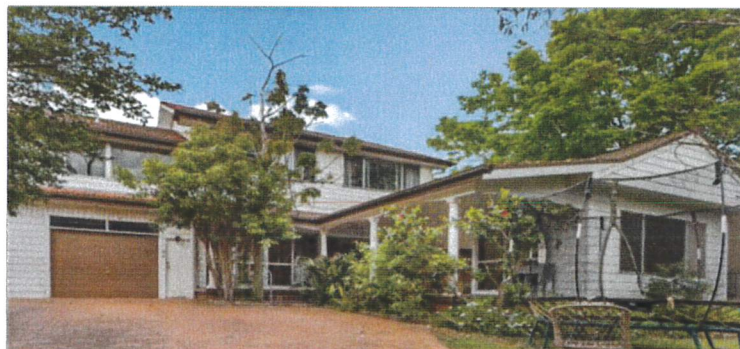




## Building Inspection Report

Inspection Date: Tue, 08 Oct 2019

Property Address: 5 Riverhill Ave, Forresterville

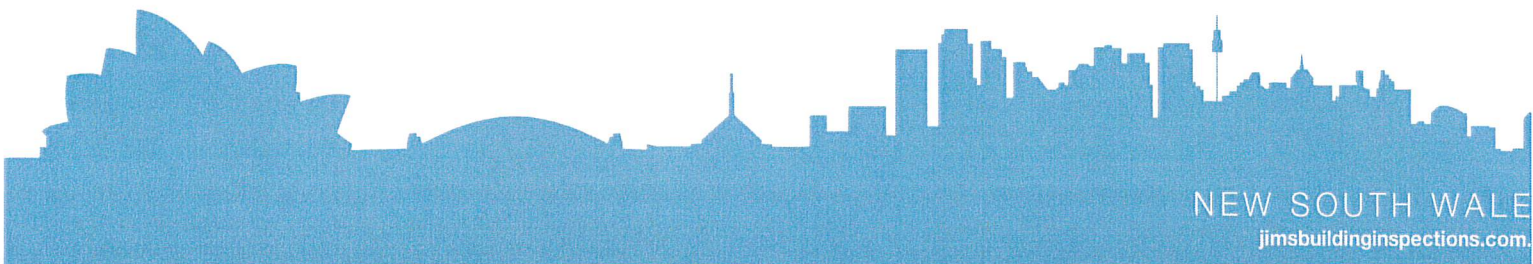


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	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions

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).



## The Parties

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Name of Client:

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Name of Principal (if applicable):

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Job Address: 5 Riverhill Ave, Forrestville

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Client's Email Address:

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Client's Phone Number:

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Consultant: Grant Tremlett Ph: 0439 893 552  
Email: collaroy@jimbuildinginspections.com.au

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Diploma in Applied Science (Building) / Asbestos Assessor

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Company Name: Jim's Building Inspections (Collaroy)

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Company Address and Postcode: Freshwater NSW 2096

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Company Email: collaroy@jimbuildinginspections.com.au

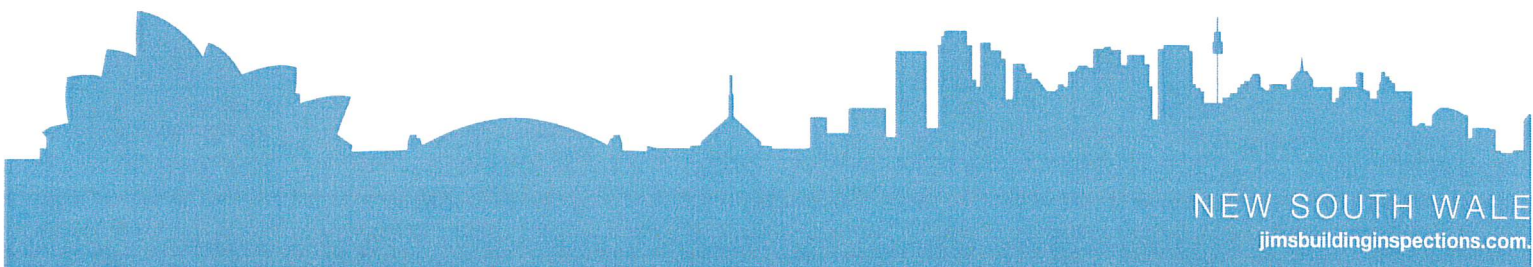
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Company Contact Numbers: 0439 893 552

## 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

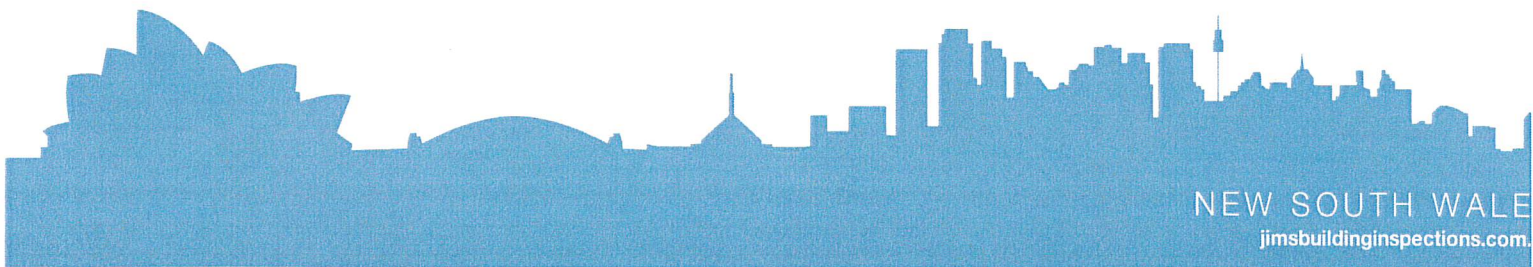
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>	✓	
<b>Major Defect</b>		✓
<b>Minor Defect</b>	✓	

Additional specialist inspections:

- Asbestos Inspector
- Licensed Plumber specialising in Roof Plumbing
- Mould Remediation Specialist
- Pest Controller
- Sub Floor Ventilation Specialist
- 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, Residential Pool - Shared or Common
Number of Storeys:	Double
Main building – floor construction:	Slab - Monolithic or Slab on Ground, Timber with hardboard areas, Timber with concrete areas
Main building – wall construction:	Concrete Block, Brick Veneer
Main building – roof construction:	Pitched, Tiled, Timber Framed, Corrugated Iron (e.g. Colourbond), Flat
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:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	North
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:

- Ceiling Cavity - Part.
- Inside of the fencing.
- Areas of low roof pitch preventing full inspection.
- Exterior Roof Surface - Second Storey.
- Subfloor.
- Subfloor due to lack of access.

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:

- 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

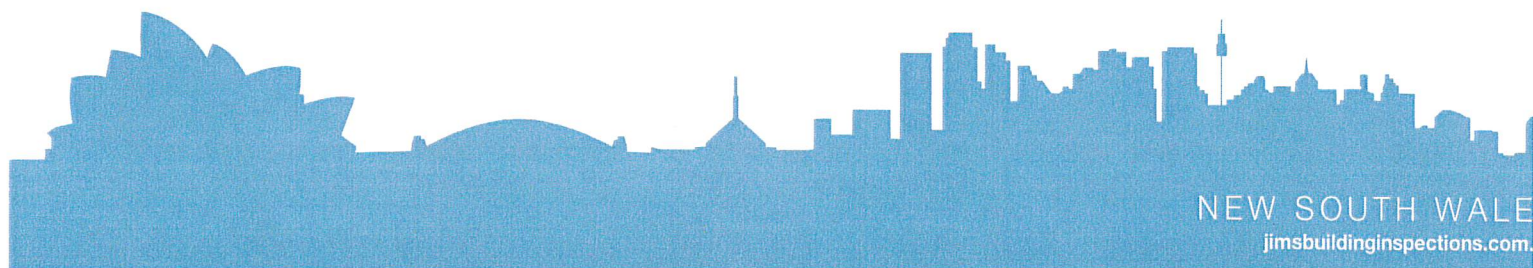
The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

### 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: All Areas  
Finding: Mould - Present  
Information:

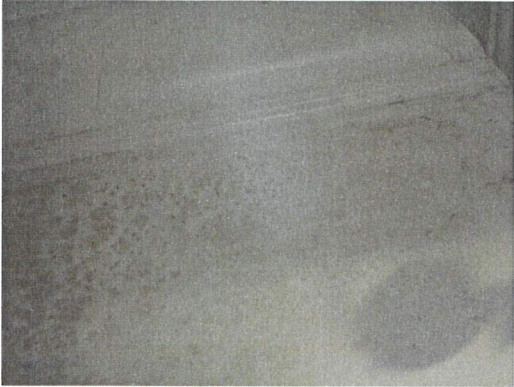
Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



# Section D Significant Items

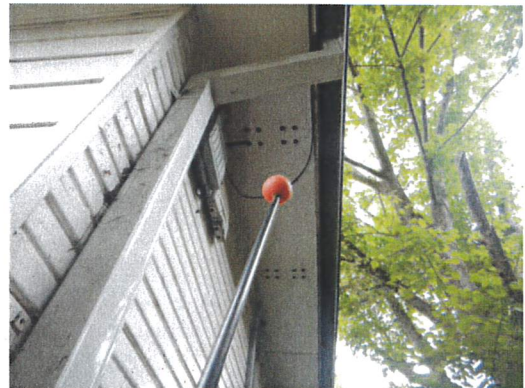


## Section D Significant Items

### Defects 1.02

Building: Main Building  
Location: All Areas  
Finding: Asbestos - Suspected ACM Identified on Site  
Information: Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.



### Major Defect

No evidence was found.

## Minor Defect

### Defects 3.01

Building: Main Building

Location: Subfloor

Finding: Subfloor - Lack of ventilation

Information: It was noted at the time of inspection that the subfloor area lacks adequate ventilation. Ventilation can be restricted by a variety of minor defects, including obstructions in the subfloor space, a lack of vents or a low clearance.

A well ventilated subfloor aids in maintaining dry conditions, preventing secondary damage such as wood rot and pest activity, as well as preventing the development of mould and mildew (which can lead to respiratory safety hazards for occupants).

The initial step in improving ventilation is to ensure that the subfloor area is free of any debris or stored items. Where ventilation is still inadequate, it is advised to ensure that all vents are clear of blockages, and additional vents may be installed.

The client may also consider mechanical ventilation (powered fans) to improve subfloor airflow. Remedial works should be conducted as a matter of urgency to protect against the development of potentially harmful subfloor conditions.



## Section D Significant Items

### Defects 3.02

Building: Main Building  
Location: Subfloor  
Finding: Excessive moisture - identified  
Information: Excessive moisture can attract termites and produce conditions that promote fungal growth and wood decay.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

If mould growth has been found there may be environmental biological or health issues involved. In these cases an appropriately qualified inspector should also be contacted.

Prior to any remedial works being performed a qualified plumber should be appointed to further inspect the property and to identify the cause of the excessive moisture. Works to remove affected building elements may then be necessary and should be performed by an appropriate tradesperson.



# Section D Significant Items



## Defects 3.03

Building:	Main Building
Location:	Roof Exterior
Finding:	Roof tiles - Weathered
Information:	Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a poor condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Isolated areas of mortar have come loose in the valleys and minor cracking is also present. Re-pointing and re-sealing the may be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.



## Section D Significant Items



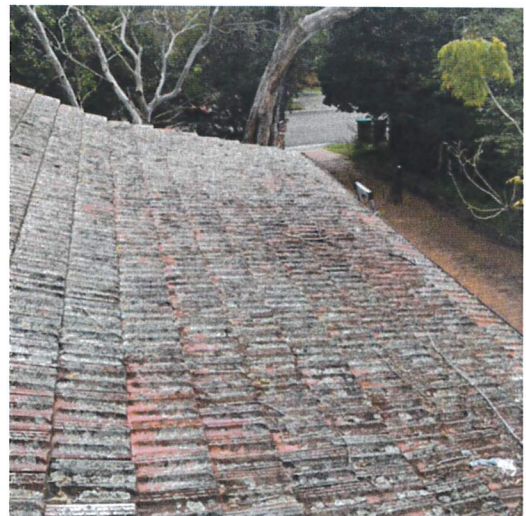
## Defects 3.04

Building:	Main Building
Location:	Roof Exterior
Finding:	Trees - Overhanging and filling gutters
Information:	Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.



## Section D Significant Items



### Defects 3.05

Building: Main Building

Location: Kitchen

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 repair 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 3.06

Building: Main Building  
Location: Kitchen  
Finding: kitchen Cabinetry - Damaged  
Information: Evidence of damage was identified to Kitchen Cabinetry, potential implications if left unmanaged and suggest trade responsible for rectification.



## Section D Significant Items



### Defects 3.07

Building: Main Building

Location: Bathroom 2

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 3.08

Building: Main Building  
Location: Bathroom 2  
Finding: Bathroom Cabinetry - Damaged  
Information: Evidence of damage was identified to Kitchen Cabinetry, potential implications if left unmanaged and suggest trade responsible for rectification.



## Section D Significant Items

### Defects 3.09

Building: Main Building

Location: All Areas

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. 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.

