

BUILDING INSPECTION REPORT



HAWK EYE
BUILDING INSPECTIONS

Inspector: Adam Spencer

123 Sample Street Hastings 4120
Inspection prepared for: Valued Customer
Real Estate Agent: Private Sale
Date Of Inspection: 16/10/2021 11.00am
Age Of Home: Approximately 1965
Size Of Home: 2 bedroom, 1 bathroom, 1 carport approximately 80 sqm

HS/1073

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The inspection agreement - Please read it carefully.

PROFESSIONAL LIABILITY POLICY NUMBER:COM-P0053030

PUBLIC LIABILITY POLICY NUMBER: LLO-P0053020

RESIDENTIAL PROPERTY INSPECTION REPORT (Building Inspection). The purpose of the inspection is to identify significant defects visible at the time of inspection, As per NZS4306 2005

BY ACCEPTING THIS AGREEMENT: You agree that this document forms the agreement between client and inspector. In Ordering the Inspection and the accompanying report, You agree that the inspection will be carried out in accordance with the following clauses, which define the Scope and Limitations of the inspection and report.

SCOPE OF THE INSPECTION & THE ENGAGEMENT CONTRACT

- 1) **EXTENT OF REPORTING:** Major defect findings. A general impression regarding the extent of minor defects. Any major defect uncovered in the course of the inspection and documented in the report that is an urgent and serious safety hazard.
- 2) **INSPECTION, REPORT AND CERTIFICATE OF INSPECTION:** The inspection of the Building Elements as outlined in NZS4306:2005. The certificate of inspection will be supplied with the inspection report.
- 3) **THE INSPECTION** will be carried out in accordance with NZS42306:2005 a copy of the NZS Standard may be obtained from Standards New Zealand.
- 4) **THE INSPECTION AND REPORT** compare the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability. No prediction of future conditions, warranties or guarantees are given.
- 5) **ALL INSPECTIONS ARE A NON-INVASIVE VISUAL INSPECTION** and are limited those areas and sections of the property to which Reasonable Access was both available and permitted on the day and time of the inspection.
- 6) **THE INSPECTION WILL NOT** involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
- 7) **THE INSPECTOR CANNOT** see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive special purpose inspection was not performed unless a separate contract is entered into with the client and property owner.
- 8) **THIS INSPECTION WILL** report on the presence or not of pest activity or pest damage if found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.
- 9) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.
- 10) **SUBJECT TO REASONABLE AND SAFE ACCESS**, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, services, Identified ancillary spaces and building including accessory units. From the main building, 30 meters including fences within the property boundary. Reasonable Access means access to areas as defined in NZS4306:2005 the standard defines reasonable access as access to areas where safe, unobstructed access is provided and the minimum clearances specified in the table below are available or where these clearances are not available, areas within the consultant's unobstructed line of sight.

ACCESS TABLE:

- Roof void access manhole 450 x 400mm
- Crawl space above access manhole 600 x 600mm minimum clearance

- Access hole from a 3.6m ladder
- Sub-floor vertical access hole 500 x 400mm minimum
- Timber floor vertical clearance 400mm from underside bearer
- Concrete floor 500mm vertical clearance
- Roof exterior accessible from a 3.6m ladder or other such access that meets OHS requirements

11) **REPORT OWNERSHIP:** The inspector named in this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named in the report.

12) **THE WRITTEN REPORT** prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this contract understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report and further understands and agrees, Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy-two hours (72) hours after the inspection report has first been delivered to Client.

13) **THE INSPECTION** will not cover or report on the following conditions; Neighbourhood usage such as pests, closeness to mines, public transport, hotels, sewer drainage or underground plumbing, stormwater drains, public entertainment venues etc. Document analysis e.g. plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.

14) **THE INSPECTION** will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc. including unauthorised or illegal plumbing or electrical work. Unauthorised or illegal building work. The durability of exposed finish materials.

15) The presence of dampness is not always consistent as weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

16) This inspection and report do not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: Electrical inspectors, Plumbing Inspectors, hydraulics; Geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services. In the interests of safety, inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

17) Where possible, the records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood-prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether the council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

DEFINITION OF TERMS: Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

FUNCTIONAL - Performing it's function and it's condition is appropriate or typical for it's age.

MAINTENANCE - A system or component requiring maintenance appears to be functioning or not, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MAJOR DEFECT - A defect of sufficient magnitude when rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

SAFETY HAZARD - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

N/A - Item not applicable or not present.

Summary of Items

The summary immediately below in "red" consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues, the information in the Report shall override that in this Summary.

If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.

Hall/Passage

Page 10 Item: 4 Linen Cupboard 4.3. Mould and water damaged framing observed in cupboard, recommend removal/replacement as required by a licensed builder for health purposes

Bedroom 1

Page 11 Item: 1 Wall Condition 1.2. High moisture readings and mould observed to the exterior facing wall, recommend further invasive review by a licensed builder/building surveyor for timber deterioration, moisture/mould as this can be a structural or health issue. Please note that during a non invasive inspection the inspector cannot determine internal framing condition or extent of moisture.

Page 12 Item: 4 Robe/Cupboard 4.2. High moisture reading and mould observed to lining, recommend further invasive review and repairs/replacement of lining by a licensed builder for health purposes

Bedroom 2

Page 13 Item: 1 Wall Condition

1.2. Elevated moisture reading and mildew observed to the exterior facing wall, recommend further invasive review by a licensed builder/building surveyor.

Bathroom

Page 14 Item: 2 Walls Condition

2.2. High moisture reading noted on the exterior facing wall, recommend further invasive review by a licensed builder and repairs/replacement as required

Page 15 Item: 8 Bath surround

8.1. High moisture reading and deterioration observed near bath surround. Recommend invasive review by a licensed plumber and repairs/replacement as required

Page 15 Item: 10 Traps/Drains Condition

10.1. High moisture reading and evidence of water damage observed, recommend further invasive review by a licensed plumber and repairs/replacement as required

Laundry

Page 17 Item: 2 Walls Condition

2.2. Unstable internal wall and high moisture metre reading observed near tub, recommend further invasive review by a licensed builder and repairs/replacement as required to restore structural integrity.

Page 17 Item: 4 Laundry Tub/Sink Condition

4.1. High moisture reading observed and active leak observed below laundry tub, recommend further invasive review by a licensed plumber, and repairs/replacement as required

Exterior of the Building

Page 26 Item: 1 Wall Cladding Condition

1.5. Damaged fibre cement cladding observed, caution this product may contain asbestos. It is recommended a licensed builder competent in handling possible asbestos containing materials tests and repairs/replaces as required to make safe and prevent water ingress
1.6. Minor cracks observed to render in areas. Recommend an exterior plasterer repairs/seals to ensure adequate weather protection

Page 28 Item: 6 Window/Frame Conditions

6.3. Wood rot observed to joinery, recommend review by a licensed builder for repairs/replacement as required to restore condition and prevent further deterioration

Page 28 Item: 8 Paint condition

8.2. Protective paint coating is in aged condition, recommend review by a qualified painter to prep and paint to ensure adequate water protection

Roof & Drainage System

Page 31 Item: 2 Roof Cladding Condition

2.3. Original decromastic tile roof installed, surface corrosion, dents and deterioration to the protective paint coating observed, recommend review by a qualified roof painter to repair, prep and paint to adequately protect and extend lifespan, or replacement in the near future as the roof is considered nearing the end of its life span

Page 32 Item: 6 Gutter Condition

6.3. Decromastic stone chip in gutters may contain asbestos, recommend a gutter cleaning professional cleans the gutters to make safe and ensure adequate drainage

Site/Grounds

Page 36 Item: 3 Grounds Observations

3.1. Loose fibre cement sheet may contain asbestos, recommend a licensed builder competent in handling possible asbestos containing materials removes for safety purposes

INSPECTION DETAILS

1. Consultant's Name:

Adam Spencer

2. Inspection Type:

Express Residential Pre-Purchase Building Inspection Report.

3. Person's In Attendance:

Building Inspector
Tenant/s

4. Occupancy:

The Property is occupied by a tenant

5. Building Information:

This is a duplex
Building orientation - North West

6. Building Structure:

Concrete slab foundation - Monolithic solid stucco and fibre cement exterior cladding - Timber and aluminium window joinery - Plasterboard interior lined walls - Hardwood pitched roof framing - Decromatic metal tile roof cladding

TPS electrical wiring - Copper and p v c plumbing

7. Levels:

One story

8. Weather conditions:

Clear

9. Other Recommended Inspection:

Plumbing Inspection
Mould Inspection
Invasive moisture inspection

Hall/Passage

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 1.1. In average condition at the time of inspection
- 1.2. Due to deterioration to linen cupboard it is recommended repairs/replacement by a licensed builder

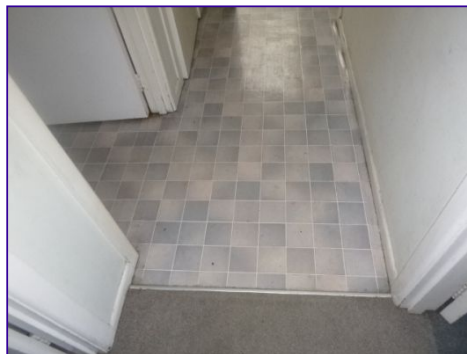


2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In average condition at time of the inspection
- 2.2. Vinyl of this era may contain asbestos. While left in good condition it is considered safe. If renovating then testing and the correct safety precautions are recommended



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In average condition at time of the inspection
- 3.2. Ceiling access installed



4. Linen Cupboard

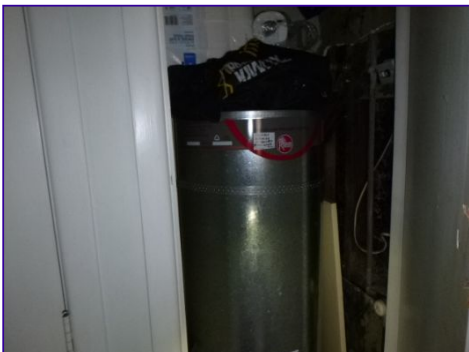
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. In poor condition at time of the inspection

4.2. Hot water unit installed

4.3. Mould and water damaged framing observed in cupboard, recommend removal/replacement as required by a licensed builder for health purposes



5. Comments

No smoke alarm observed. Recommend installing smoke alarms on each level and within 3m of, or in each bedroom for fire safety purposes
 Recommend repairs/replacement of wardrobe lining and framing due to mould and wood deterioration

Bedroom 1

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. In poor condition at the time of inspection

1.2. High moisture readings and mould observed to the exterior facing wall, recommend further invasive review by a licensed builder/building surveyor for timber deterioration, moisture/mould as this can be a structural or health issue. Please note that during a non invasive inspection the inspector cannot determine internal framing condition or extent of moisture.



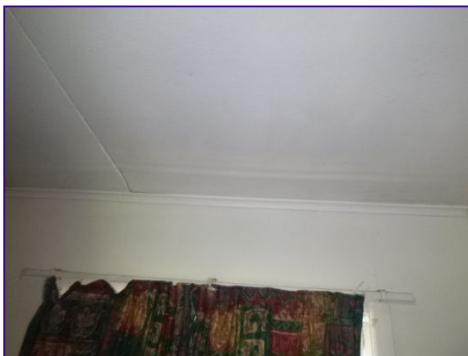
Mould and high moisture reading

2. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Sagging ceiling lining noted, recommend a licensed builder repairs to restore function and safety.



3. Window(s) Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In average condition at time of the inspection

3.2. Peeling paint and mould observed, recommend cleaning, scraping and painting to adequately protect

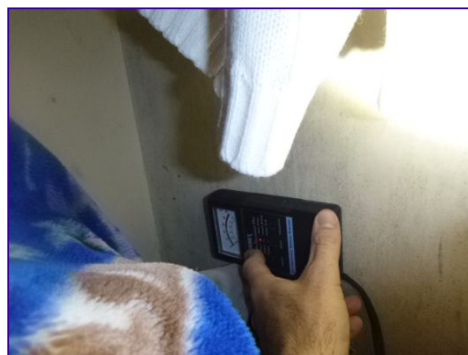


4. Robe/Cupboard

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.1. In average condition at time of the inspection

4.2. High moisture reading and mould observed to lining, recommend further invasive review and repairs/replacement of lining by a licensed builder for health purposes



5. Comments

High moisture readings and mould observed to the exterior facing wall and wardrobe, recommend further invasive review by a licensed builder/building surveyor for timber deterioration, moisture/mould as this can structural or health issue. Please note that during a non invasive inspection the inspector cannot determine internal framing condition or extent of moisture.

Bedroom 2

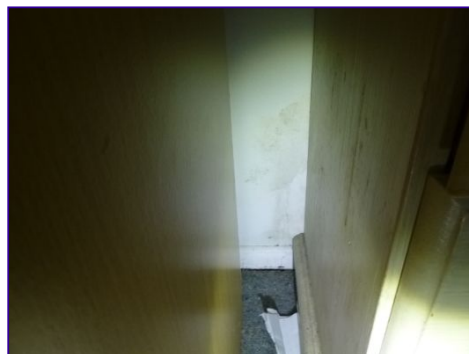
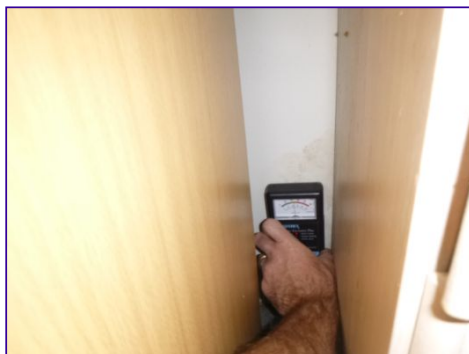
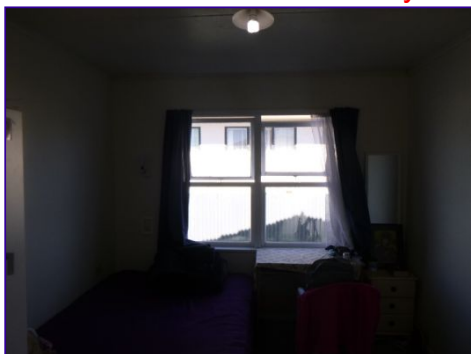
1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. In average condition at the time of inspection

1.2. Elevated moisture reading and mildew observed to the exterior facing wall, recommend further invasive review by a licensed builder/building surveyor.



Elevated reading

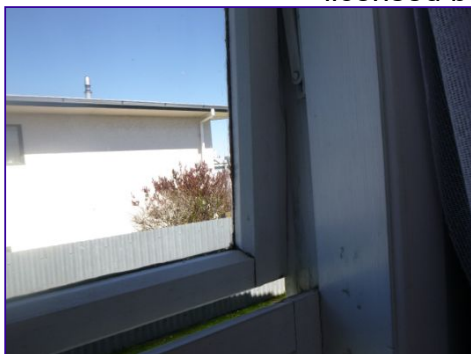
2. Window(s) Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. In average condition at time of the inspection

2.2. Wood rot observed to window , recommend repairs/replacement by a licensed builder to improve condition



3. Comments

Elevated moisture metre reading observed to exterior facing wall, recommend further invasive review by a licensed builder
 Recommend repairs /replacement of the window joinery

Bathroom

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

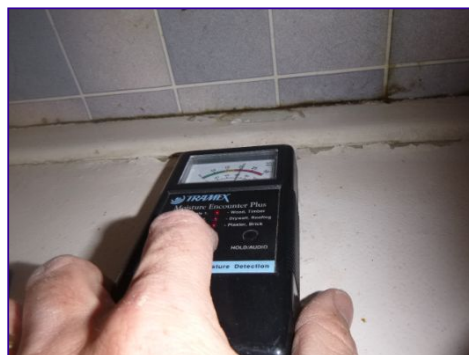
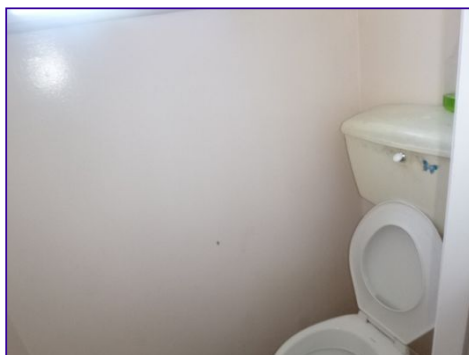
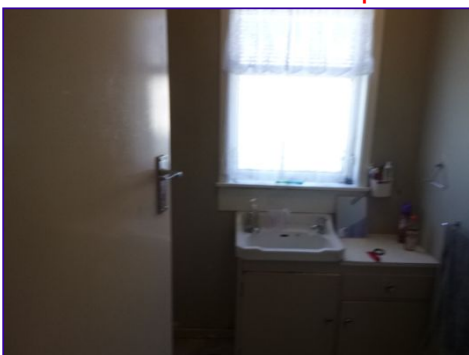
Off hall/passage

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In average condition at the time of inspection
- 2.2. High moisture reading noted on the exterior facing wall, recommend further invasive review by a licensed builder and repairs/replacement as required



High moisture reading

3. Floor condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In average condition at time of the inspection
- 3.2. Vinyl of this era may contain asbestos. While left undisturbed it is considered safe to the occupants. If renovating then testing and the correct safety precautions are recommended

4. Door/s Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

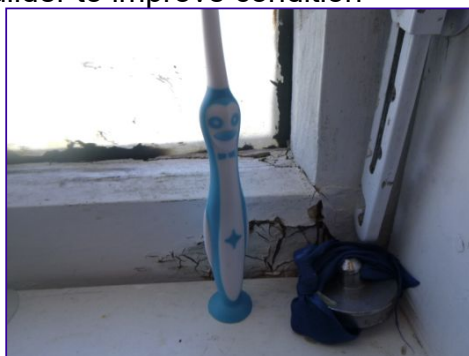
- 4.1. In average condition at time of the inspection
- 4.2. Door does not latch , recommend repairs/adjustment for security purposes

5. Window/s

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 5.1. In poor condition at time of the inspection
- 5.2. Wood rot observed to window , recommend repairs/replacement by a licensed builder to improve condition



6. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

6.1. None observed, recommend a licensed electrician install an exterior vented exhaust fan for adequate ventilation and moisture control.

7. Tub/Spa Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Bathtub

Observations:

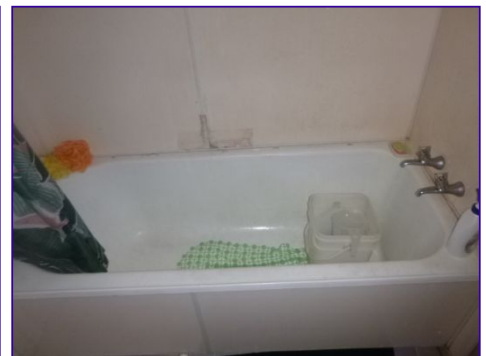
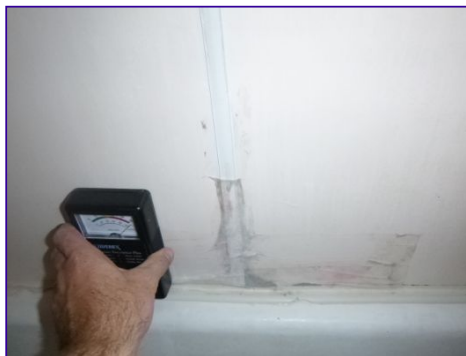
7.1. Due to high moisture readings it is recommended further invasive review by a licensed plumber

8. Bath surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

8.1. High moisture reading and deterioration observed near bath surround. Recommend invasive review by a licensed plumber and repairs/replacement as required



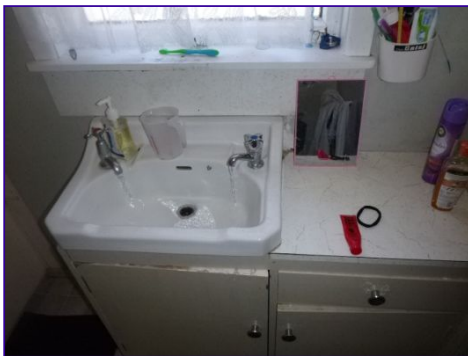
High moisture reading

9. Sink/s condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

9.1. In serviceable condition at the time of inspection



10. Traps/Drains Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

10.1. High moisture reading and evidence of water damage observed, recommend further invasive review by a licensed plumber and repairs/replacement as required

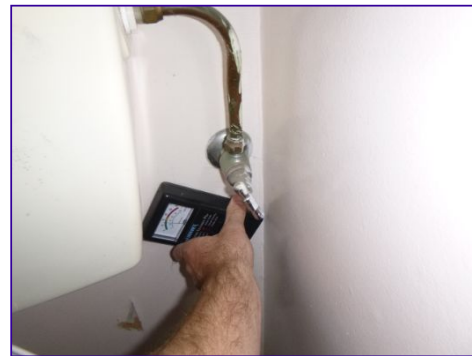


11. Toilet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 11.1. In serviceable condition at the time of inspection
- 11.2. Tested dry at the time of inspection and no leaks observed



12. Comments

High moisture readings observed near plumbing fixtures and exterior walls, it is recommended further invasive review by a licensed plumber and builder and repairs/replacement as required

Laundry

Note: The visible portions of the laundry room, area were observed to determine their condition at the time of inspection. The walls, ceiling, window/s, doors, floor, washer hook ups, drain connections, fixtures, counters, cabinets, sinks, drains, outlets were observed to determine their condition at the time of inspection. Testing the washer or dryer by running the equipment through a wash, dry cycle is beyond the scope of this report. Associated items or components that are concealed from view, inaccessible at the time of inspection are excluded from this report.

1. Laundry Location

Off hallway

2. Walls Condition

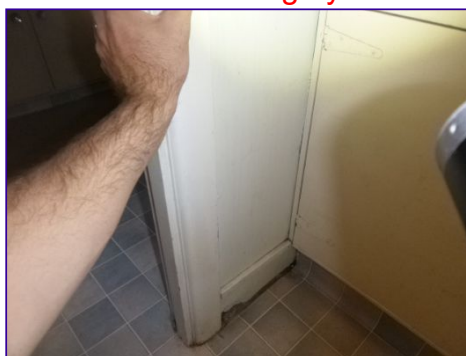
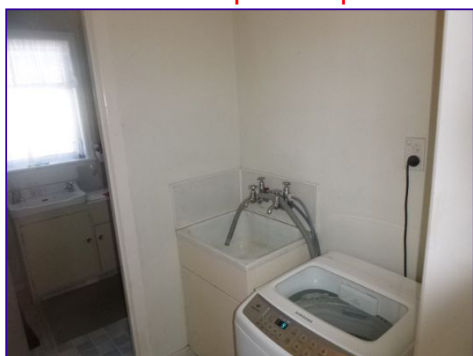
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Plasterboard

Observations:

2.1. In poor condition at the time of inspection

2.2. Unstable internal wall and high moisture metre reading observed near tub, recommend further invasive review by a licensed builder and repairs/replacement as required to restore structural integrity.



Loose wall

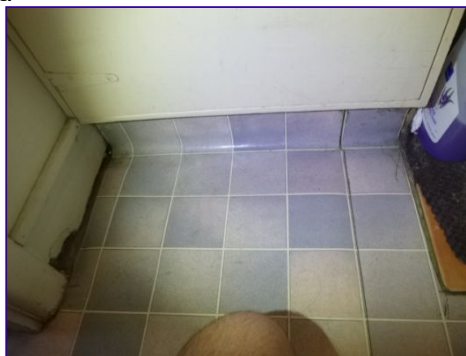
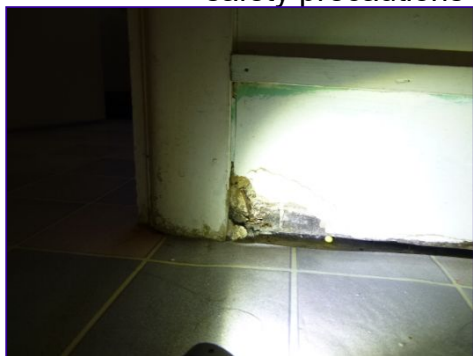
3. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In average condition at time of the inspection

3.2. Vinyl of this era may contain asbestos. While left undisturbed it is considered safe to the occupants. If renovating then testing and the correct safety precautions are recommended



4. Laundry Tub/Sink Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. High moisture reading observed and active leak observed below laundry tub, recommend further invasive review by a licensed plumber, and repairs/replacement as required



High moisture reading

5. Comments

High moisture readings observed near laundry tub , it is recommended further invasive review by a licensed plumber and builder and repairs/replacement as required

Kitchen

Note: The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

Please note: appliance testing is not in the scope of a standard building inspection.

1. Kitchen Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Plasterboard

Observations:

- 1.1. In average condition at the time of inspection
- 1.2. Dry at the time of the inspection.



Dry at the time of the inspection.

2. Kitchen Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 2.1. In poor condition at time of the inspection
- 2.2. Vinyl of this era may contain asbestos. While left undisturbed it is considered safe to the occupants. If renovating then testing and the correct safety precautions are recommended



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Soft board sheet

Observations:

- 3.1. In average condition at time of the inspection
- 3.2. Damaged ceiling lining observed, recommend repairs by an interior plasterer to improve appearances



4. Kitchen Windows Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 4.1. In average condition at time of the inspection
- 4.2. Peeling paint observed, recommend scraping and painting to adequately protect

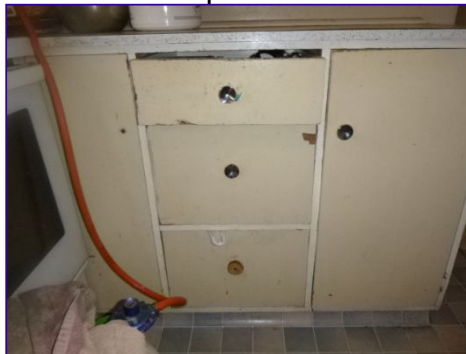


5. Kitchen Cabinet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 5.1. In average condition at the time of inspection
- 5.2. Shelves are sagging and kitchen is in aged condition, recommend repairs/replacement to improve condition



6. Kitchen Bench Top Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 6.1. In serviceable condition at the time of inspection



7. Kitchen Sink Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Stainless Steel

Observations:

- 7.1. In serviceable condition at the time of inspection



8. Traps/Drains/Supply Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 8.1. In serviceable condition at the time of inspection
- 8.2. Tested dry below sink and no leaks observed at the time of inspection



9. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
			X	X

Observations:

- 9.1. Not installed, it is recommended to install an exterior vented fan/range hood to aid in controlling moisture in the kitchen area
- 9.2. Recommend removal of un-flued cooker and gas bottle as this is a health and safety concern to occupants



10. Comments

Dry at the time of inspection
 Recommend removal of gas bottle and cooker for health and safety concerns
 Overall the kitchen is in aged condition

Lounge Room

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 1.1. In average condition at the time of inspection
- 1.2. Dry at the time of the inspection.
- 1.3. Heat pump installed, not tested as part of the inspection



Dry at the time of the inspection.

2. Door Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 2.1. In average condition at time of the inspection
- 2.2. Door binds, recommend a licensed builder sands/planes to ease function
- 2.3. Mesh screen is damaged, recommend a joiner replaces to improve condition

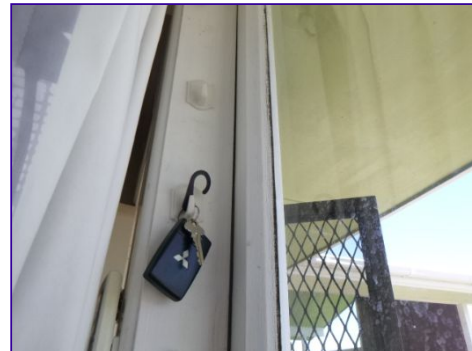
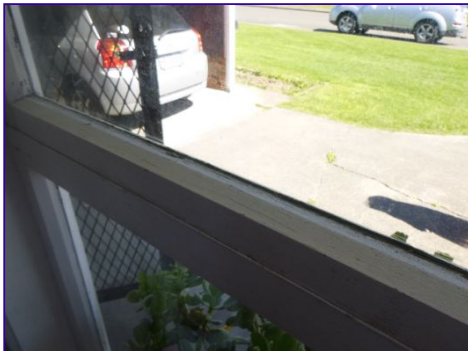


3. Window(s) Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 3.1. In average condition at time of the inspection
- 3.2. Peeling paint observed, recommend scraping and painting to protect from further deterioration



4. Comments

Dry at the time of inspection
No significant concerns observed

Attic/Roof Void

1. Methods Used to Inspect

How Inspected: Accessible - The visible and assessable roof space was inspected from inside the roof space, however, not every component is inspected due to varying heights, design and insulation.

2. Framing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Style: Hardwood pitched framing

Observations:

2.1. In average condition attributing to it's age and era



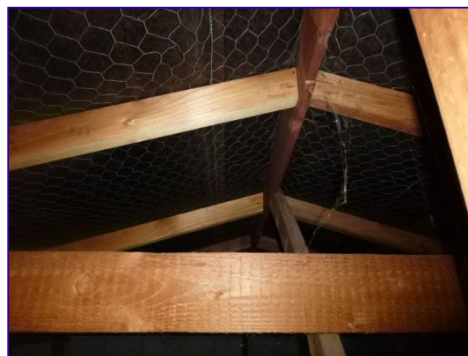
3. Cladding underside Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Building paper

Observations:

3.1. In dry condition at time of the inspection



4. Ceiling Insulation

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Fibre glass batts

Observations:

4.1. Insulation is considered low, recommend an insulation contractor upgrades to improve energy efficiency to the home

4.2. Fibre glass 90mm thickness R value 1.7



5. Party Wall

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. Fire wall is present, however, no guarantee can be given to the fire integrity or performance of this wall in the event of a fire.



6. Electrical Comments

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

6.1. TPS electrical wiring installed, no concerns observed at the time of inspection



7. Comments

No significant structural concerns observed

Exterior of the Building

Note: At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

1. Wall Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Monolithic solid stucco

Fibre cement sheet

Observations:

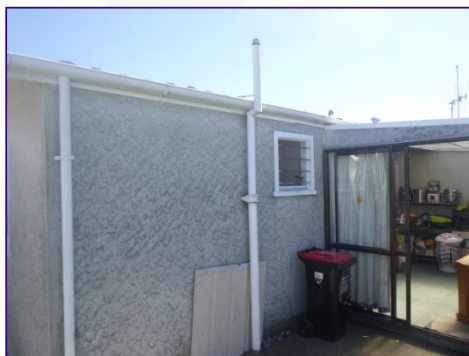
- 1.1. In average condition at the time of inspection
- 1.2. Monolithic cladding type present. Please note that this type of cladding offers no ventilation or cavity to the internal framing and relies heavily on the protective paint coating to prevent water ingress into the home. Therefore it is vital to ensure that the protective paint coating is maintained to a high standard
- 1.3. Fibre cement products may contain asbestos. While this is left well sealed and not disturbed it is considered safe to the occupants. If disturbed or renovating then testing and the correct safety precautions are recommended.
- 1.4. Mould/mildew observed, recommend soft washing walls to prevent moisture retention
- 1.5. **Damaged fibre cement cladding observed, caution this product may contain asbestos. It is recommended a licensed builder competent in handling possible asbestos containing materials tests and repairs/replaces as required to make safe and prevent water ingress**
- 1.6. **Minor cracks observed to render in areas. Recommend an exterior plasterer repairs/seals to ensure adequate weather protection**



North West wall



South West wall



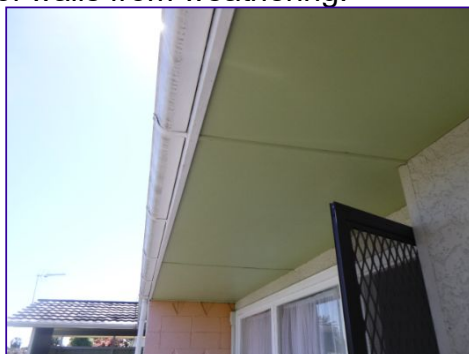
South East wall

2. Eave/Soffit linings

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 2.1. Caution - Fibre cement linings may contain asbestos. While left non disturbed it is considered safe. If disturbing then testing and the correct safety precautions are recommended
- 2.2. Less than 600mm width, this is considered below average for the protection of walls from weathering.



3. Differential Movement

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 3.1. No significant differential movement observed at the time of inspection.

4. Weep holes/Vents

Functional	Maintenance	Major Defect	Safety Hazard	N/A
				X

Observations:

- 4.1. No weep holes present with this type of construction, this offers no cavity to aid in draining any moisture ingress

5. Damp damage

Functional	Maintenance	Major Defect	Safety Hazard	N/A
	X			

Observations:

- 5.1. Timber deterioration observed to window joinery, recommend repairs/replacement as required by a licensed builder
- 5.2. Due to high moisture readings and cracking in areas, it is recommended further invasive review by a licensed builder/building surveyor



6. Window/Frame Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Aluminium joinery

Timber joinery

Observations:

- 6.1. In poor condition at time of the inspection
- 6.2. Recommend a licensed painter seals around windows/door frames and paint as necessary to maintain adequate protection
- 6.3. Wood rot observed to joinery, recommend review by a licensed builder for repairs/replacement as required to restore condition and prevent further deterioration



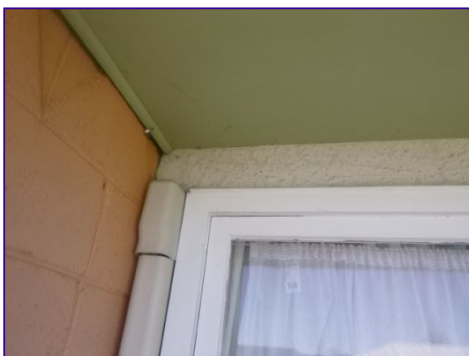
7. Flashings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- 7.1. In serviceable condition at the time of inspection



8. Paint condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 8.1. Monolithic cladding type installed, it is important to maintain protective paint coating to a high standard to prevent water ingress and any cracking is sealed immediately
- 8.2. Protective paint coating is in aged condition, recommend review by a qualified painter to prep and paint to ensure adequate water protection



9. Visible Foundation Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Type: Concrete Slab

Observations:

- 9.1. The visible slab edge found to be in average condition at the time of inspection
- 9.2. Minimum ground clearances are average around the home. Ground clearances aid in preventing rising damp issues. The recommended clearances are 150mm above paving and 225mm above soil
- 9.3. Cracking observed to cement parging, recommend an exterior plasterer repairs to prevent water ingress and further cracking

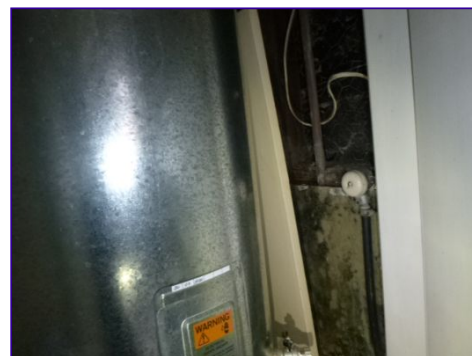


10. Hot Water Unit/s

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X			X	

Observations:

- 10.1. This unit was in working condition at the time of the inspection.
- 10.2. Unit Manufacture date: 2020
- 10.3. Electric hot water storage unit
- 10.4. Mould and wood deterioration observed in the hot water cylinder cupboard, recommend review for repairs/replacement is required of lining and framing



11. Electric Meter

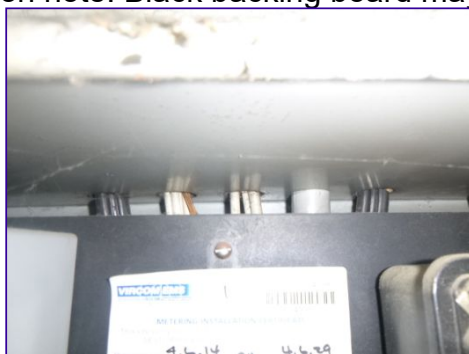
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Location: Right Side

Observations:

11.1. The electrical wiring appears to be in fair condition.

11.2. Caution note: Black backing board may contain asbestos



12. Exterior Comments

Recommend repairs to the damaged exterior cladding to ensure adequate weather protection and to make safe

- Recommend a qualified painter washes, preps and paints the exterior cladding to adequately protect
- Recommend repairs / replacement of damaged window joinery

Roof & Drainage System

1. Methods Used to Inspect Roof

Walked on Roof Surface.

2. Roof Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Decromastic metal tile

Observations:

- 2.1. Roof appeared in average condition at the time of inspection
- 2.2. Caution note: Decromastic tiles of this era may contain asbestos. While undisturbed it is considered safe. If renovating then testing and the correct safety precautions are recommended
- 2.3. Original decromastic tile roof installed, surface corrosion, dents and deterioration to the protective paint coating observed, recommend review by a qualified roof painter to repair, prep and paint to adequately protect and extend lifespan, or replacement in the near future as the roof is considered nearing the end of its life span



3. Valley condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In average condition at time of the inspection
- 3.2. Surface corrosion observed. Recommend a licensed roof painter seal with rust guard paint to extend there life.



4. Roof Flashing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Galvanised

Observations:

- 4.1. In average condition at time of the inspection

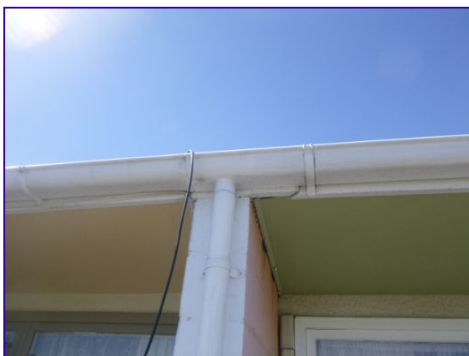


5. Facia/Barges

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 5.1. In average condition at the time of inspection
- 5.2. Recommend prepping and painting as part of routine maintenance



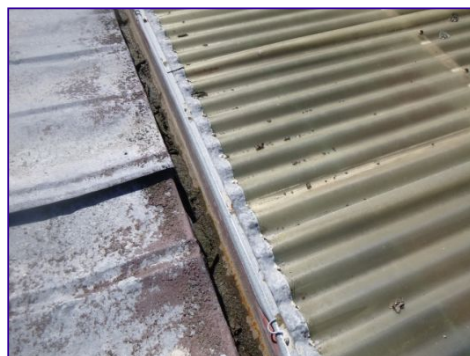
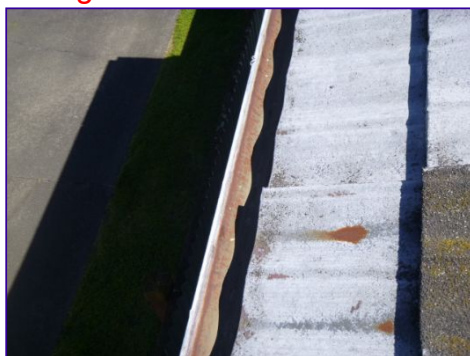
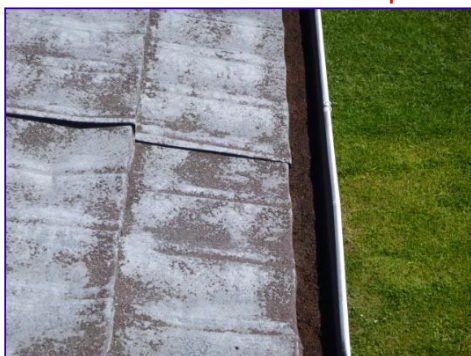
6. Gutter Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X		X	

Materials: Galvanised

Observations:

- 6.1. In average condition at time of the inspection
- 6.2. Surface corrosion observed in areas, recommend ongoing maintenance or replacing the gutters in the near future as they are considered near the end of their lifespan.
- 6.3. Decromastic stone chip in gutters may contain asbestos, recommend a gutter cleaning professional cleans the gutters to make safe and ensure adequate drainage



7. Downpipes

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 7.1. In average condition at the time of inspection, discharging appropriately. Recommend securing gutter to stormwater drain



8. Comments

Recommend review by licensed roofer for repairs/replacement as required due to overall condition

Carport

1. Carport Type

Type: Single carport

2. Roof Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Decromastic metal tile

Observations:

- 2.1. In average condition at the time of inspection
- 2.2. Same as house roof



3. Gutter/ Downpipes Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Galvanised gutters

Plastic

Observations:

- 3.1. In average condition at the time of inspection, discharging appropriately in the stormwater
- 3.2. Recommend clearing debris from gutters



4. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- 4.1. Noticeable cracking observed, recommend sealing cracks as necessary to prevent water ingress



5. Garage Wall Condition

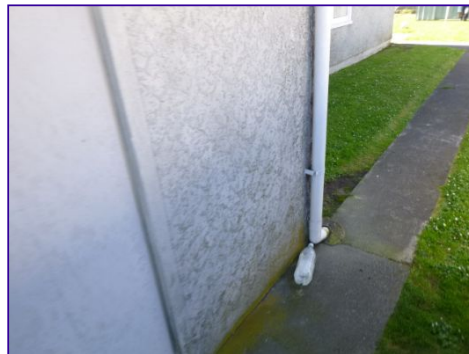
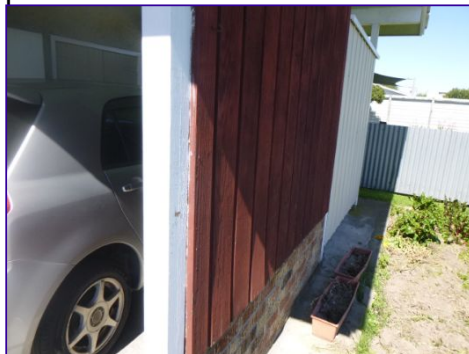
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Fibre cement sheet

Vertical weather board

Observations:

- 5.1. In average condition at the time of inspection
- 5.2. Fibre cement sheet may contain asbestos, recommend washing, prepping and painting to protect and seal
- 5.3. Weatherboard warping, recommend securing and staining where the board to improve condition



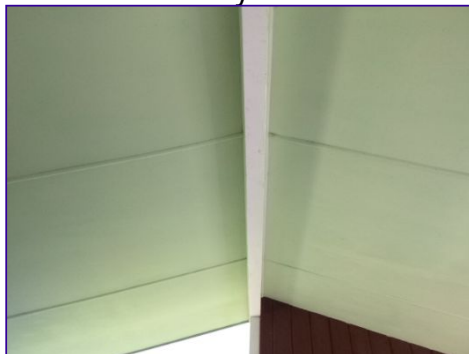
6. Ceiling Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Fibre cement sheet

Observations:

- 6.1. In average condition at the time of inspection
- 6.2. Fibre cement sheet may contain asbestos



7. Comments

Recommend maintenance to the roof
 Recommend maintenance to the wall cladding

Site/Grounds

1. Driveway Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Concrete

Observations:

- 1.1. In average condition at the time of inspection
- 1.2. Common cracks noted, recommend sealing to prevent water ingress



2. Off Street Car Parking

Observations: Adequate off street car parking has been provided for 1 car

3. Grounds Observations

Functional	Maintenance	Major Defect	Safety Hazard	N/A
			X	

Observations:

- 3.1. Loose fibre cement sheet may contain asbestos, recommend a licensed builder competent in handling possible asbestos containing materials removes for safety purposes



4. Lot Grade and Drainage Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 4.1. Flat Lot
- 4.2. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. It is recommended monitoring surface water flow during rain periods, if water flows toward the structure it is recommended assessment by a licensed drain layer
- 4.3. There is a dip in the ground on the right side of home, recommend this area is filled to prevent water pooling near the foundation which can cause seepage and damage



5. Fence Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Sides and back fence only

Observations:

- 5.1. In average condition at time of the inspection
- 5.2. The fence is undulating in areas, recommend repairs by a licensed builder to improve condition



6. Gate/s condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Steel frame gate

Observations:

- 6.1. In average condition at time of the inspection
- 6.2. Gate is out of alignment, recommend adjustment/repairs to restore correct function



7. Site Comments

- Recommend removal of damaged fibre cement panel
- Recommend filling low spot in ground to prevent pooling of water

PROPERTY SUMMARY

1. Plumbing Summary:

Due to high moisture readings observed near plumbing fixture/s, it's recommended that a licensed plumber be consulted for further details.

2. Electrical Summary:

Whilst no deficiencies were observed, we are not electricians, it's always recommended that a licensed electrician be consulted for further details.

3. Structural Summary:

Structural defects were noted at the time of inspection to framing in the linen cupboard and internal laundry wall, recommend repairs/replacement by a licensed builder to restore structural integrity.

4. Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected.

5. Areas Not Inspected:

Reasonable access was gained to all areas.

6. Areas visually Obstructed:

Reasonable access was gained to all/other areas.

7. Areas To Gain Access:

Reasonable access was gained as needed.

8. Sub Floor Ventilation:

Not applicable with this type of construction.

9. Site Drainage:

Inadequate, The site drainage appears inadequate. Recommend contacting a licensed drainage plumber for further assessment.

10. CONCLUSION SUMMARY:

BELOW AVERAGE: The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends.

Thank you once again,

Adam Spencer

Hawk Eye Building Inspections

END OF REPORT