



LAKE MACQUARIE
**BUILDING
INSPECTIONS**



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Thursday 25th October 2024

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Report Requested by:

[REDACTED]
11 Sovereign Close,
Floraville NSW 2280

Inspection Report No: 4508

Client Name: [REDACTED]
Property Address: 11 Sovereign Close, Floraville.



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 SOVEREIGN CLOSE, FLORAVILLE 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	Split Level	• Construction	Brick Veneer
• Roof	Cement Tiles	• Roof Frame	Timber Trusses
• Roof Pitch	Approx. 23 degrees	• Interior Linings	Gyprock & Fibre Cement Sheets
• Windows	Aluminium	• Floor Structure	Concrete & Timber
• No. of Bedrooms	4	• Driveway	Concrete
• Cladding	N/A	• Fencing	Metal Panels
• Piers	Brick	• Pool	N/A

• IS THERE CRACKING TO THE BUILDING ELEMENTS:	YES
• RECENT WEATHER CONDITIONS:	AVERAGE RAIN
• WEATHER CONDITIONS AT TIME OF INSPECTION:	WARM & OVERCAST
• DATE & TIME THE INSPECTION COMMENCED:	23-10-24 15.00
• TENANCY:	OWNER OCCUPIED
• WAS THE PROPERTY FURNISHED AT THE TIME OF INSPECTION:	YES

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 well maintained and appears in generally sound structural condition despite typical minor cracking to the garage floor slab.

Surface drainage provisions were noted and included generally correctly graded perimeter surfaces, spoon drains and drainage points.

Interior linings appeared in sound condition with minimal cracking or separations noted.

The ensuite shower has undergone recent contractor sealant improvements, we recommend making available any relevant warranties for the works to a prospective buyer.

No abnormal moisture readings were evident adjacent the main shower recess at the time of the inspection.

Minor sealant improvements are strongly recommended to fatigue cracking in the lead apron flashings to prevent water ingress issues.

- 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: **Less than 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-Above 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:

- Areas of the interior flooring were obstructed by furniture and floor coverings.
- Areas of the roof cavity were obstructed by extensive AC ducting and machinery.
- Areas of the garage interior were obstructed and restricted by a parked boat and stored items.

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 slopes moderately from side to side (west to east) with general surface drainage provisions noted as per the summary.
- The building is deemed to be north facing for the purpose of this inspection.

Front Elevation (North)

- Minor cracking noted to the driveway slabs/perimeter pavement (typical).
- Inconsistent and uneven risers and goings noted to the landscaping steps. Beware of trip hazards. (Photo page 6)

Western Elevation

- Meter box; RCD safety switches fitted; however, protected circuits are not clearly identified. Consult a licensed electrician for further advice. (Photo page 6)
- The bushrock retaining wall appears in stable and serviceable condition.

Southern Elevation

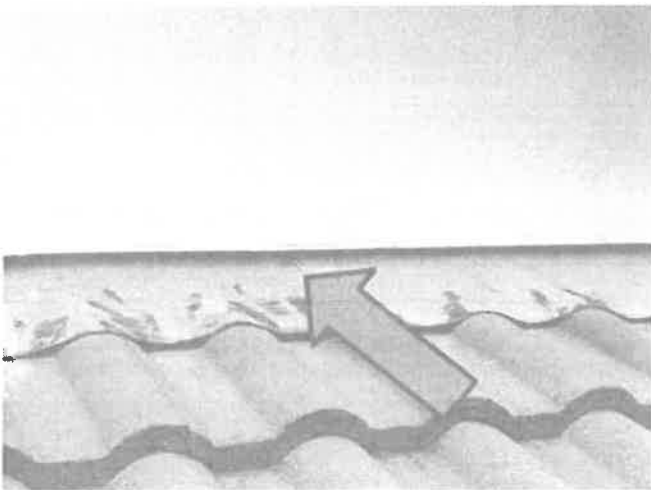
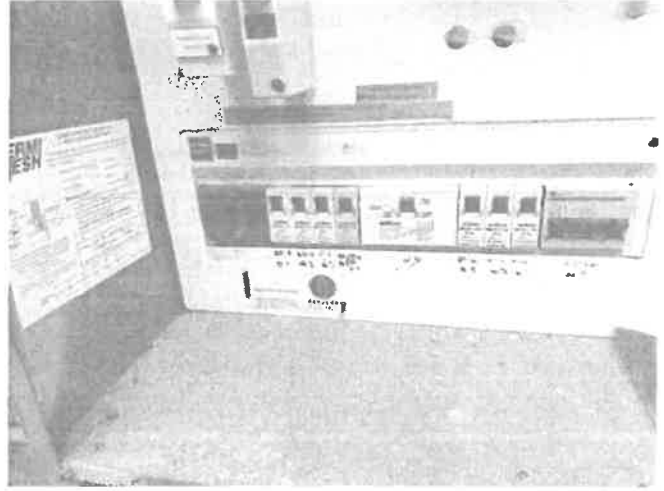
- Minor lateral rotation noted to the flexible masonry retaining wall; however, appears in generally stable and serviceable condition at time of the inspection. (Photo page 6)

Eastern Elevation

- 315lt electric HWS; date of manufacture 08/19.
- Minor settlement noted to the hardstand slabs.

Roof

- The tiles and capping appear in generally good serviceable condition.
- Sealant improvements required to apron flashings as per summary. (Photo page 6)
- Resecure dislodged valley tiles. (Photo page 6)
- Gutter and downpipes appear in generally good serviceable condition.
- No leaf guard fitted to gutters and valleys.
- Solar voltaic panels noted on the western roof planes.



Interior Inspection

Garage

- Fine cracking to 1mm noted to the floor slab (typical). (Photo page 9)
- Automatic door opener fitted (not tested).

Entry/Hall

- No defects noted.

Powder Room

- No defects noted.

Rumpus Room

- Smoke alarm fitted to the ceiling (not tested).

Laundry

- Minor cracking noted in the external threshold tile (typical). (Photo page 9)

Stairs

- No defects noted.

Loungeroom

- No defects noted.

Dining Room

- The passage door hardware is not engaging the keeper.

Kitchen

- Benchtops, cupboards doors and drawers appear in serviceable condition despite minor to significant wear & tear.
- Non-ducted Rangehood noted.

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

Stairs

- No defects noted.

Hallway

- Smoke alarm fitted to the ceiling (not tested).

Bedroom 1 (North Facing)

- No defects noted.

Ensuite

- Recent sealing improvements noted to the shower recess as per the summary. (Photo page 9)

Bedroom 2 (East Facing)

- No defects noted.

Bedroom 3 (South Facing)

- No defects noted.

Bedroom 4 (South Facing)

- No defects noted.

Bathroom

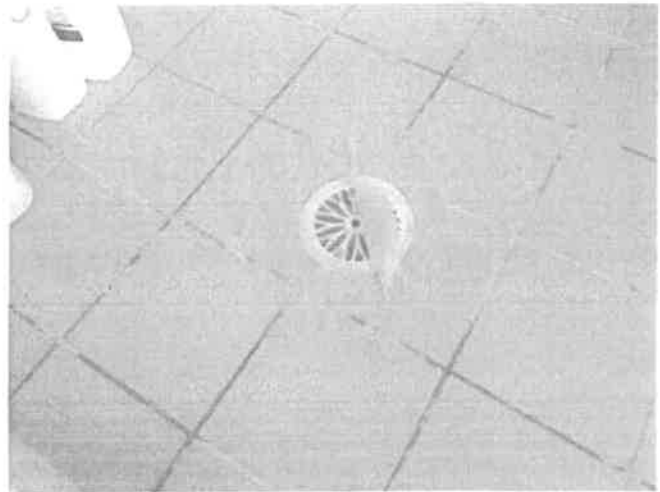
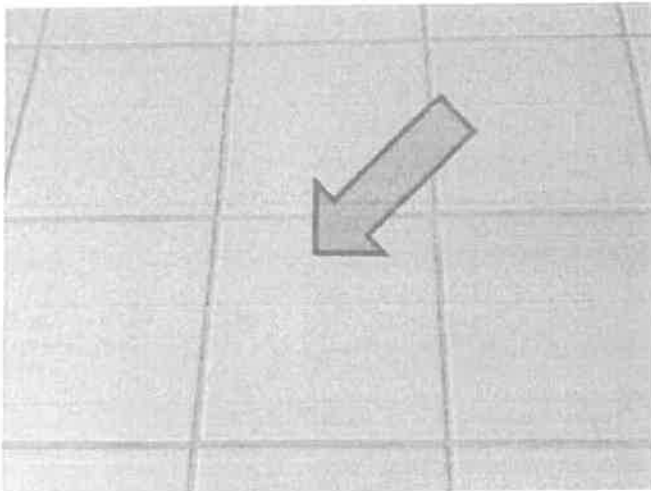
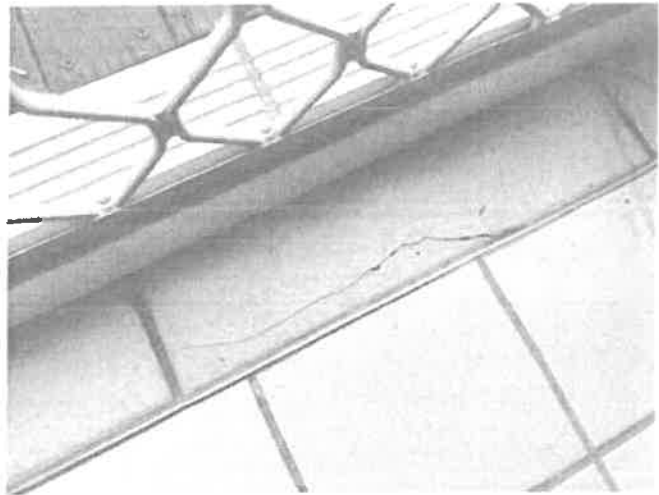
- Minor cracking noted to the floor tiles. (Photo page 9)
- Consider grouting improvements to the shower recess floor tiles. (Photo page 9)
- Shower recess was flood tested.

Roof Cavity

- The roof frame appears generally true and adequately braced. (Photos page 9 & 10)
- Insulation batts fitted over the ceilings.
- No sarking foil fitted under the roof tiles.
- Roof ventilation noted.

Sub-Floor

- The steel bearers and joists appear in sound condition. (Photo page 10)
- No drainage provisions noted.
- Generally dry soils noted. (Photo page 10)
- Adequate ventilation.





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 25th October 2024