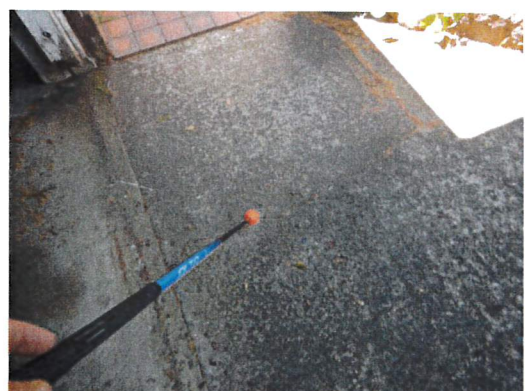


Section D Significant Items



Defects 3.1

Building:	Main Building
Location:	Driveway
Finding:	Crack in concrete slab - Category 2
Information:	A crack coded as Category 2 was identified in the slab. A Category 2 crack is described as a distinct crack, with the slab being noticeably curved or changed in level.
	To be considered Category 2, the approximate width of the crack is $<1.0\text{mm}$, or a change in offset of $<10\text{mm}$ when a 3m straight edge is placed over the defect.
	Category 2 cracks to slabs should be monitored for a period of 12 months. At the end of the monitoring period, cracks rated greater than Category 2 are considered defects that require rectification.



Section D Significant Items

Defects 3.11

Building:	Main Building
Location:	Yard - Back
Finding:	Gate - Broken
Information:	Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Defects 3.12

Building: Main Building

Location: All Areas

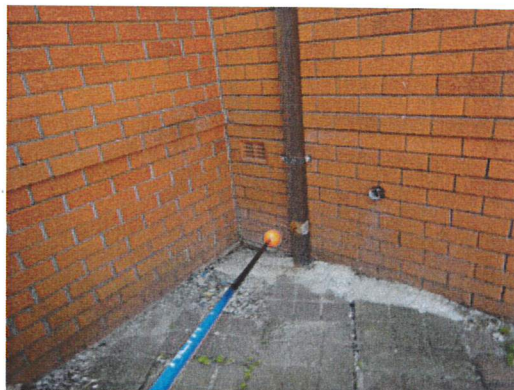
Finding: Roof plumbing - Rusted or corroded

Information: The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing.

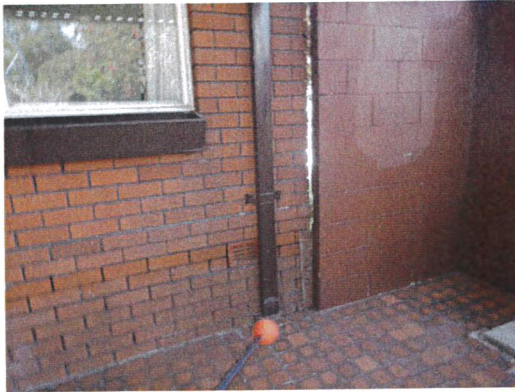
Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



Section D Significant Items



Defects 3.13

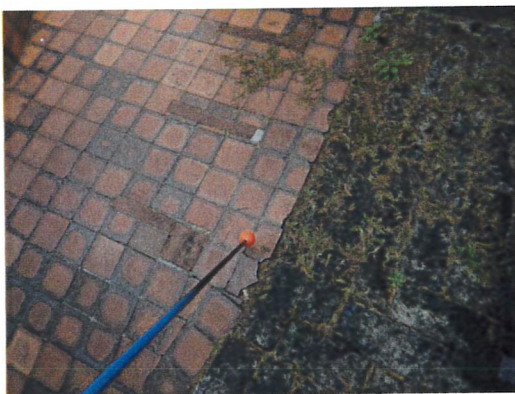
Building: Main Building

Location: Yard - Back

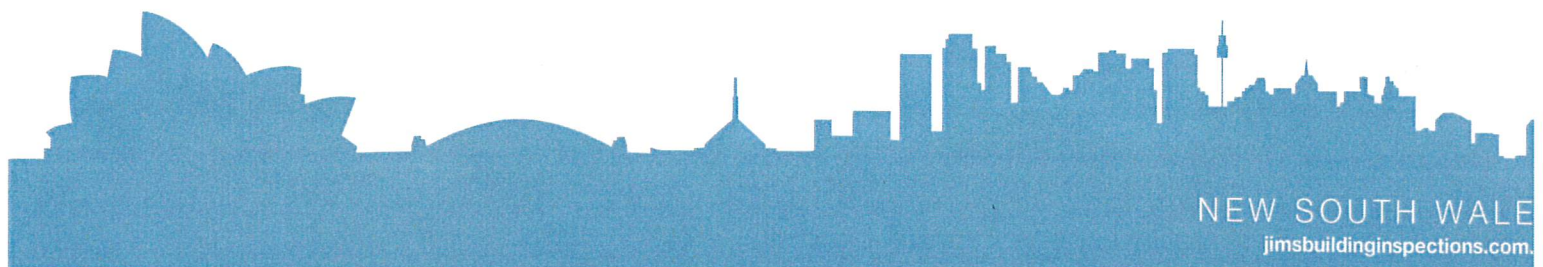
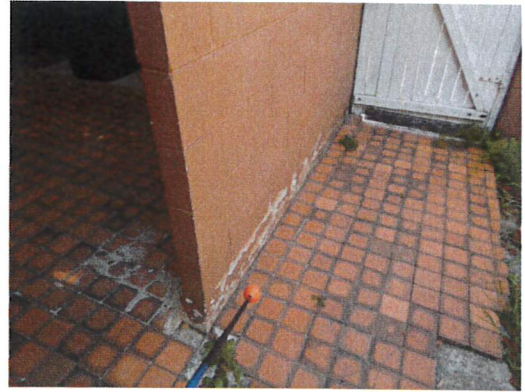
Finding: Tiles - Cracked or damaged

Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Section D Significant Items



Defects 3.14

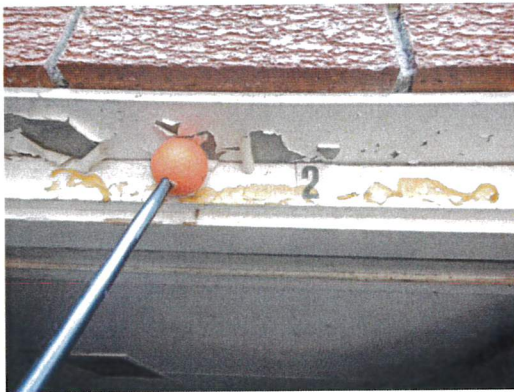
Building: Main Building

Location: Yard - Back

Finding: External painting deteriorated

Information: Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Defects 3.15

Building: Main Building

Location: Yard - Back

Finding: Brickwork - Efflorescence

Information: Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence. A cleaning contractor or general handyperson may be appointed to perform these works at the discretion of the client.



Defects 3.16

Building: Main Building

Location: Yard - Back

Finding: Roof sheets - Deteriorated

Information: Upon inspection of the exterior roofing, it was found that the roof sheets show signs of deterioration, with some sheets having come loose from their original fixing.

The roofing has sustained an array of issues due to the age of the materials and a lack of general maintenance over time, including loose sheeting, lifting and sagging of sheets, and deterioration of associated building elements.



Defects 3.17

Building: Main Building

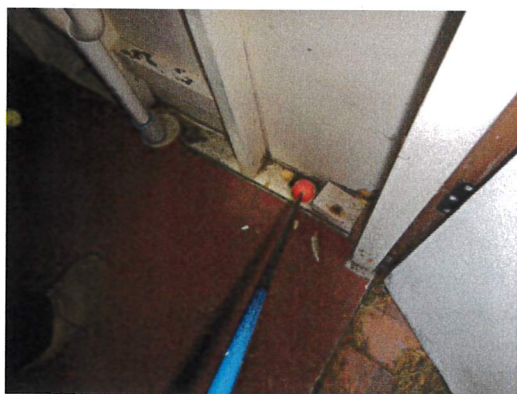
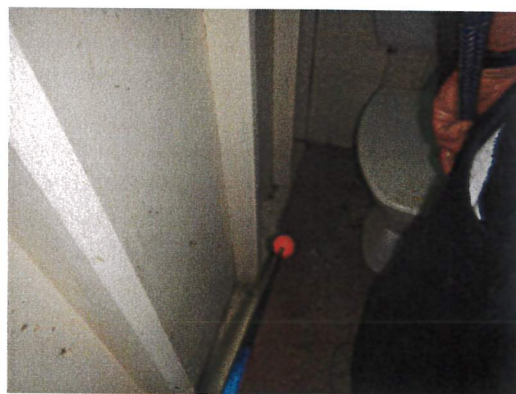
Location: Bathroom

Finding: Wood rot

Information: Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements.

A qualified carpenter or registered builder may also be required to replace affected building materials.



Section D Significant Items

Defects 3.18

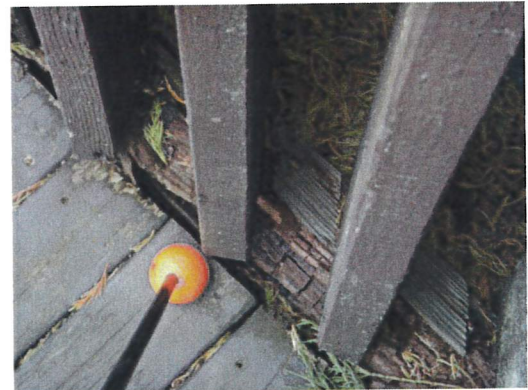
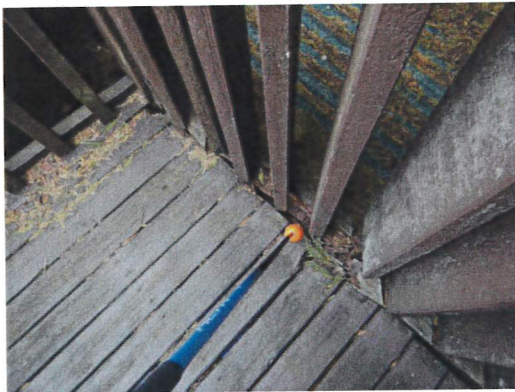
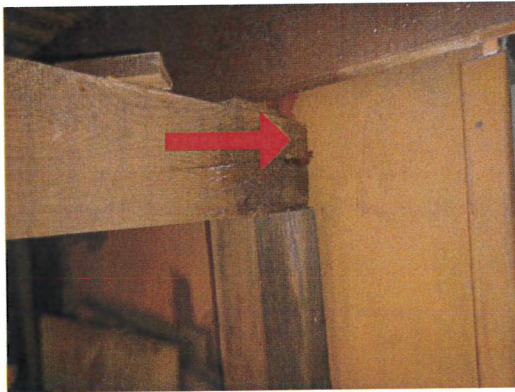
Building: Main Building

Location: Balcony

Finding: Wood rot

Information: This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

A qualified carpenter or registered builder may also be required to replace affected building materials.



Section D Significant Items



Defects 3.19

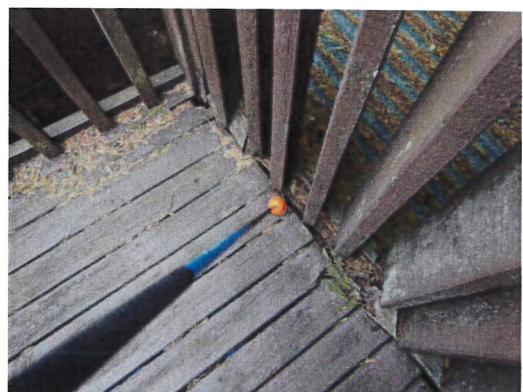
Building: Main Building

Location: Balcony

Finding: External painting deteriorated

Information: Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

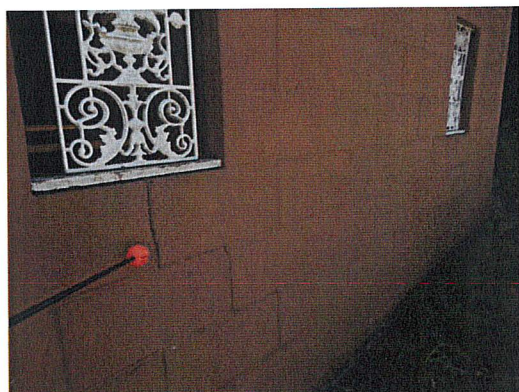


Section D Significant Items

Defects 3.2

Building:	Main Building
Location:	Fencing
Finding:	Blockwork - Step cracking
Information:	Step cracking was identified to the brickwork in this area at the time of inspection. Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer. Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.



Defects 3.21

Building: Main Building

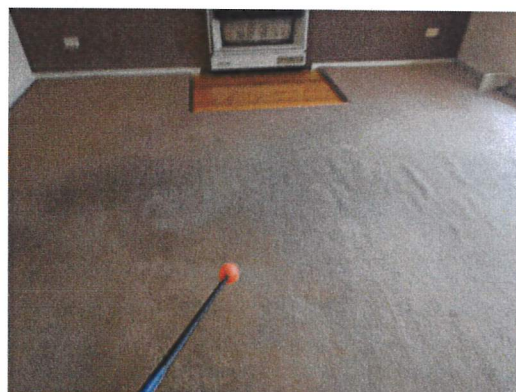
Location: Lounge Room

Finding: Water staining

Information: Water staining was evident in this area at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by other building elements.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



Defects 3.22

Building: Main Building
Location: Lounge Room
Finding: Ceiling - Water stained
Information: Water staining to ceiling linings in this area was evident at the time of inspection. Water staining indicates that surfaces have been exposed to excessive moisture over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

While mostly an appearance defect, water staining can be indicative of more serious defects, which may be currently concealed by interior ceilings.

Where water staining is active, a licensed plumber must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required. Replacement of any damaged structures is advised.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

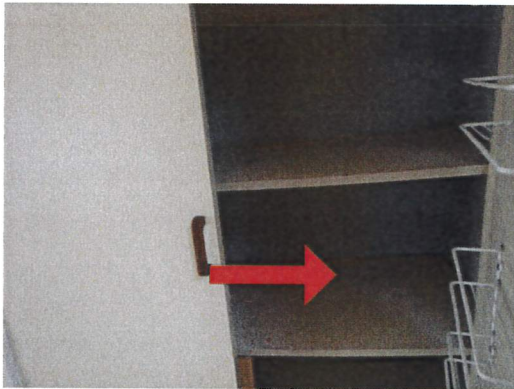


Section D Significant Items



Defects 3.23

Building: Main Building
Location: Kitchen
Finding: Cabinetry - Damaged
Information: Evidence of damage was identified.



Section D Significant Items



Defects 3.24

Building: Main Building

Location: Kitchen

Finding: Internal painting deteriorated

Information: Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.



Section D Significant Items

Defects 3.25

Building: Main Building
Location: Kitchen
Finding: Sealant
Information: Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is recommended to the wet areas, as this is a regular wear and tear defect.

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works.

