



OUR REF: 2112-12

DATE: 7.12.2021

PRE-SALE BUILDING INSPECTION STANDARD REPORT
(Australian Standards No 4349.1 - 2007)

ON DWELLING: **48 Charlestown Road**
 NEW LAMBTON HEIGHTS, NSW

FOR: **Michael and Judith Kennedy**



An inspection of the dwelling revealed it to be constructed from subfloor masonry walls and piers, and timber floor, wall and roof frames. The dwelling is externally clad with timber weatherboards and the roof is lined with terracotta tiles and sheet metal.

An inspection of the dwelling revealed it to be in a sound structural condition with no significant defects evident in the dwelling's framing components.

Observations made during the course of my inspection applicable on Tuesday 7th December 2021, were as follows:

The dwelling is facing approximately east to the street frontage. For the purpose of this report, the dwelling is facing east.

INTERNAL

1 – Entry

The entry is in good order.

2 – Hall

The hallway is in good order.

An electric smoke alarm device is installed to alert occupants of the adjacent bedrooms in the event of a fire.

There is a variation in the floor frame level sloping down towards the north-west corner, as a result of pier and footing settlements.

Pier & footing settlements are caused by moisture changes in foundation soils resulting in expansion & contraction. As the foundation soils become saturated or dry quickly the weight of the building causes the structure to settle downwards. Pier & footing settlements are common to a home of this age especially with minimal site drainage provisions installed around the perimeter of the building. Variations in floor levels are evident throughout the building.

The floor frame creaks underlive load adjacent to loungeroom requiring additional packing to tops of masonry wall and piers with a non compressible material.



3 – Bedroom 1 (centre east)

The bedroom is in good order.

The built-in cupboard doors are binding on each other requiring minor adjustments.

There is sag in the built-in cupboard shelving.

Window screens are missing and evident to other window throughout the dwelling.

The front French entrance doors require adjustments to achieve ease of operation.

Doors are binding on new carpet floor coverings.

4 – Bedroom 2 (front south-east)

The bedroom is in good order.

5 – Bathroom

The bathroom is in good order.

The bathroom is serviced by a shower recess, bathtub, pedestal basin, toilet, and cistern.

The shower recess' waterproofing membrane was water pressure tested; moisture readings of bottom sections of walls were low, which indicated that the waterproofing membrane was in good order at the time of the inspection. Grouting is lifting at the ceramic floor and wall tile junctions needs resealing with flexible sealant.



6 – Lounge Room

The lounge room is in good order.

The metal flue to the combustion wood heater will need to be checked and cleaned prior to ignition.

Timber double hung windows require new sash cords to achieve ease of operation.

7 – Dining Room

The dining room is in good order.

The timber doors are binding within the door frame requiring minor adjustments.

The French doors have had minor impact damage adjacent to the locking device and require new locks.

8 – Kitchen

The kitchen is in good order and the kitchen cupboards are in reasonable condition.

There is no mechanical exhaust fan installed to remove cooking vapour from the room area.

There is moisture swelling to the bottom edge of the pantry cupboard; due to water contact over the past years.

9 – Laundry

The laundry is located in a cupboard adjacent to the kitchen.
The laundry is serviced by a PVC washtub.

10 - Sunroom

The sunroom is in good order.

The roof frame is skillion construction, and there has been water ingress into the roof void tracking to the rear south-west corner; the water ingress is occurring in under the junction between the roof sheets and terracotta roof tiles.



GROUND FLOOR

11 – Storeroom

The storeroom is in good order.

The storeroom is deemed a non-habitable room area; the building code requirements state that the ceiling heights in a habitable room area are to be 2.4 metres.

Ground salts are appearing to the bottom sections of the brickwork which is indicating lateral moisture penetration; it is expected that the edge of the concrete slab and the masonry walls will become damp during pro-longed wet weather conditions.



12 - Bathroom

The bathroom is in good order.

The bathroom is serviced by a shower recess, vanity unit, toilet, and cistern.

The shower recess' has not been in use for some time; therefore a quick water pressure test may give false readings.

Monitor the waterproofing membrane for water escape after the shower has been in constant use.

The internal door is binding within the door frame requiring minor adjustments.



EXTERNAL

13 – Gutters

Metal gutters are in good order.

14 – Downpipes

Metal and PVC downpipes are in good order.

The front north-east, front south-east, and rear south-west downpipes are not or poorly connected to a stormwater drain.

15 – Fascias

Timber fascia-boards are in good order.

16 – Eaves

Fibre-cement eaves linings are in good order.

17 – Weatherboards

Timber weatherboards are in good order.

18 – Windows

Aluminium and timber window frames are in good order.

The timber window frames will require glazing panels to be re-puttied prior to sealing and painting in a maintenance programme.

19 – Roof Tiles

Terracotta roof tiles are in good order.

20 – Roof Sheets

The metal roof sheets are in reasonable order.

21 – Driveway

The exposed aggregate concrete driveway is in good order.

22 – Fences

Metal boundary fences are in good order.

Several metal fence panels exhibit surface rusting.

The front south metal access gate is in poor condition.

The timber posts and rail boundary fence on the front southern side requires conditional monitoring and maintaining.

23 – Rear Deck

The rear deck is constructed from timber floor frame, posts, roof frame and balustrade, and it is structurally adequate.

The timber roof rafters do not have any metal fixings brackets connecting to the roof beam.

The gutter has dislodged from the timber roof frame.

The timber entrance steps have recently been repaired in reasonable condition only.

Metal roof sheets are oxidising in several areas.

The timber floor frame fascia on the western side does exhibit fungal decay.





24 – Front Entry

The front entry is constructed from a concrete slab on fill, timber posts and roof frame and it is structurally adequate.

The roof valley is allowing rainwater ingress adjacent to the entrance door opening as the valley easily blocks with tree and leaf debris requiring regular cleaning.

The gable end timber pickets are in poor condition need renailling.



SERVICES

25 – Electrical

The dwelling’s electrical wiring has earth leakage circuit breakers. It is recommended the wiring be checked by a licensed Electrician for compliance & safety.

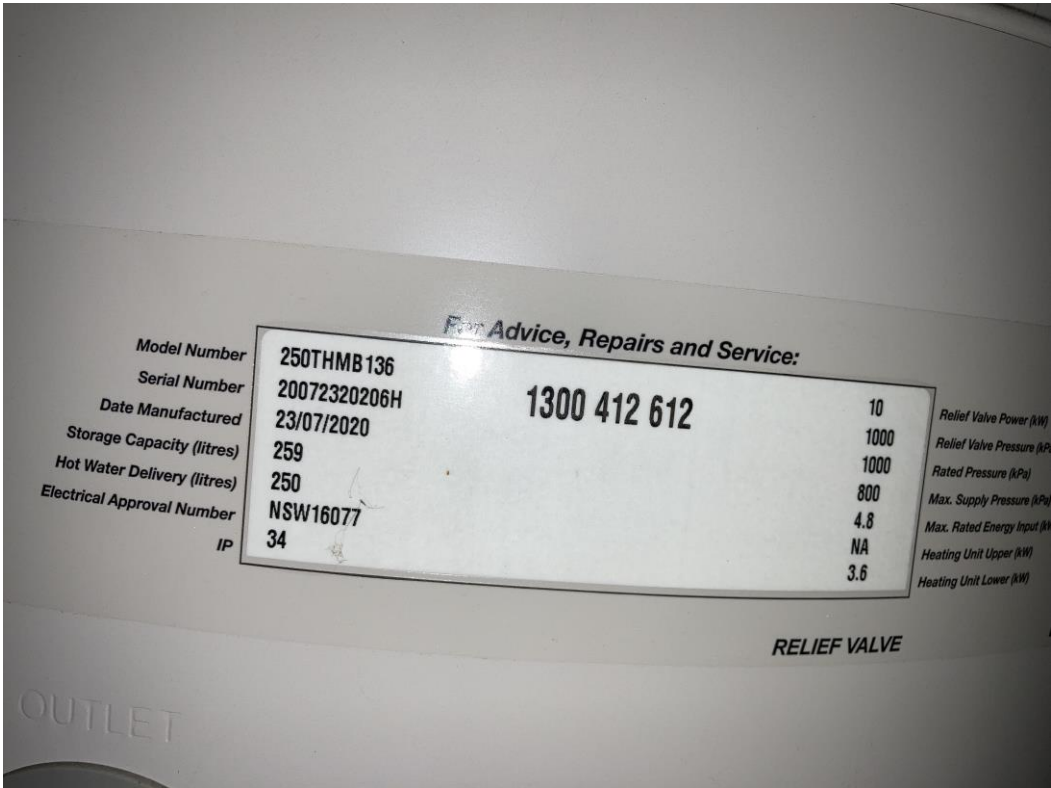
There are no termite sticker notices in the electrical meter box on any previous termite management systems.

26 – Plumbing

All water-feeder pipes, stormwater drainage systems, sewerage drainage systems, and gas services need to be checked by a licensed Plumber for serviceability.

27 – Hot Water Unit

The electric hot water unit is a 2020 model, 250 litre capacity and in good order located in the sub floor area.



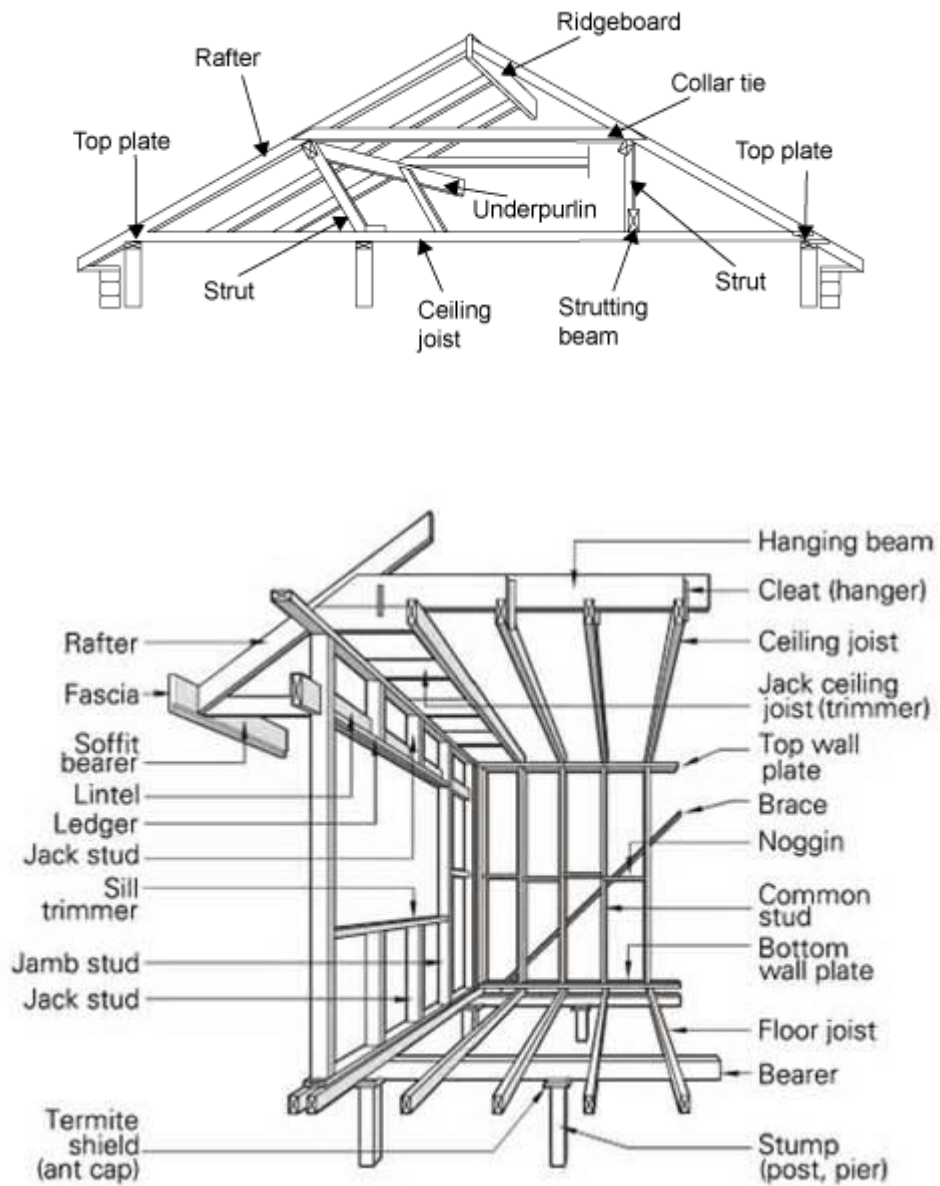
28 – Site Drainage

Minimal site drainage provisions have been installed around the perimeter of the dwelling.

The channel drain adjacent to the front entry has been poorly installed lifting outer ground soils and not serving its intended purpose of removing surface water ingress away from the building.



CONVENTIONAL TYPE ROOF FRAME



STRUCTURAL FRAMES

29 – Swimming Pool

The inground fibreglass pool was full of water during the inspection.
Further structural advice is recommended by a licensed Pool Consultant.

The concrete pool surrounds are in good order.

Pumps and filters are housed in a weatherproof shelter.
Operation of the pumps and filters needs to be confirmed by a licensed Electrician and Plumber.

30 – Floor Frame

The floor frame is constructed from hardwood bearers and joists, and timber tongue and groove floorboards.

The timber floor frame is structurally adequate due to its long-term performance.

Ventilation into the front north-east corner of the building is poor due to the close proximity of the floor frame above ground level, this also restricted crawl space access.

Ant-capping to the tops of the masonry walls and piers is inadequate and therefore it is recommended regular pest inspections be undertaken to ensure timber destroying pests do not enter the building undetected.

Drainage in preventing surface and seepage water from entering the subfloor area is reasonable.

It is anticipated that natural seepage water will ingress the subfloor area during prolonged wet weather.









31 – Wall Frames

A full inspection of timber wall frames was not possible as the wall frames are covered by internal wall linings and external weatherboards.

The wall frames from an external inspection and due to their long-term performance are structurally adequate.

32 – Roof Frame

The roof frame is a hardwood conventional type construction (refer enclosed diagram).

Due to the timber roof frame's long-term performance, it is presumed to be structurally adequate.

No foil sarking has been installed to the underside of terracotta roof tiles as a secondary moisture and thermal barrier.

The tops of the ceilings are insulated with cellose fibre.





SUMMARY

The building is approximately 60 years old.

Structural condition of the building is in good order.

Cosmetic condition of the building is in good order.

The following items need attending to:

- The electrical wiring and plumbing services checked by licensed tradespeople.

THIS REPORT REFERS TO THE CONDITIONS OBSERVED AT THE TIME OF INSPECTION BASED ON VISUAL OBSERVATION AND **DOES NOT INCLUDE:**

- 1) ANY ADDITIONAL ADVICE IN RESPECTS TO PEST CONTROL.
- 2) ANY ADDITIONAL ADVICE IN RESPECTS TO ELECTRICAL WIRING and PLUMBING SERVICES.
- 3) ANY ADDITIONAL ADVICE IN RESPECTS TO A STRUCTURAL ENGINEER, SURVEYOR OR SOLICITOR.
- 4) REFERENCE TO PARTS OF THE BUILDING NOT ACCESSIBLE OR COVERED WITH MATERIALS.
- 5) ANY REFERENCE AS TO WHETHER THE SITE IS CONTAMINATED IN ANY WAY OR ANY HAZARDOUS MATERIALS.

ASBESTOS DISCLAIMER. " No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos 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 contain asbestos. Even buildings built after this date up until the early 90s may contain asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing the asbestos or removing the asbestos.

DEFINITIONS (used in the) BUILDINGWISE REPORTS

Sub-standard 0-3: A category less than “below average”. Usually implying inadequate/inappropriate workmanship, &/or materials &/or significant deterioration evident. Parts of the building works may not be structurally adequate/appropriate &/or may be unsuitable for service &/or for intended use including items such as : weather tightness, Council compliance or safety issues. Immediate/extensive rectifications or action can be anticipated, usually work of a significant/expensive nature that may include partial demolition or reconstruction Further investigation may be warranted. The client should obtain written quotes for rectifications/repairs.

Below Average (Poor/Reasonable) 4-5: A standard less than the definition noted in “fair/average”. Usually implying that there may be some areas constructed not to trade standard or using inappropriate materials &/or failing, in parts, in the aspect of serviceability/adequacy for intended use. There may be less than a reasonable amount of prior maintenance, repairs & renovations. Generally this definition/classification will imply that rectifications should be carried out in the immediate short term & usually implies above average costs for rectifications/maintenance.

Fair Average Good Order) 6-8: This definition may imply terms such as: satisfactory, reasonable, serviceable, adequate. A standard no more than can be reasonably expected for the age/type/standard of building, bearing in mind the acceptable building methods/materials at the time of the original building works. Implicit in this description can be a reasonable amount of prior maintenance/renovations/repairs, some of which may have been done by numerous previous owners & not always to a trade standard. There may also be some general wear, neglect, weathering, decay, corrosion, irregularities but no major/significant deterioration or structural defects. Rectifications/repairs would normally be scheduled as per the maintenance program.

Above Average 9-10: A standard higher than the definitions noted in “fair/average”. Usually implying good workmanship & materials, close attention to appropriate maintenance/renovations/repairs. Generally this category would imply no immediate/urgent requirements for rectifications/repairs.

GENERAL APPRAISAL OVERVIEW

ADDRESS: **48 Charlestown Road**
 NEW LAMBTON HEIGHTS, NSW

Scale 1 to 10 { 1 = poor, graded to 10 = excellent }

STRUCTURAL CONDITION

Floor Frame	8
Wall Frame	8
Roof Frame	8

COSMETIC CONDITION

Wet Areas	7
Kitchen	7
Internal	7
External	7

<u>MAINTENANCE</u>	7
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SERVICE

Gutters Downpipes	7
Site Drainage	6

PROPERTY

Slope of Site	6
Vehicle Access	7
Privacy & Aspect	8

FACILITIES

Public Transport	8
Schools	7
Shops	7

Should you have any queries relating to this report, please do not hesitate to contact me.

Phone: **02 4957 8187**.

Yours faithfully
Peter J Moroney