



Sherlock Home Inspections Pty Ltd

Standard Property Inspection

Buyer

purchase of

295 East Kurrajong Road, East Kurrajong 2758

from

S & M Partington

Requested by

Seller

Inspection Date: Thursday 13 April 2023

Report No: 20106072

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**295 East Kurrajong Road,
East Kurrajong**

STANDARD PROPERTY INSPECTION/REPORT

Terms, Conditions and Scope

The purpose of the inspection/report is to provide advice to a vendor/prospective purchaser regarding the condition of the property at the time of the inspection.

Generally, the report was carried out in accordance with AS4349.1 - 2007 (where applicable). The Building Inspection Report is based on the inspection of accessible (as defined in table below from AS4349.1 - 2007) and visible structures and does not include the condition of inaccessible or concealed areas of buildings.

Safe and Reasonable access – The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at the time of the inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access shall be determined in accordance with the provisions in the table below.

Reasonable access does not include cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.

Areas sprayed with chemicals should not be inspected unless it is safe to do so.

Area	Access manhole mm	Crawl space mm	Height
Roof interior	500 x 400	600 x 600	Accessible from a 3.6m ladder
Sub floor	500 x 400	Vertical clearance Timber floor: 400 Concrete floor: 500	
Roof exterior			Accessible from a 3.6m ladder, placed on the ground.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference to or removal of any of the structure or fittings of the building or interference to or removal of personal property within the building.

Any inspection which is carried out in wet weather will not include inspection of the roof surface due to safety reasons. Inspection of the roof surface may be requested at a later date however an extra charge will be made for this service.

The report prepared in accordance with the standard is not a certificate of compliance of the property within the requirement of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future.

The report does not include the identification of unauthorized building work or of work not compliant with building regulations.

The report assumes that the existing use of the building will continue.

The inspection is an observation of the premises, at the time of the inspection, and an opinion offered into the condition of the building, in comparison with a building that was constructed in accordance with the generally accepted building practices at the time of construction and which has been maintained such that there has been no significant loss of strength and or serviceability. This in no way obligates or places liability on the inspector for any omissions or misinterpretations of the condition.

This report is not intended as a bargaining tool and is for the sole use of the vendor/purchaser of the property, named on the front of the report, to give an indication of the condition of the property.

No inspection for timber pests is carried out during the building inspection as this is the work of a licensed pest inspector and the services of such persons should be engaged for determining the type and extent of any infestation.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

This report will only be supported by the inspector when the full amount on the invoice, including any late charges, has been paid. Payment acknowledges acceptance of terms and conditions of the report.

This report remains the property of Sherlock Home Inspections and the named vendor/purchaser on the front cover and may not be resold without permission of Sherlock Home Inspections. The consultant is not liable for any reliance placed on this report by any third party.

If possible vendor/purchaser/s should take the report to the property and familiarise themselves with any defects listed or to identify for discussion with the inspector any defects which you believe have been omitted from the inspection report. All references in this report are at the time of inspection. And this in no way obligates or places liability on the inspector for any defects which occur after the inspection. A seven (7) day period from the date of inspection is recognised for advising Sherlock Home Inspections of defects not noted in the report. Any defects noted after this time will be deemed to be latent and occurring after the report and will not be considered a part of the original building inspection carried out.

If any items or terms in the report are not understood contact Sherlock Home Inspections for clarification.

SCOPE

From AS 4349.1-2007

THE STANDARD PROPERTY REPORT:

General: The inspection/report shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report.

It is common for most of these minor defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.

Areas for inspection: The inspection/report shall cover all accessible areas (where applicable) including

- (a) The interior of the building.
- (b) The internal roof space.
- (c) The exterior of the building.
- (d) The sub floor space.
- (e) The roof exterior.
- (f) The property within 30m of the main building subject to the inspection.

Inspection process: The inspection shall comprise visual appraisal and limited assessment of serviceability.

Extent of reporting: Significant items to be reported on are as follows:

- (a) Major defects. (A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration to property.)
- (b) A general impression regarding the extent of minor defects, not mentioning specific items. (A Defect other than a major defect.)
- (c) Any major defect that is an urgent and serious safety hazard.
- (d) Evidence of structural damage.
- (e) Conditions conducive to structural damage.

Whether or not services have been used for some time prior to an inspection being carried out will affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

Limitations: This inspection report does not include the inspection and assessment of items or matters outside the scope of the requested inspection/report.

This inspection does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.

AS4349.1 -2007 recognizes that a pre purchase inspection report is not a warranty against problems developing with the building in the future.

Exclusions: Although standard property inspections can provide invaluable expert advice, they do not cover everything. For example, the consultant normally would not check the adequacy of the following:

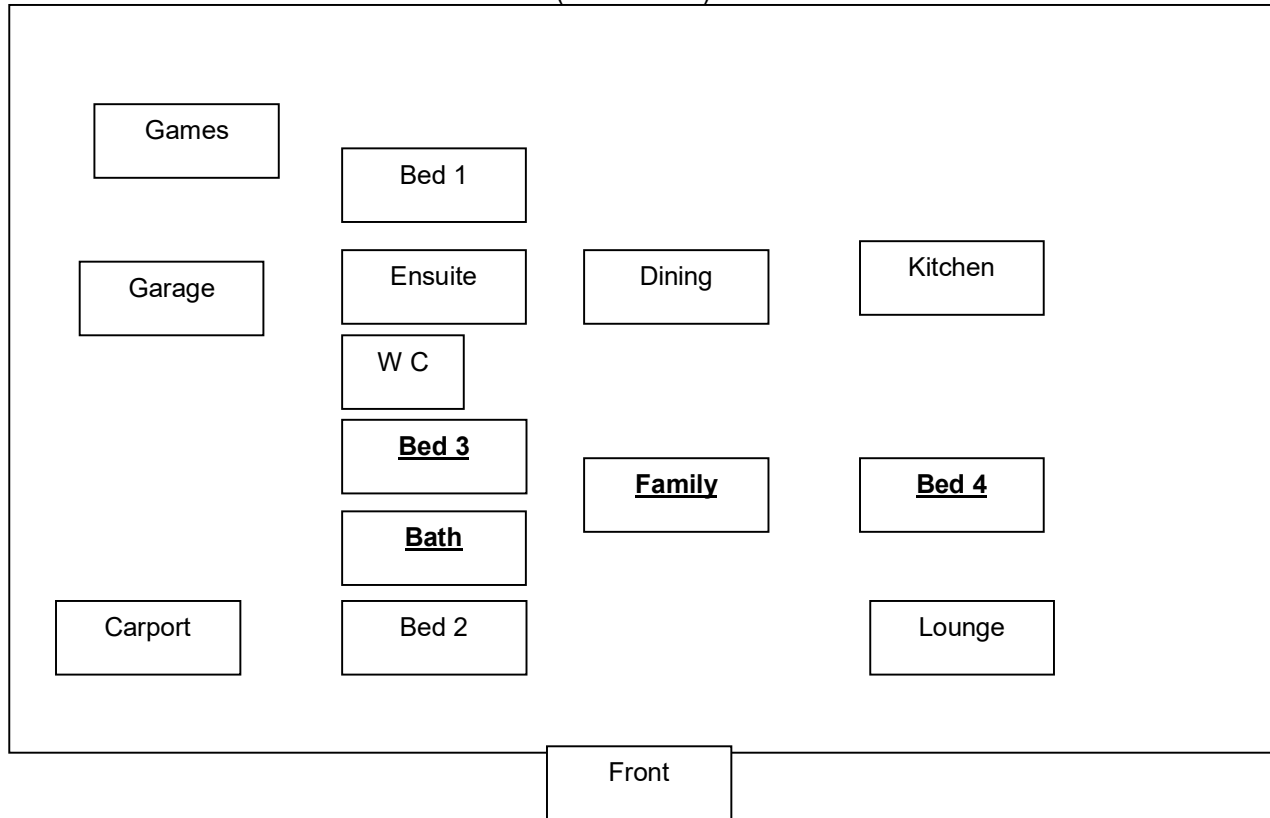
- (a) Footings below ground.
- (b) Concealed damp-proof course.
- (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- (d) Concealed plumbing.
- (e) Adequacy of roof drainage as installed.
- (f) Gas fittings and fixtures.
- (g) Air conditioning.
- (h) Automatic garage door mechanisms.
- (i) Swimming pools and associated filtration and similar equipment.
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- (k) Alarm systems.
- (l) Intercom systems.
- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (such as gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.

- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor cover.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency.

Asbestos: Note – Buildings built prior to 1982 may have wall &/or ceiling sheeting and other products including roof sheeting that contain asbestos.
Even buildings after this date up until the early 1990's may contain some asbestos.
If concern exists regarding the existence of asbestos it is recommended a report be obtained by a person licensed in the identification of hazardous materials.

ROOM LOCATIONS

(Not to scale)



Description of Building

The construction of the dwelling was a double storey, timber framed building with a suspended timber floor.

The dwelling had a southerly aspect to the front as indicated. At the time of the inspection the weather conditions were fine.

The main roof, which was of hip, valley and gable design, was covered with tiles and metal sheeting.

The building inspected was approximately fifty (50) years old, was a four bedroom residence with a double garage and double carport.

Any variations to the original building or additions to the property should be checked with local council to ensure approval has been granted for the alterations to be carried out.

Comments made are in the context of the average condition of similar buildings in the same locality and of approximately the same age.

Items requiring attention were due to movement and deterioration of materials.

Maintenance items are listed under the appropriate headings on the following pages and should be attended to as soon as possible.

Internal Areas

Ceiling

Type: Generally gypsum plasterboard.

Condition: *Any newly painted areas may conceal defects and these cannot be reasonably detected below such surfaces.*

No significant cracking, damage or deterioration was noted. Appeared to be in a satisfactory condition.

Walls

Type: Generally gypsum plasterboard, mini orb and timber lining boards.

Condition: *Any newly painted and wall papered areas may conceal defects and these cannot be reasonably detected below such surfaces. Any areas obstructed by personal belongings can not be inspected.*

No significant cracking, damage or deterioration was noted. Appeared to be in satisfactory condition.

Windows

Type: Aluminium and timber, horizontal and vertical.

Condition: Rollers on some sashes did not operate correctly and will require replacement. Some windows were painted or jammed shut, these windows should be eased, adjusted or repaired as required.

Doors

External: Rear sliding door is difficult to operate, rollers should be adjusted or replaced as required.

Internal: Missing door handles should be replaced.

Doors should always be fitted with effective door stops to reduce damage to wall faces.

Woodwork

Appeared to be in satisfactory condition.

Floors

Floors were concealed and could not be inspected. Some creaking was noted to some upstairs floor and the stairs, sections could be refixed when floor coverings are next replaced.

Kitchen

Kitchen was in below average condition, deterioration was noted to some cupboards. It is recommended this area be renovated.

Bathroom

Main: Walls adjacent to the shower were checked with a moisture meter, no high readings were found. There was no evidence of a leaking shower at the time of the inspection. Shower was over the bath. Bath was chipped.

Ensuite

Walls adjacent to the shower were checked with a moisture meter, no high readings were found. There was no evidence of a leaking shower at the time of the inspection. Appeared to be in satisfactory condition.

Toilets

Operated when tested, no leaks were found.

Laundry

Laundry space was in a cupboard in the garage. Some damage was noted to wall lining in the laundry area, this could be repaired.

Hot Water Service

Located on the external wall. Thermann, mains pressure electric, 250 litre capacity, manufactured March 2021.

Hot water storage cylinders usually have a 5 to 10 year warranty. If your unit is older than the warranty it is recommended it be inspected by a licensed plumber. Relief valve was not checked, this should be tested by the purchaser upon occupation and thereafter every 6 months.

Smoke Detectors

Smoke detectors were installed, these should be checked to see that they are in working order.

Services

Plumbing: *This is a specialist area; it is recommended that water services, plumbing & drainage be checked by a licensed plumbing contractor if more information is required.*

Electrical Wiring and Fittings: *This is a specialist area; an inspection by a licensed electrical contractor would reveal any deficiencies in these areas. Air conditioners, dishwashers, stoves and other installed appliances including electrical wiring, should be inspected by the appropriate specialist and are not considered a part of this inspection report.*

Mould

No mould was noted to the dwelling.

External Areas

Roof

Internal: Truss roof construction and conventionally pitched, not all areas could be inspected due to limited height and poor access. There was no insulation. There was no sarking.

External: Roof penetrations should be regularly checked and resealed as required.

Note the height of some of this roof is in excess of that required to be inspected by The Standards Association of Australia AS 4349.1-2007.

Some areas of the roof appear to have been repaired previously. Some areas have been painted, the paint is delaminating in some areas. Some corrosion was noted. Sections should be repaired or replaced as required.

All fasteners in sheet roofing should be regularly checked and tightened as required. Capping joints and flashings should be resealed/repared as necessary.

Gutters & Downpipes

Appeared to be in satisfactory condition.

Debris should be kept cleaned from all gutters to allow complete water flow. All joints should be monitored for leaks and resealed as required.

Eaves

All exposed timber should be kept well painted for preservation.

Walls

All exposed timber should be kept well painted for preservation. Cladding was timber weatherboards. Deterioration was noted to some weatherboards, sections should be repaired or replaced as required.

Windows

Timber windows should be kept well painted for preservation and regularly checked for deterioration. Some deterioration was noted to window frame, this should be repaired.

Sub Floor

Some areas could not be inspected due to height restrictions. Dampness was noted in the sub floor, it is recommended ducted sub floor ventilation system be installed. Drainage should be installed to divert water away from the building and prevent water entering the sub floor area.

Verandah

Was timber framed, all exposed timber should be kept well painted for preservation. Appeared to be in satisfactory condition. No access was available to inspect below front or rear decking.

Garage

A couple of holes were noted to the roof in the garage, these could be repaired.

Carport

Was timber framed, appeared to be in satisfactory condition. All exposed timber should be kept well painted for preservation.

Site

Paving

Timber which is not treated and in contact with the ground should be removed and replaced with treated timber. Some cracking and damage was noted to the driveway.

Fences

Were timber and wire. Timber components of fences should be monitored for deterioration in lower sections especially where these are in contact with the ground and should be inspected by a licensed pest inspector as these can be attacked by termites.

Damage and deterioration was noted to some fences, sections should be repaired or replaced as required. Not all fences were inspected.

General

Surface drainage should be diverted away from the walls of the building. Where ponding occurs this could be arrested with a sub soil strip drain. Gutters could be fitted with effective leaf barrier to reduce build up of debris.

Asbestos

If concern exists regarding the existence of asbestos it is recommended a report be obtained by a person licensed in the identification of hazardous materials.

Additions

The following additions appeared to have been made to the property:

1. The house has been extended at the rear.
2. The garage.
3. The carport.

It is recommended a certificate of compliance be obtained from council as they may or may not have council approval.

Summary

The building inspected appeared to be in fair physical condition. At the time of the inspection the property appears to have been maintained to an average standard. Some items which require attention have been highlighted below, however the list is not comprehensive and should be read in conjunction with the body of the report to obtain an overall view. Deterioration over time will take its toll on buildings and building materials. Maintenance must be carried out to reduce the effects of time and the elements. Due to ground movement from extended dry weather periods or general frame settlement, this can have an adverse effect on the building causing cracking and misalignment.

- 1. Kitchen was in below average condition, deterioration was noted to some cupboards. It is recommended this area be renovated.**
- 2. Some areas of the external roof appear to have been repaired previously. Some areas have been painted, the paint is delaminating in some areas. Some corrosion was noted. Sections should be repaired or replaced as required.**
- 3. Deterioration was noted to some weatherboards, sections should be repaired or replaced as required.**
- 4. Dampness was noted in the sub floor, it is recommended ducted sub floor ventilation system be installed. Drainage should be installed to divert water away from the building and prevent water entering the sub floor area. Not all sub floor areas could be inspected due to limited height and poor access.**

This report can be used to obtain a suitable quotation from a licensed building contractor who is able to undertake the work.

Or, in the case of a new building:

This report can be used as a guide to consult with the building contractor to complete the necessary work.

This inspection was carried out for SHERLOCK HOME INSPECTIONS Pty Ltd in accordance with conditions as stated on pages 3 to 7 of this report.



Larry Calvert

Thursday 13 April 2023

Certificate

*This is to certify that the attached Building Inspection Report
was carried out in accordance with AS 4349.1.*

Name: Sherlock Home Inspections Pty Ltd

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Professional Indemnity Insurance: CGU Insurance *Valid to:* 21 August 2023

Inspector: Larry Calvert

Building Consultancy Licence No: BC 338

Client: S & M Partington

Property Address: 295 East Kurrajong Road,
East Kurrajong NSW 2758

Date: Thursday 13 April 2023