



GUARANTEED ♦ QUICK ♦ COMPREHENSIVE



## Building Condition Report

10 Smith Street, Smith Town

### ACT

A First Floor, Unit 6, 31 - 37 Townshend Street, Phillip ACT 2606

P 1300 767 741 ♦ F 02 6282 7163

E [actsales@property-works.com.au](mailto:actsales@property-works.com.au)

Property Works Pty. Ltd. Trading As  
Property Works (ACT) ABN 72 107 817 121

### NSW

A 45 Pyang Avenue, Malua Bay NSW 2536

P 02 4471 3175 ♦ F 02 4471 1736

E [southsales@property-works.com.au](mailto:southsales@property-works.com.au)

Austco Building Services Trading As  
Property Works (South Coast) ABN 81 097 333 849

Date: .....

Date of Inspection: .....

**Customer:**

Sample Only

**Site Address:**

Sample Only

**Property Description:**

Front Aspect: West Facing.

No of Storeys: Double Storey.

Cladding: Brick Veneer.

Roof: Tiles.

Garage: Double Attached.

Decks: Timber and Concrete.

Other Structures: Covered Pergola.

Floors: Timber and Concrete.

Sample Only

## **Disclaimer:**

While all reasonable care has been taken to compile this report Property Works South Coast can not be held liable for any defects that either were not readily visible or were in areas not able to be accessed at the time of inspection.

An inspection relating to white ants, termites or similar was not performed. We recommend that an accredited pest inspection firm perform the inspection.

This report does not address items re compliance with the building regulations or investigations of unapproved works.

The building inspection does not include inspection of household appliances such as stoves, dishwashers and air conditioners. The inspection of swimming pools, spas, electrical wiring, concealed plumbing, fireplaces, alarms and hazards is also not included. Inspections of these items need to be carried out by a professional in the respective fields.

This report was prepared specifically for Sample Only. We accept no responsibility or liability for any other party who may use or rely upon the contents of this report.

The contents of this report are only valid for a period of three months after inspection date.

This inspection has been performed in accordance with AS4349.1 Inspection of Building-Residential Buildings.

This is not an Engineer's structural report.

Sample Only

## General Overview:

Generally this home is in good condition and appears to be structurally sound.

There is a cracked ridge tile to the northwest corner of the roof which should be replaced immediately to prevent further water entering the roof space.

The fence to the south of the property has termite damage and it is recommended the affected timber be replaced using timbers that are treated and provide good resistance to termite attack. Regular pest inspections should be carried out to monitor for signs of further termite attack.

There were a number of timber areas affected by woodrot including the side landing, timber posts, rear balustrade, deck bearers and garage window sill. It is recommended these timbers be repaired or replaced to prevent any further decay.

The rear landing, stairs and balustrade were found to be in poor condition and it is recommended this structure be replaced.

**IMPORTANT NOTE:** Please ensure this general overview is read in conjunction with our disclaimer, legend and the entire report.

Please do not hesitate to call me if I can be of any further assistance.



Andrew Hearne  
Property Works Building Consultant  
Licence No BC 287  
Tel: 02 44 713 175

## Legend

### 1. Description of condition

Each of the following categories is measured in relation to the age of the building.

a) Good:

Items are of a quality standard and generally no repairs are required.

b) Fair:

Items have undergone normal wear and tear. These items may require repairs or maintenance in the future.

c) Poor:

Items are of a sub-standard finish or inadequate structural condition. These items require immediate repair.

### 2. Important items

**Asbestos:**

Asbestos roof and fibre cement products used in the past are known to contain asbestos fibres, which are a health hazard when inhaled. These products while often painted and in good condition present a minimum health risk however if the material in question is brittle, deteriorated, flaky, unpainted or unsealed the health risk is much greater and removal should be considered by a specialist company.

It is not possible to determine the date whereby asbestos was removed from fibro-cement products. We strongly suggest you have any product tested that is in doubt.

**Woodrot:**

Woodrot is quite common in this area. It is caused by timbers absorbing water over a period of time. It generally occurs with hardwoods and "Oregon" timber (Douglas Fir). In the past, these were the commonly used timbers for the construction of most parts of the building. These days, Treated Pine, which is resistant to woodrot is used in the open.

**Earth Leakage:**

Earth Leakage is a system where a short in the electrical wiring will trigger the relevant switch to cut off. This system was not mandatory in the past, although it is now mandatory in all new buildings. For safety purposes it is highly recommended that old systems be upgraded to the new standards.

**Building Regulations:**

Current Council and Building Codes may differ to the regulations in place at the time of construction of the inspected buildings. An item quoted as not meeting current regulations is not necessarily considered illegal and may be acceptable given it meets with the old regulations. Items such as low balustrades may pose a safety risk.

**Lead Paint:**

Older houses are known to contain lead paint. Future renovation work and paint scraping can be hazardous to children and to health. Precautions are recommended. Dust accumulated in roof voids in older industrial suburbs will most likely contain particles of lead. Further investigation should be carried out.

**Foundations:**

As our inspection is visual we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently, hence to fully assess the sub strata on which the building structure rests a Geo-technical report is required. Alternatively the Local Council may be contacted regarding potential site instability. Local Councils can also advise on local flooding and the adequacy of stormwater reticulation.

The C.S.I.R.O can provide brochures on stabilising a building's foundations.

Sample Only

# Report Detail

## External:

**Level: 1**

## Wall North

### **General**

Comments:

The light fitting is rusted.

Recommendations:

Replace the light fitting.

Overall Condition: Fair

### **Eaves**

Comments:

There are rusted nails.

Recommendations:

Painting of the eaves may be required in the future.

Overall Condition: Fair

### **Window Sill**

Comments:

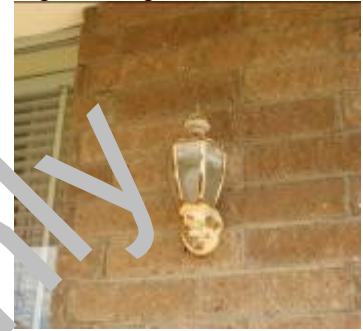
There is woodrot in the timber sill.

Recommendations:

Replace woodrot affected timbers.

Overall Condition: Fair

Light Fitting



Window Sill



## **Render**

### Comments:

There is some flaking and blistering of the paint.

### Recommendations:

The flaking and blistering of the paint is due to moisture being drawn into the render from the ground below the dampcourse level. A sealant can be applied to the brickwork and the affected areas repainted where necessary.

Overall Condition: Fair

## **Ramp**

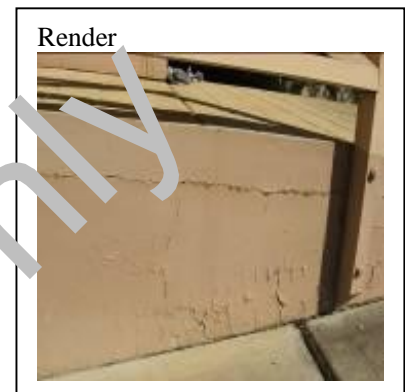
### Comments:

There is settlement cracking in the concrete.

### Recommendations:

The affected brickwork may require repairs in the future.

Overall Condition: Fair



## **Wall South**

### **Meter Box**

### Comments:

There are no residual current devices installed, this is compulsory on all new buildings and for safety purposes is strongly recommended.

Overall Condition: Fair

### **Deck (Timber)**

### Comments:

The landing, stairs and balustrade are in poor condition.

### Recommendations:

The entire structure needs to be replaced.

Overall Condition: Poor



## Wall East

### **Balustrade**

Comments:

There is woodrot in the rails.

Recommendations:

The woodrot affected timbers need to be replaced.

Overall Condition: Fair

Balustrade Woodrot



### **Downpipe**

Comments:

The downpipe is leaking at the joins.

Recommendations:

Repair the leaks where necessary.

Overall Condition: Fair

### **Columns/Posts**

Comments:

There is woodrot in the base of the post.

Recommendations:

The post needs to be replaced.

Overall Condition: Fair

Post



### **Deck (Timber)**

Comments:

There is woodrot in the beams.

Recommendations:

Repairs or replacement may be required in the future.

Overall Condition: Fair

Deck Beams



## Wall West

### **General**

#### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

## Garden East

### **Paths**

#### Comments:

There is settlement cracking.

#### Recommendations:

Some repairs may be required in the future.

Overall Condition: Fair

### **Fences**

#### Comments:

There is termite damage to the fence.

#### Recommendations:

Repair the fence where necessary.

Overall Condition: Fair



## Roof (General)

### **Gutters**

#### Comments:

The gutter is holding water.

#### Recommendations:

Monitor the gutter during periods of heavy rain and adjust the fall of the gutter if necessary.

Overall Condition: Fair

## **Roof (Tiled)**

### Comments:

There is a cracked ridge tile which will allow water to enter the roof space. The ridge pointing is cracked.

### Recommendations:

Replace the ridge tile immediately.

There may be some re-pointing required in the future.

Overall Condition: Fair



## **Subfloor (General)**

### **General**

### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Sample Only

**Internal:**

**Level: 1**

**Entry**

**General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

**Hall**

**General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

**Smoke Alarm**

Comments:

The unit is not operating correctly.

Recommendations:

Install a new alarm.

Overall Condition: Fair

**Dining**

**General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

## **Main Bedroom**

### **General**

#### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

## **Kitchen**

### **General**

#### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

## **Ceiling Space**

### **Roof Void**

#### Comments:

No defects noted.

There is no insulation to the ceiling.

There is sarking to the roof.

Overall Condition: Good

## **Lounge**

### **General**

#### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

## **Bedroom Two**

### **General**

#### Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

### **Bedroom Three**

#### **General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

### **Main Bathroom**

#### **Tiles (Floor)**

Comments:

The tiles are drummy in places.

Recommendations:

This is not a major concern however; some repairs may be required in the future.

Overall Condition: Fair

### **Main Ensuite**

#### **General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

### **Toilet**

#### **General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

**Level: 2**

**Garage**

**General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

**Toilet**

**General**

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Sample Only

**Building Condition Report for: 10 Smith Street, Smith Town**

	Items	Qty	Unit	Rate (\$)	Value	Comment
No	Superstructure					
1	Walls					
	Brick					
	Timber					
	Metal					
	Fibro					
	Paint Finishes	12	m2	23.49	282	Repaint ramp concrete
2	Decks					
	Timber	4	m2	97.39	390	Replace rear landing
	Stairs	1.5	m	405.68	609	Replace stairs
	Tiling					
	Painting					
	Fasteners					
3	Eaves					
	Linings					
	Paint Finishes					
	Fasteners					
4	Balustrades					
	Glass					
	Aluminium					
	Steel	6	m	175	1050	Replace balustrade
	Timber	10	m	26.5	265	Replace woodrot affected top rail
5	Shade Structures					
	Posts	3	no	31.09	93	Replace due to woodrot
	Frame					
	Roof Covering					

	Items	Qty	Unit	Rate (\$)	Value	Comment
No	Superstructure					
6	Windows					
	Frames	1	no	200	200	Replace woodrot affected timbers
	Fittings					
	Mouldings					
7	External & Internal Doors					
	Door					
	Hand plate					
	Painting					
8	Gutter Areas					
	Gutter					
	Fascia					
	Downpipe	1	no	30	30	Reseal downpipe
9	Roof					
	Tiles - Cement	1	no	47.93	48	Repalce ridege capping tile
	Tiles - Terracotta					
	Metal - Colorbond					
	Metal - Galvanized					
	Flashing - Lead					
	Flashing - Metal or Colorbond					
	Cappings - Cement					
	Cappings - Metal or Colorbond					
	Structure - Trusses					
	Structure - Timber framed					
	Insulationmaterials					
	Paintfinishes					
10	Paving					
	Concrete					
	Gravel					
11	Screen Doors					
12	Garage Doors					
	Roller					
	Tilt					

	Items	Qty	Unit	Rate (\$)	Value	Comment
No	Superstructure					
13	<u>Retaining Walls</u>					
	Brick					
	Timber					
	Concrete					
	Paint					
14	<u>Fences</u>					
	Timber	5	m	81	405	Termite damage repair
	Brick					
	Concrete					
	Metal					
15	<u>Smoke Detectors</u>	1	no	36.41	36	Replace smoke alarm
16	<u>Bathroom &amp; Toilet</u>					
	Wall Linings					
	Floor					
	Vanity					
	Cabinets					
	Shower					
17	<u>Kitchen</u>					
	Cupboards					
	Bench Tops					
	Splashbacks					
	Floor					
	Wall Linings					
18	<u>Hot Water System</u>					
	Gas					
	Electric					
19	<u>Other Internal Wall &amp; Ceiling Linings</u>					
	Repainting					
	Repair					
20	<u>Laundry</u>					
	Light Fitting	1	no	74.1	74	Replace rusted light fitting
	<b>TOTAL</b>				<b>3482</b>	