiling in bedroom 6, level 1.

Figure: 0098
Front wall in bedroom 7, level 1.

Figure: 0099
Left wall in bedroom 7, level 1.
Figure: 0100
Rear wall in bedroom 7 on level 1, left side.

Figure: 0101
Rear wall in bedroom 7 on level 1, right side.

Figure: 0102
Right wall in bedroom 7. level 1.
Figure: 0103
Ceiling in bedroom 7, level 1.

Figure: 0104
Left wall in the family room, level 1.

Figure: 0105
Rear wall in the family room on level 1, left side.
Figure: 0106

Rear wall in the family room, level 1, right side.

Figure: 0107

Front wall in the family room on level 1, right side.

Figure: 0108

Front wall in the family room on level 1, left side.
Figure: 0109
Right wall in the family room, level 1.

Figure: 0110
General view on the rear balcony.

Figure: 0111
General view on the rear balcony.
Figure: 0112
General view on the rear balcony.

Figure: 0113
General view on the rear balcony.

Figure: 0114
Metal roof on the sun room.
Figure: 0115
Roof tiles on the house.

Figure: 0116
Roof tiles on the house.

Figure: 0117
Roofing on the garage.
Figure: 0118

EXTERNAL

Rear wall of the house.

Figure: 0119

Rear wall of the house.

Figure: 0120

Rear wall of the house.
Figure: 0121
Right wall of the garage, left side.

Figure: 0122
Right wall of the garage, right side.

Figure: 0123
Rear wall in the garage.
Figure: 0124
Cracking in the concrete slab in the garage.

Figure: 0125
Cracking in the concrete slab in the garage.

Figure: 0126
Left wall in the garage.
Figure: 0127
Left wall in the garage.

Figure: 0128
Roofing in the garage.

Figure: 0129
Roofing in the garage.
Figure: 0130
Right wall in the garage.

Figure: 0131
Front wall in the garage.

Figure: 0132
Left wall in the garage.
Figure: 0133
General view of the pathway on the right side of the house.

Figure: 0134
Right wall of the house.

Figure: 0135
Right wall of the house. Obstructed access.
Figure: 0136
Right wall of the house.

Figure: 0137
Right wall of the house.

Figure: 0138
Right boundary fence.
Figure: 0139
Rear boundary fencing.

Figure: 0140
General view of the backyard.

Figure: 0141
Paving in front of the garage.
Figure: 0142
General view on the left side of the house.

Figure: 0143
General view of the front of the garage.

Figure: 0144
Left wall of the house.
Figure: 0145
Left wall of the house.

Figure: 0146
Left wall of the house.

Figure: 0147
Left wall of the house.
Figure: 0148
Left wall of the house, front side.

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

Figure: 0150
Left wall of the house, front side.
Figure: 0151
Paving on the left side of the house.

Figure: 0152
Left wall of the house.

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

Figure: 0155
Front wall of the house.

Figure: 0156
Right wall of the house on the front portch.
Figure: 0157
Cracking in the paving on the front porch.

Figure: 0158
Cracking in the paving on the front porch.

Figure: 0159
Right wall on the front porch.
Figure: 0160
Right wall on the front porch.

Figure: 0161
Ceiling on the front porch.

Figure: 0162
Front wall of the house.
Figure: 0163
Front wall of the house.

Figure: 0164
Front wall of the house.

Figure: 0165
Gapping between the mortar joints in the front wall of the house, below the window.
Figure: 0166
Front wall of the house.

Figure: 0167
Cracking in the front wall of the house, right side.

Figure: 0168
Right side of the house.
Figure: 0169
Front boundary fence.

Figure: 0170
Front boundary fence.

Figure: 0171
Front boundary fence.
Figure: 0172
General view of the front yard.

Figure: 0173
General view of the front yard.

Figure: 0174
General view of the driveway.
Figure: 0175
General view of the front boundary fence.

Figure: 0176
General view of the front wall of the house.

Figure: 0177
Roof tiles on the house.
Figure: 0178
Roof tiles on the house.

Figure: 0179
Roof tiles on the house.

Figure: 0180
Roof tiles on the house.
Figure: 0181

Roof tiles on the house.