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Wednesday 22nd January 2025

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Report Requested by:

██████████
C/- 11 Village Bay Close,
Marks Point NSW 2280

Inspection Report No: 4570

Client Name: ██████████
Property Address: 11 Village Bay Close, Marks Point.



The Standard Property Report (Except ACT) Complies with Australian Standard
AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase Inspections –
Residential Buildings

The Purpose of the inspection is to provide information and advice as to the current condition of the building at No 11 VILLAGE BAY CLOSE, MARKS POINT to a prospective purchaser or other interested party. This advice is limited to the reporting of the condition of the 'Building Elements' in accordance with Appendix C AS4349.1 2007.

The Scope of the inspection comprises of a visual assessment of the property to identify major defects and to give a general appraisal of the property at the time of the inspection. Any cost estimates to reinstate major defects falls outside the scope of the standard inspection report.

The building shall be compared with a building that was constructed in accordance with the generally accepted practice of the time of construction and which has been maintained such that there has been no major loss of strength and serviceability.

Special requirements or conditions requested by client.

The Report has been commissioned by and for the Vendor **only** to obtain information as to the existence of minor/major defects and the decision to repair or otherwise.

Construction Characteristics

• No. of Storey's	1	• Construction	Timber Frame
• Roof	Colorbond Custom Orb	• Roof Frame	Pitched Hardwood
• Roof Pitch	Approx. 28 degrees	• Interior Linings	Gyprock, Fibro Asbestos & Fibre Cement Sheets
• Windows	Aluminium & Timber	• Floor Structure	Timber
• No. of Bedrooms	3	• Driveway	Unsurfaced
• Cladding	Fibro Asbestos Sheets	• Fencing	Metal Panels
• Piers	Concrete & Brick	• Pool	No

• IS THERE CRACKING TO THE BUILDING ELEMENTS?	YES
• RECENT WEATHER CONDITIONS:	ABOVE AVERAGE RAIN
• WEATHER CONDITIONS AT TIME OF INSPECTION:	FINE & WARM
• DATE & TIME THE INSPECTION COMMENCED:	21-01-25 14.00
• TENANCY:	VACANT
• WAS THE PROPERTY FURNISHED AT THE TIME OF INSPECTION:	No

The following summary allows a general overview of the inspection findings; it is not the report and should not be relied on its own. The summary has to be read in conjunction with the entire report. Should there be any discrepancy between the report and the summary, then the information in the report shall override the summary.

The building has been adequately maintained and appears in generally sound structural condition despite areas of minor to significant delignification (timber decay to the bearers adjacent the isolated piers.

The delignification has been caused by rising moisture via the isolated piers and extensively cored pier caps. Generally minor carpentry repairs will be required adjacent the affected areas, including replacing corroded caps. Consult a licensed bricklayer.

Minor to significant erosion was evident to several of the concrete perimeter piers; strongly consider render improvements to the worst affected piers to prolong their serviceability.

Installation of a stormwater discharge line and connection of downpipes is strongly recommended to prevent excess site moisture and future pier settlement issues. Consult a licensed plumber/drainier.

Interior linings appeared in generally sound condition despite typical minor cracking to ceiling and wall linings.

Prep and painting improvements are required to the remaining timber windows, including repairs to mechanisms.

We strongly recommend contractor sealant improvements to the laundry shower recess due to the age and infrequent use.

Pieces of the original asbestos roofing were evident in the roof cavity; removal by a qualified contractor is strongly recommended. (Photo page 10)

- The incidence of Major Defects in this residential building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered to be: **Average**

- The incidence of Minor Defects in this residential building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered to be: **Average**

- The overall condition of this dwelling in the context of its age, type and general expectations of similar properties is considered to be: **Average**

Only structures and fences within 30m of the main building and within the boundaries of the site were inspected. The areas that were inspected were the building exterior, the building interior, the site, the roof exterior, the roof cavity and the sub floor area.

The areas that were not accessible for inspection and the reasons why:

- No inspections were made of concealed frame timbers or any areas concealed by wall linings / external cladding, soils, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks or posts or any other obstruction to visual inspections.

- Timber external wall top plates (to roof) were not inspected for termite damage, due to low crawl space.

- The inspector carries a 3.6m ladder and areas not accessible with this ladder were not inspected and remain questionable.

The areas in which visual inspection was obstructed or restricted and the reasons why:

- No areas were obstructed or restricted.

The areas and or sections to which access should be gained or fully gained:

- No comment is made on concealed or inaccessible areas. Further inspection of these areas is strongly recommended once access has been obtained and prior to a decision to purchase.

Lake Macquarie Building Inspections can inspect these areas if requested, additional fees may apply.

- Full access was gained.

Limitations to the inspection and how these have affected the inspection.

- Showers were tested using a moisture meter only. No invasive inspection was carried out.

Exterior Inspection

The Site

- The land is generally level with general roof drainage improvements recommended as per the summary.
- The building is deemed to be south-facing for the purpose of this report.

Front Elevation (South)

- Minor to significant corrosion noted to the continuous sub-wall capping.
- Areas of paint peeling to cladding and window storm moulds.
- Minor cracking and settlement noted to the perimeter paths (typical).

Pergola

- Areas of significant corrosion noted to the roof sheets.
- No roof guttering fitted.
- Corroded fixings noted at post/roof member junctions.

Western Elevation

- Unconnected downpipes noted as per the summary. (Photo page 6)
- Areas of paint peeling to cladding and windows/storm moulds. (Photo page 6)
- 315lt electric HWS; date of manufacture 11/23.
- LPG gas provisions.
- Pier erosion noted as per the summary.

Northern Elevation

- Areas of paint peeling to cladding and window storm moulds.
- Pier erosion noted as per the summary.
- The seawall appears in generally sound and stable condition.

Eastern Elevation

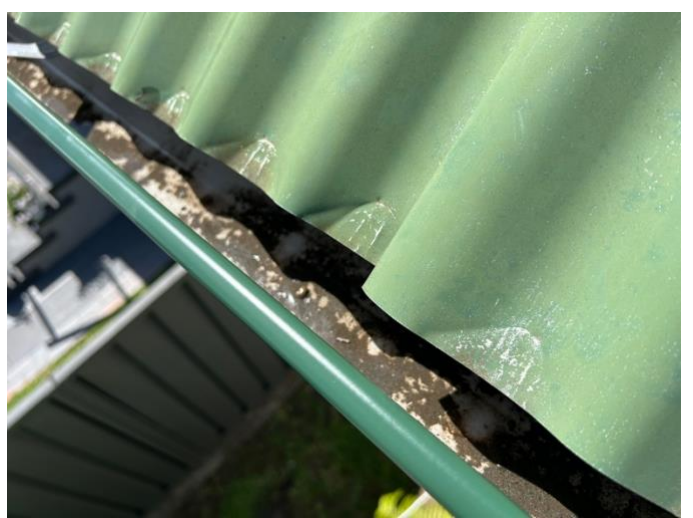
- Unconnected downpipes noted as per the summary.
- Areas of paint peeling to cladding and window storm moulds.
- Pier erosion noted as per the summary.
- Minor carpentry and painting repairs required to the sliding door storm mould. (Photo page 6)
- Areas of paint peeling to cladding and window storm moulds.
- Meter box; RCD safety switches protect selected power circuits only.

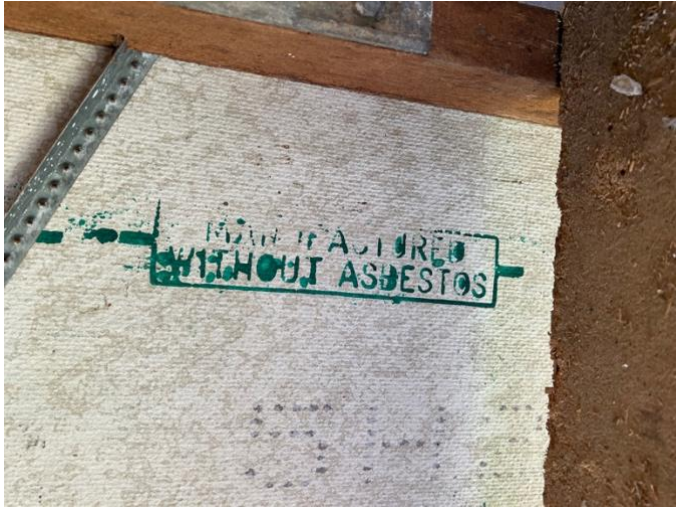
Roof

- The roof sheets and capping appear in generally good serviceable condition despite significant fading to the west/north facing sheets. (Photo page 6)
- Gutters and downpipes appear in generally good serviceable condition.
- Solar voltaic panels noted on the west and north elevations.
- Consider replacing corroded roof screws to prevent premature roof sheet replacement.

Detached Garage

- No roof guttering fitted on the eastern elevation and unconnected downpipe noted on the western elevation.
- Minor cracking and settlement noted to the raft slab (typical). (Photo page 7)
- Power connected.
- No automatic openers fitted.





Interior Inspection

Entry

- Smoke alarm fitted to the door head (not tested).
- Areas of paint peeling noted to the ceiling lining.
- Minor cracking to the floor tiles.

Laundry/Toilet/Shower

- Asbestos linings noted. (Photo page 10)
- Minor washer repairs required to washing machine tap to prevent water escape. (Photo page 10)
- Contractor sealant repairs required to the shower recess as per the summary.
- Shower recess flood tested.

Bedroom 1 (South Facing)

- Spring replacements required to the double hung window sashes.
- Minor cracking noted to the ceiling lining.
- Prep and window, including mechanism replacements/repairs.
- Areas of mould noted to the cornice perimeters. (Photo page 10)

Hallway

- Minor cracking noted to the ceiling lining.
- Areas of light mould noted to linings.

Bedroom 2 (West Facing)

- Prep and window, including mechanism replacements/repairs.
- Areas of light mould noted to linings.

Bathroom

- No defects noted. (Photo page 10)
- Shower recess flood tested.

Dining Room

- Repairs required to sliding door locking mechanism.
- Smoke alarm fitted to the door head (not tested).
- Area of significant wear and tear noted to the lower wall linings.

Bedroom 3 (West Facing)

- Prep and window, including mechanism replacements/repairs.
- Areas of light mould noted to linings.

Kitchen

- Benchtops, cupboard doors and drawers appear in generally good serviceable condition despite minor to significant wear and tear.
- The Rangehood is in poor condition.
- Minor cracking noted to the wall lining/s.

Note: Testing/inspection of electrical appliances is not covered in the Standard Property Inspection.

Loungeroom

- Minor cracking noted to the wall lining/s.
- Areas of paint peeling noted to the ceiling lining.

Roof Cavity

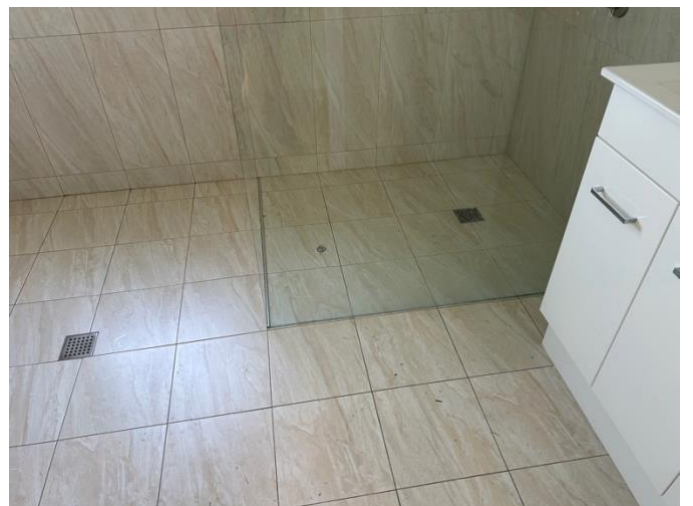
- Conventionally pitched hardwood roof frame appears generally sound and adequately braced despite minor deviations in the purlin timbers. (Photo page 10)
- Pieces of the original asbestos roofing were evident in the roof cavity; removal by a qualified contractor is strongly recommended. (Photo page 10)
- No insulation blanket fitted under the roof sheets. (Photo page 10)
- Insulation batts installed over the ceilings.
- No roof ventilation noted.

Sub Floor

- Areas of delignification/decay noted to the bearer timbers as per the summary. (Photos page 11)
- Significant corrosion noted to the isolated pier caps as per the summary.
- Frame decay noted adjacent the east facing sliding door opening via original window structure decay. (Photo page 11)
- Minor to significant corrosion noted to the continuous sub-wall capping.
- No water escape noted from the shower recesses. (Photo page 11)
- Adequate ventilated.
- Light white/yellow surface mould noted adjacent the SE corner. (Photo page 11)

General

- If any parts of the building were constructed pre-1990 certain building materials may contain asbestos, due diligence must be undertaken if removing or demolishing.





Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the content of this report does so acknowledge that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report.

1) This report is **not** an all-encompassing report dealing with the building in every aspect. It is a reasonable attempt to identify any obvious or significant defect at the time of inspection. The report is not a certificate of compliance. It is not a structural report. This report remains valid for a period of 90 days from the date of inspection.

2) **This is visual inspection only** limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection.

3) This report does not and cannot make comment upon; defects that may have been concealed; the detection of defects which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g.: shower enclosures); the presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths; railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (nonstructural); detection and identification of illegal building or plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation. **NB: Such matters may upon request be covered under the terms of a special purpose Property Report.**

4) **Asbestos Disclaimer: No inspection for asbestos was carried out at the property and no report on the presence of asbestos is provided.** If during the course of the inspection asbestos or materials containing asbestos are noticed then this may be noted in the general remarks. Buildings built prior to 1982 may have asbestos content in certain materials, most commonly wall and ceiling linings, eaves and roofing.

Asbestos presents no harm in a sealed state. Seek advice from a qualified asbestos removal expert for removal, cutting and drilling.

5) **The inspection will not cover or report on** the items listed in Appendix D to AS4349.1-2007. Appendix D lists; footing below ground, concealed damp-proof course, electrical installation, operation of smoke detectors, light fittings and switches, TV, sound and communications and security systems, alarm systems, intercom systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage opening mechanisms, swimming pools and associated filtration equipment, operation of fireplaces and solid fuel heaters, including chimney flues, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings, except external protective coatings, health hazards such as allergies, soil toxicity, lead content, radon or urea formaldehyde, timber and metal framing sizes and adequacy, concealed tie downs and bracing, mechanical or electrical equipment, soil conditions, control joints, sustainable development provisions, concealed framing timbers or any areas concealed by wall linings. Environmental matters (e.g.: BASIX, water tanks, BCA Envelop provisions, energy and lighting efficiency).

6) Safe & Reasonable Access as defined by AS 4349.1-2007

Roof Interior - 400+500mm access manhole, 600+600 crawl space, accessible from 3.6m ladder.

Roof Exterior - accessible from 3.6m ladder placed on the ground.

Sub-Floor – 500+400 access manhole. Vertical clearance from underside of bearer 400mm.

7) Disclaimer of Liability to Third Parties: This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, does so at own risk.

Please feel free to contact the inspector who carried out this report. Should you have any difficulty in understanding anything in this report then you should immediately contact the inspector and have the matter explained to you before proceeding with the property purchase.

Phone 0418 688840 (business hours)

Signed for and on behalf of: Lake Macquarie Building Inspections

Signature: Stuart Muir 23rd January 2025