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:

18 Smalls Road
RYDE NSW 2112

INSPECTION DATE:

5 December 2018

JOB REFERENCE:

AD2583Q

INSPECTOR:

Faran Daneshgari
Structural Engineer
MEngSc

WEATHER:

Cloudy, 23°C

REPORT PREPARED BY:

Kimberly Keen
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 fence;
(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 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 untradesman like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:
Single-family, residential property

Building type:
Single-storey, timber cladding 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:
18 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:
• Cracking in the front right corner in bedroom 3. See photo 46
• Peeling paint in the ceiling in bedroom 3. Typical throughout. See photo’s 47, 48
• Cracking in the rear right corner in bedroom 3. See photo 49
• Cracking in the rear left corner in bedroom 3. See photo 50
• Damage in the timber in the left wall in the laundry. See photo 51

External Building Elements:
Type & Condition:
• Damage and cracking in the right wall of the house, rear side. See photo 66
• Peeling paint in the window frame in the front wall of the house, left side. See photo’s 86, 87
• Peeling paint in the window frame at the front left corner of the house. See photo’s 88

Garage/Carport:
Type & Condition:
• Not applicable

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:
• Cracking in the paving at the rear right corner of the house. See photo 70
• Cracking in the paving on the right side of the house. See photo’s 71, 72
• Damage in the concrete slab on the front porch, right side. See photo 79
• Cracking in the pathway on the front side of the house. See photo’s 94-96

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

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. Cracking in the front right corner in bedroom 3. See photo 46
2. Peeling paint in the ceiling in bedroom 3. Typical throughout. See photo’s 47, 48
3. Cracking in the rear right corner in bedroom 3. See photo 49
4. Cracking in the rear left corner in bedroom 3. See photo 50
5. Damage in the timber in the left wall in the laundry. See photo 51
6. Damage and cracking in the right wall of the house, rear side. See photo 66
7. Cracking in the paving at the rear right corner of the house. See photo 70
8. Cracking in the paving on the right side of the house. See photo’s 71, 72
9. Damage in the concrete slab on the front porch, right side. See photo 79
10. Peeling paint in the window frame in the front wall of the house, left side. See photo’s 86, 87
11. Peeling paint in the window frame at the front left corner of the house. See photo’s 88-90
12. Cracking in the pathway on the front side of the house. See photo’s 94-96

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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18 SMALLS ROAD
RYDE

Figure: 0001

INTERNAL

Right wall in bedroom 1.

Figure: 0002

Front wall in bedroom 1.

Figure: 0003
Figure: 0004
Left wall in bedroom
1.

Figure: 0005
Left wall in bedroom
1.

Figure: 0006
Rear wall in bedroom
1.
Figure: 0007
Ceiling in bedroom 1.

Figure: 0008
Front wall in the front hallway.

Figure: 0009
Left wall in the front hallway.
Figure: 0010

Rear wall in the front hallway.

Figure: 0011

Right wall in the front hallway.

Figure: 0012

Right wall in the front hallway.
Figure: 0013

General view of the ceiling in the front hallway.

Figure: 0014

Left wall in bedroom 2.

Figure: 0015

Rear wall in bedroom 2.
Figure: 0016
Right wall in bedroom 2.

Figure: 0017
Front wall in bedroom 2.

Figure: 0018
Ceiling in bedroom 2.
Figure: 0019

Left wall in the dining room.

Figure: 0020

Rear wall in the dining room.

Figure: 0021

Front wall in the dining room.
Figure: 0022
General view of the ceiling in the dining room.

Figure: 0023
Rear wall in the living room.

Figure: 0024
Right wall in the living room.
Figure: 0025
Front wall in the living room.

Figure: 0026
Front wall in the living room.

Figure: 0027
Left wall in the living room.
Figure: 0028

General view of the ceiling in the living room.

Figure: 0029

Right wall in the kitchen.

Figure: 0030

Rear wall in the kitchen.
Figure: 0031
Left wall in the kitchen.

Figure: 0032
Front wall in the kitchen.

Figure: 0033
General view of the ceiling in the kitchen.
Figure: 0034
Rear wall in the rear hallway.

Figure: 0035
Rear wall in the rear hallway.

Figure: 0036
Front wall in the rear hallway.
Figure: 0037
Left wall in the rear hallway.

Figure: 0038
Right wall in the rear hallway.

Figure: 0039
General view of the ceiling in the rear hallway.
Figure: 0040
Front wall in bedroom 3.

Figure: 0041
Left wall in bedroom 3.

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

3. Figure: 0044
Right wall in bedroom 3.

3. Figure: 0045
Right wall in bedroom 3.
Figure: 0046
Cracking in the front right corner in bedroom 3.

Figure: 0047
Peeling paint in the ceiling in bedroom 3. Typical throughout.

Figure: 0048
Peeling paint in the ceiling in bedroom 3.
Figure: 0049

Cracking in the rear right corner in bedroom 3.

Figure: 0050

Cracking in the rear left corner in bedroom 3.

Figure: 0051

Damage in the timber in the left wall in the laundry.
Figure: 0052
Left wall in the laundry.

Figure: 0053
Rear wall in the laundry.

Figure: 0054
Rear wall in the laundry.
Figure: 0055
Front wall in the laundry.

Figure: 0056
Front wall in the laundry.

Figure: 0057
Right wall in the laundry.
Figure: 0058

EXTERNAL

Shed at the rear left corner of the property.

Figure: 0059

Rear wall of the house.

Figure: 0060

Rear wall of the house.
Figure: 0061
Rear wall of the house.

Figure: 0062
Left wall of the neighbouring garage.

Figure: 0063
Left wall of the neighbouring garage.
Figure: 0064
Right wall of the house.

Figure: 0065
Right wall of the house

Figure: 0066
Damage and cracking in the right wall of the house, rear side.
Figure: 0067
Right wall of the house.

Figure: 0068
Right wall of the house.

Figure: 0069
Right wall of the house.
Figure: 0070
Cracking in the paving at the rear right corner of the house.

Figure: 0071
Cracking in the paving on the right side of the house.

Figure: 0072
Cracking in the paving on the right side of the house.
Figure: 0073
Right wall of the house.

Figure: 0074
Right wall of the house.

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

Figure: 0077
Front wall of the house, right side.

Figure: 0078
Front wall of the house, right side.
Figure: 0079

Damage in the concrete slab on the front porch, right side.

Figure: 0080

General view of the front porch.

Figure: 0081

General view of the front porch.
Figure: 0082
Ceiling on the front porch.

Figure: 0083
Left wall on the front porch.

Figure: 0084
Front wall of the house, right side.
Figure: 0085
Front wall of the house, left side.

Figure: 0086
Peeling paint in the window frame in the front wall of the house, left side.

Figure: 0087
Peeling paint in the window frame in the front wall of the house, left side.
Figure: 0088
Peeling paint in the window frame at the front left corner of the house.

Figure: 0089
Peeling paint in the window frame at the front left corner of the house.

Figure: 0090
Peeling paint in the window frame at the front left corner of the house.
Figure: 0091
Left side of the house.

Figure: 0092
Front yard of the house.

Figure: 0093
Front yard of the house.
Figure: 0094
Cracking in the pathway on the front side of the house.

Figure: 0095
Cracking in the pathway on the front side of the house.

Figure: 0096
Cracking in the pathway on the front side of the house.
Figure: 0097

General view of the front wall of the house.

Figure: 0098

Roof tiles on the house.

Figure: 0099

Roof tiles on the house.
Figure: 0100
Roof tiles on the house.

Figure: 0101
Roof tiles on the house.

Figure: 0102
General view of the front yard.
Figure: 0103
General view of the front yard.

Figure: 0104
General view of the front yard.

Figure: 0105
Left boundary fence.
Figure: 0106

Landscaping at the left boundary of the property.

Figure: 0107

Landscaping at the left boundary of the property.

Figure: 0108

Front wall of the house.
Figure: 0109
General view of the front yard.

Figure: 0110
General view of the front yard.