



Building Inspection Report

Inspection Date: Tue, 01 Oct 2019

Property Address: 94 Bantry Bay Road, Frenchs Forest NSW, Australia



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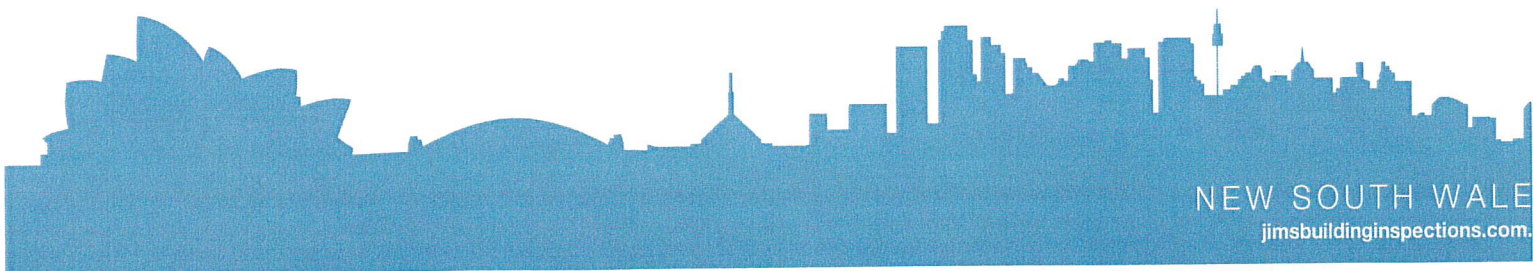
	The parties
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	Definitions to help you better understand this report
	Terms on which this report was prepared
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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date
Modified Date

Tue, 01 Oct 2019
Wed, 09 Oct 2019



The Parties

Name of Client:

Name of Principal (if applicable):

Job Address: 94 Bantry Bay Road, Frenchs Forest NSW, Australia

Client's Email Address:

Client's Phone Number:

Consultant: Grant Tremlett Ph: 0468 594 034
Email: collaroy@jimsbuildinginspections.com.au

Diploma in Applied Science (Building) / Asbestos Assessor

Company Name: Jim's Building Inspections (Collaroy)

Company Address and Postcode: Freshwater NSW 2096

Company Email: collaroy@jimsbuildinginspections.com.au

Company Contact Numbers: 0468 594 034

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Not Applicable



Section A Results of inspection - summary

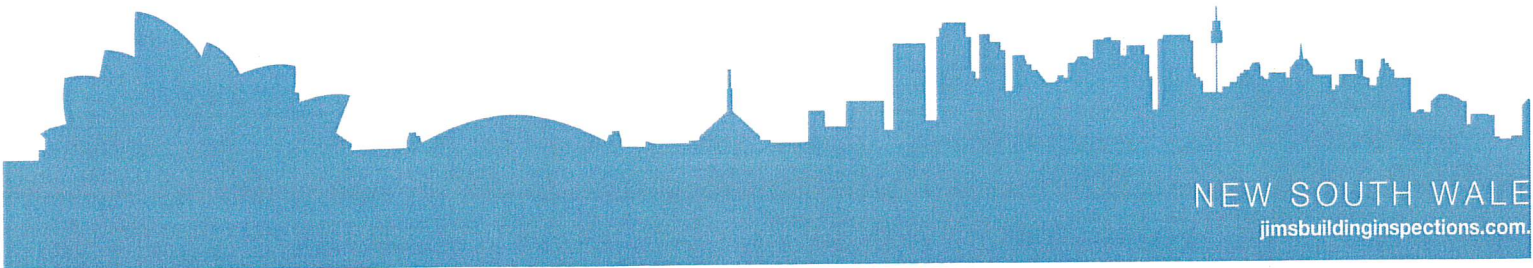
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Major Defect	✓	
Minor Defect	✓	

Additional specialist inspections:

- Termite and Timber Pest Technician / Licensed Pest Controller

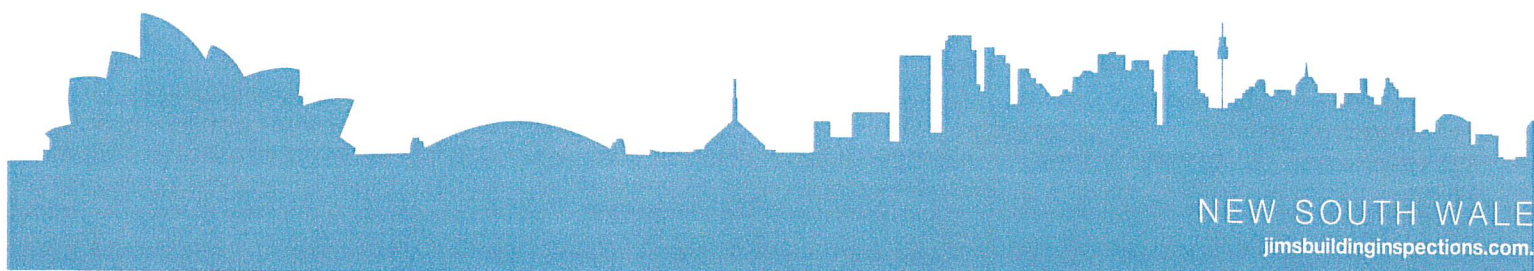
In summary the building, compared to others of similar age and construction is in the condition documented in this report.



Section B General

General description of the property

Building Type:	Residential
Number of Storeys:	Double
Main building – floor construction:	Brick Stumps or Piers, Slab - Monolithic or Slab on Ground, , Suspended Timber Frame, Timber with concrete areas
Main building – wall construction:	Timber Framed and Clad
Main building – roof construction:	Pitched, Tiled, Timber Framed, Flat, Corrugated Iron (e.g. Colourbond)
Other timber building elements:	Architectural Trims, Architraves, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Skirting Boards, Stair Railing, Staircase, Window Frames, Weatherboards
Other building elements:	Retaining Walls, Garage, Fence - Post and Rail Construction
Occupancy status:	Unoccupied
Furnished:	Unfurnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	East
Prevailing weather conditions at the time of inspection:	Overcast



Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Interior
- Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Subfloor.
- Roof Exterior.
- Areas of low roof pitch preventing full inspection.
- Areas of skillion or flat roof - no access.
- Exterior Roof Surface - Second Storey.
- Inside of the fencing.
- Outside of the fencing.
- Wall exterior due to obstructions.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Areas of skillion or flat roof - no access
- Ceiling cavity inspection was obstructed by approximately 25% due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Ceiling linings
- Chimney vents and flues
- Degree of roof incline too steep for safe access
- External concrete or paving
- Fixed ceilings



- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Lack of clearance - subfloor
- Rugs
- Stored items
- Vegetation
- Vehicles
- Wall linings
- Wallpaper or Wall Coverings

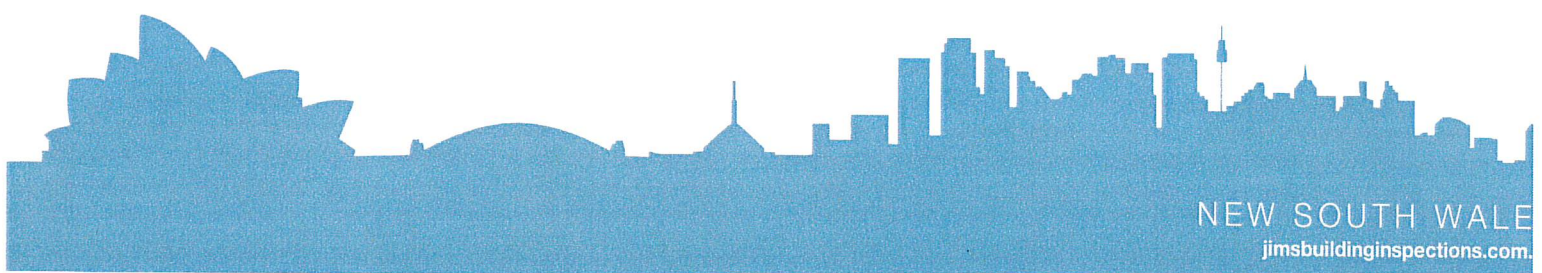
The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: High

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

Defects 1.01

Building: Main Building
Location: Yard - Back
Finding: Stairs - not installed
Information: No stairs have been installed to the external of the building.t.

The absence stair are a hazard and may cause personal injury.The installation external stairs is recommended as soon as possible. Works should be completed by a general handyman at the discretion of the client.



Major Defect

Defects 2.01

Building: Main Building

Location: All Areas

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.

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. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

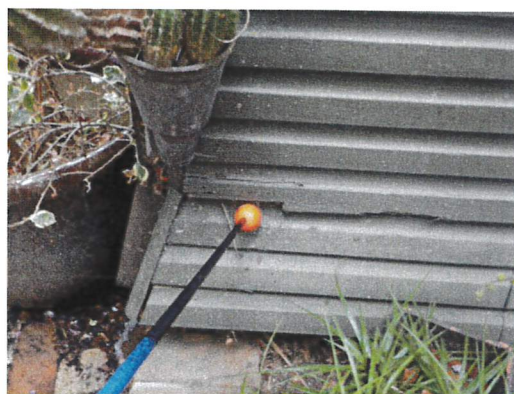
A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Section D Significant Items



Section D Significant Items



Defects 2.02

Building: Main Building
Location: All Areas
Finding: Carpet - Deteriorated
Information: Sections of the carpet floor covering appeared to be damaged. Replacement will be required in the near future.



Section D Significant Items



Defects 2.03

Building:	Main Building
Location:	All Areas
Finding:	External painting deteriorated
Information:	Much of the external paint work including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re paint.

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.



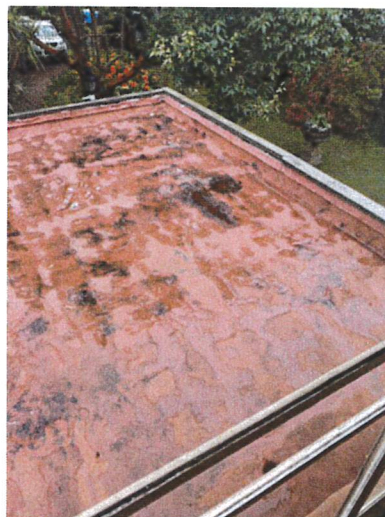
Section D Significant Items



Section D Significant Items



Section D Significant Items



Section D Significant Items



Minor Defect

Defects 3.01

Building: Main Building

Location: Bathroom

Finding: Building element - 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.

Section D Significant Items



Defects 3.02

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.

Section D Significant Items



Defects 3.03

Building: Main Building

Location: All Areas

Finding: Window - Cracked

Information: Cracks were identified in the window in this area. Cracking in windows is generally the result of impact damage, and is likely to develop further when left unmanaged.

The likelihood of this window pane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required. Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.