CHILDS PROPERTY INSPECTIONS

BUILDING DILAPIDATION REPORT

REFERRED BY:

REFERENCE DETAILS:

CLIENT:

PROPERTY INSPECTED:

INSPECTION DATE & TIME:

REPORT NUMBER:

INSPECTION DESCRIPTION

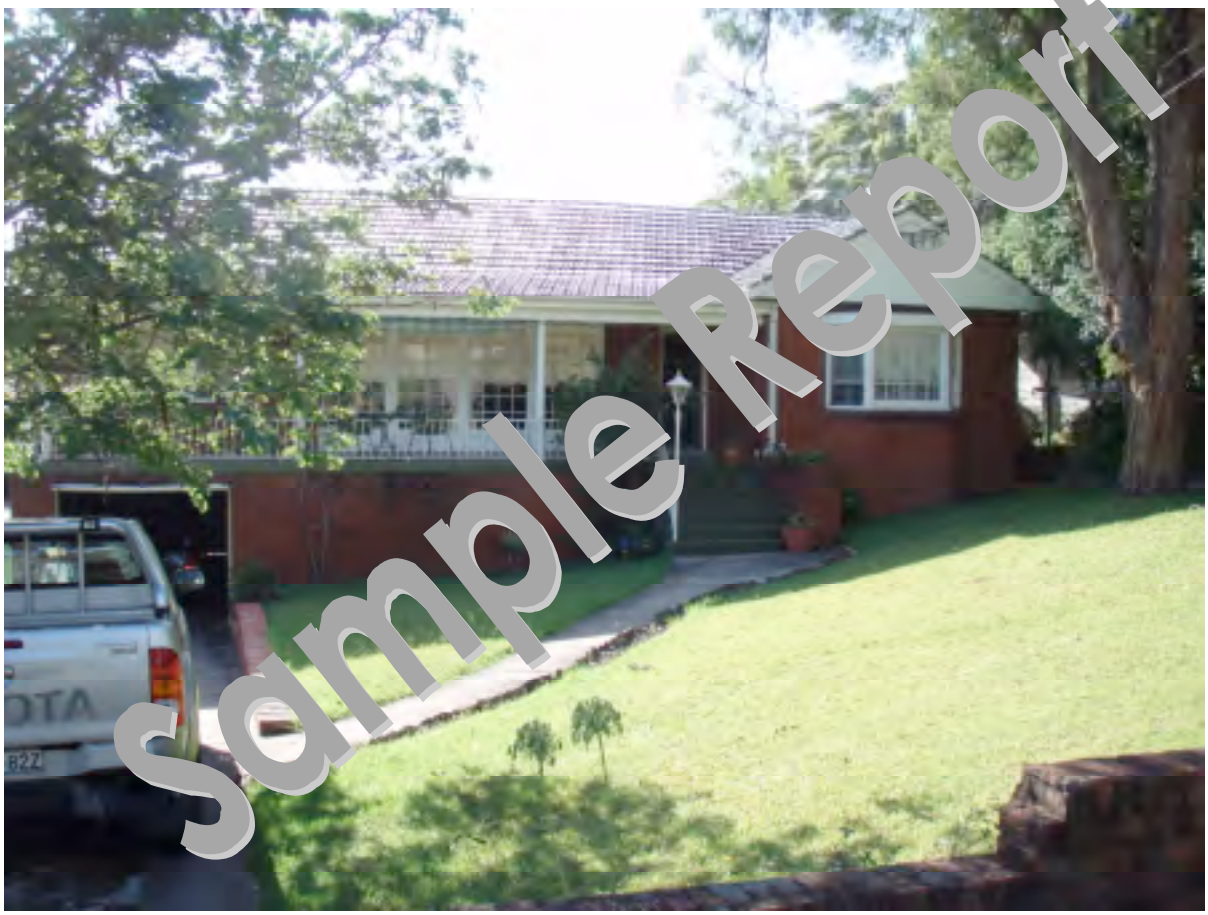
The following inspection has been carried out to check and report on the current structural condition of the property prior to construction commencing on the Northern Distributor freeway extension.

The table below lists those defects found to the property at the time of the inspection. The defects noted are of structural significance only. No comment is made on cosmetic defects.

Stored goods and furniture in areas throughout the home prevented a complete inspection of some walls, floors and cupboards internally. A further inspection of these areas after furniture and goods have been removed is recommended.

DWELLING DESCRIPTION

The property inspected is a single storey, free standing dwelling of brick veneer construction. This structure is on pier and strip footings, with a pitched roof covered in terracotta tiles.



GARAGE

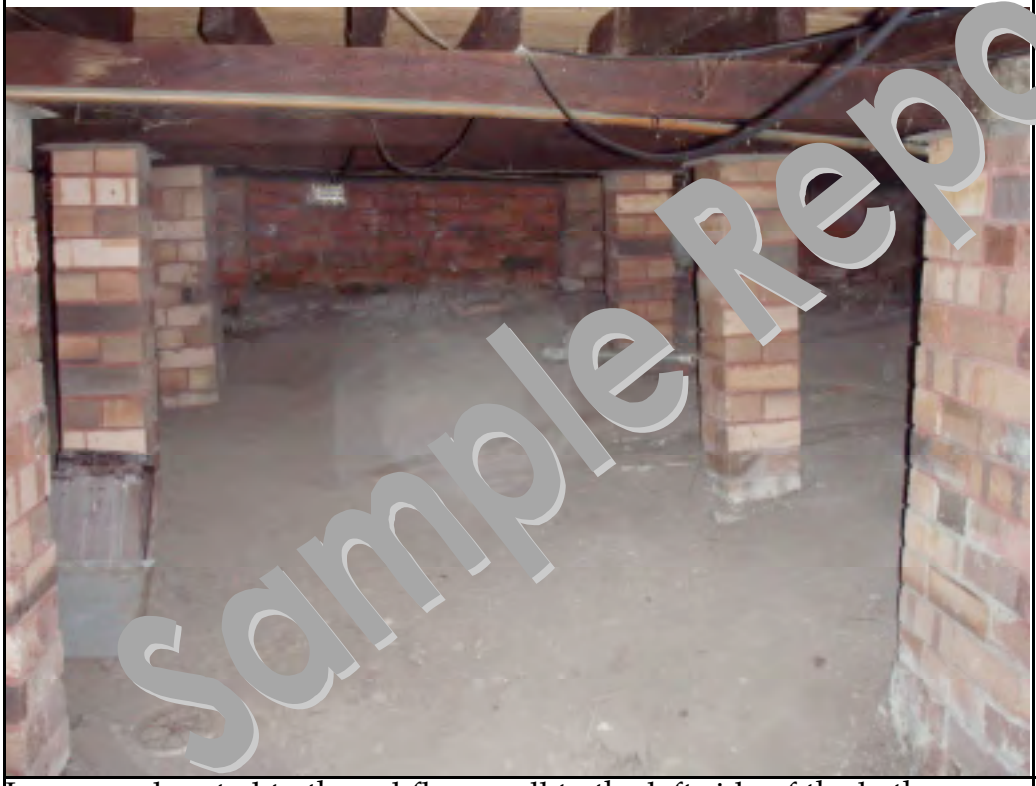
A single attached garage is provided to the property.

We estimate that the age of the property is approximately 40 years old.

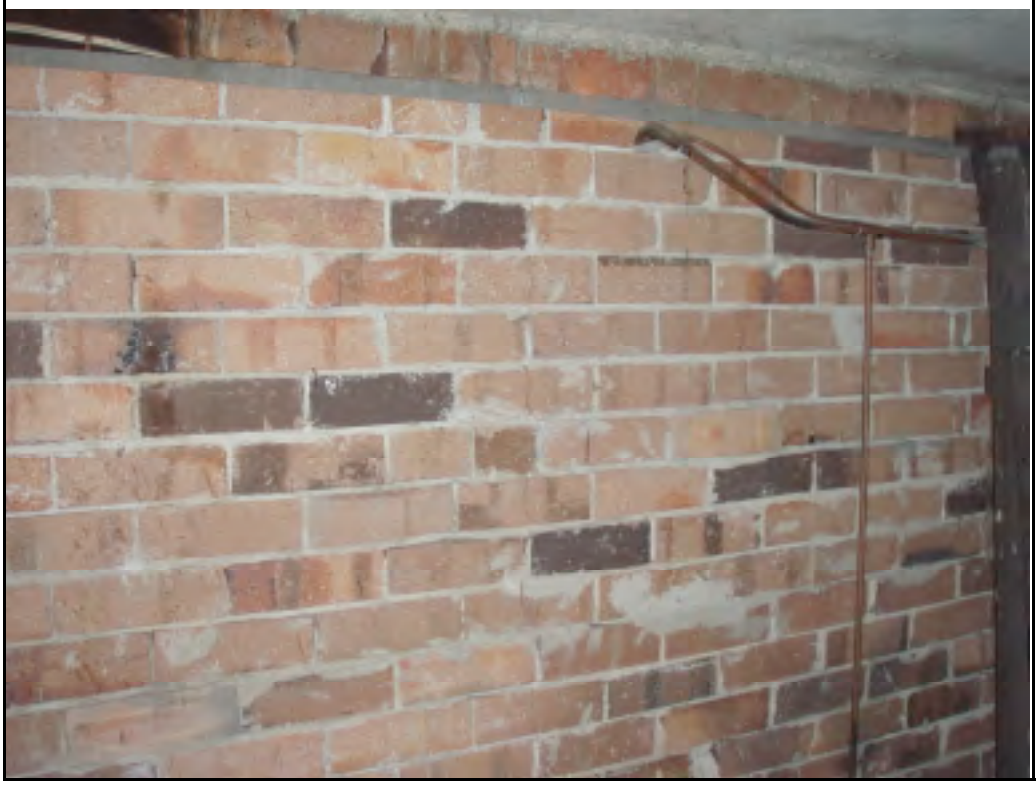
NOTABLE ITEMS

External:

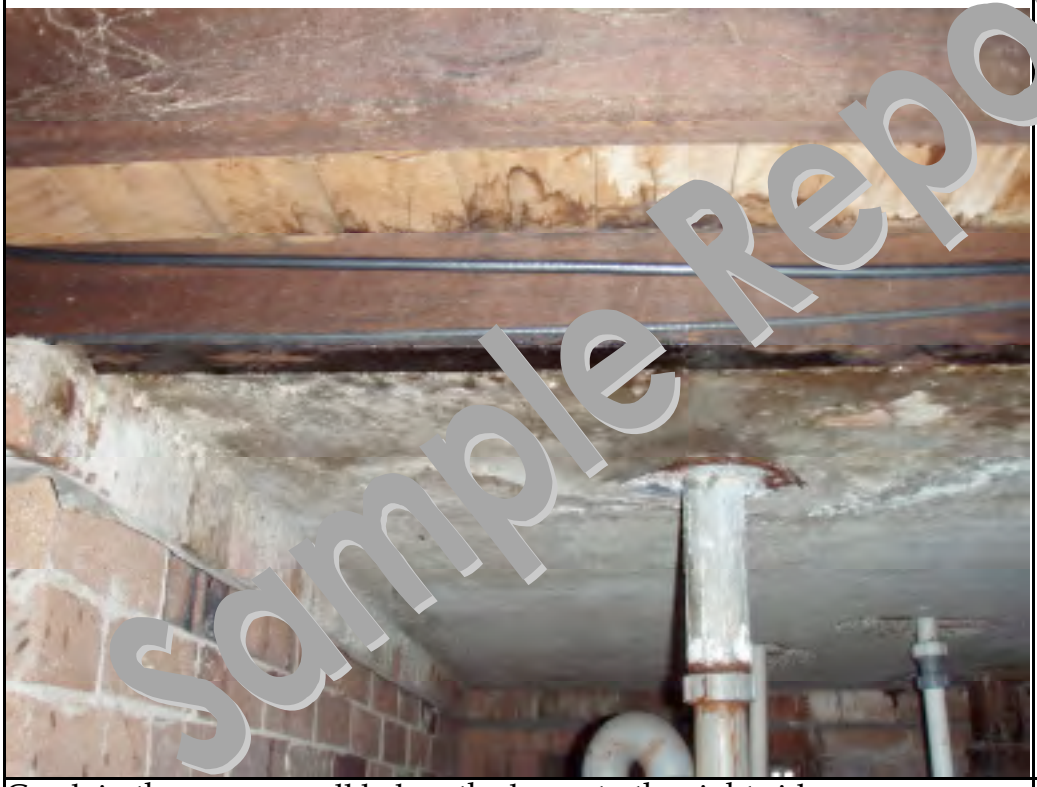
Most piers throughout the subfloor have subsided and have become unstable.



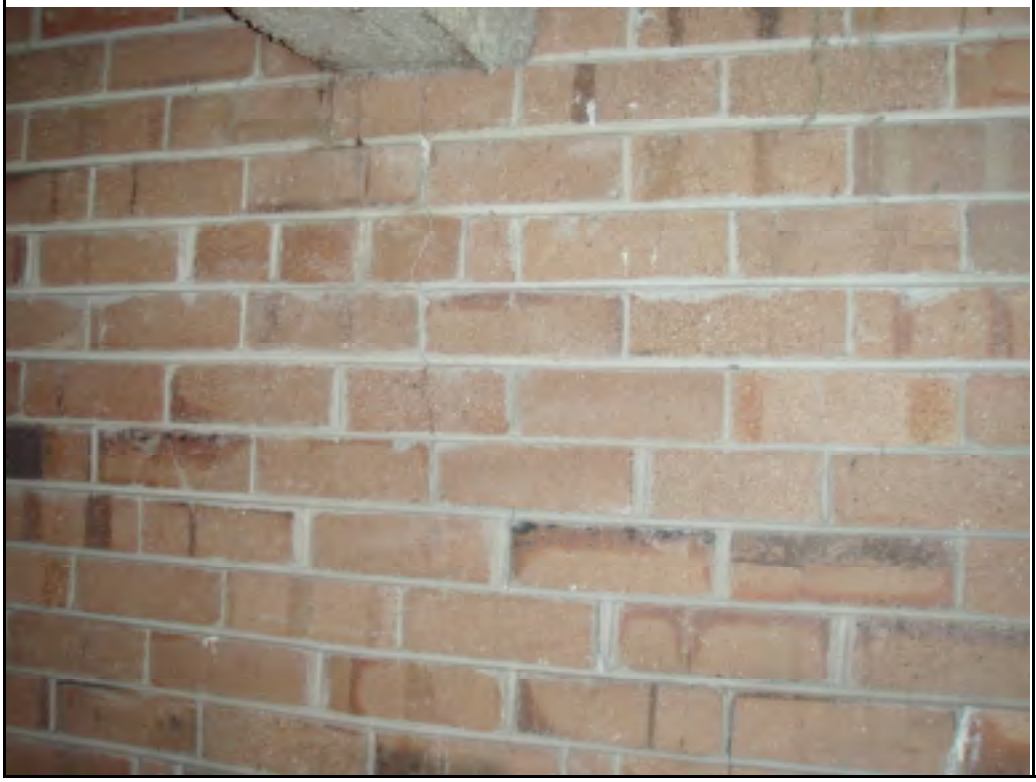
Large crack noted to the subfloor wall to the left side of the bathroom.



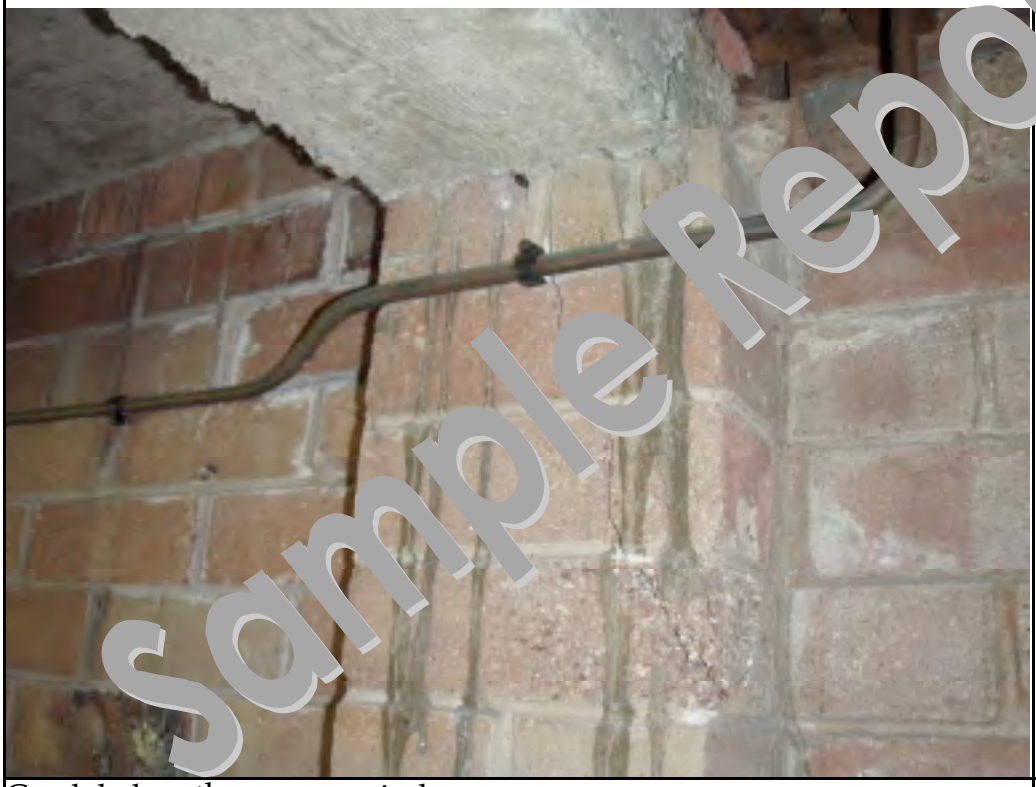
A shower leak was noted in the subfloor.



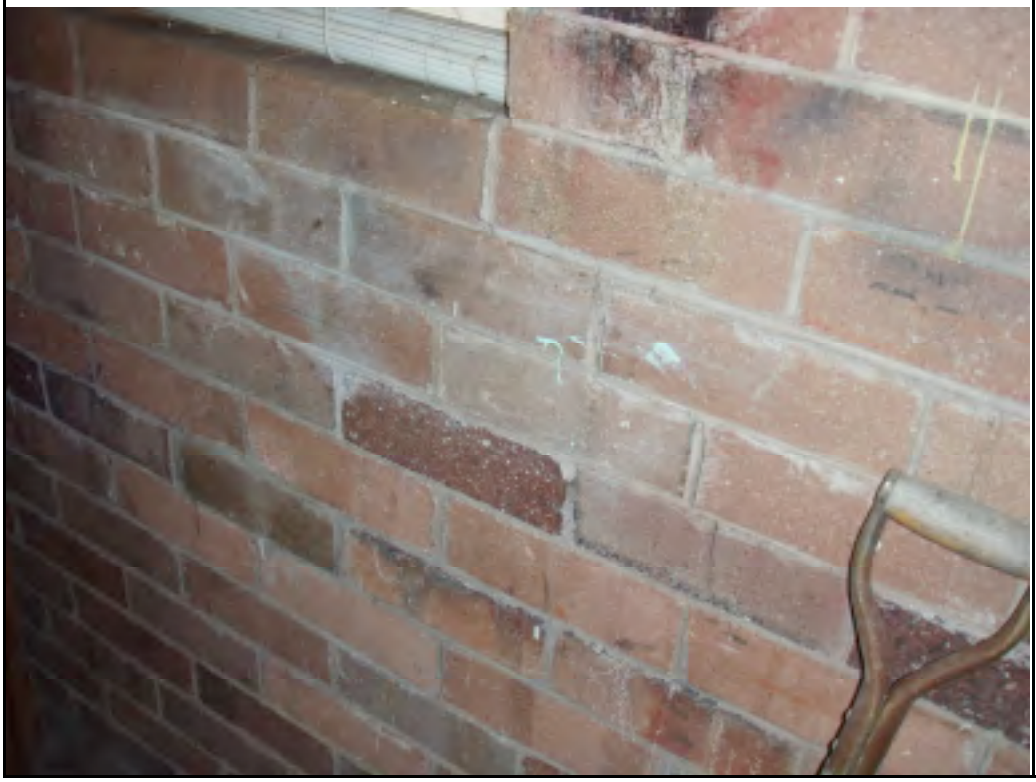
Crack in the garage wall below the beam to the right side.



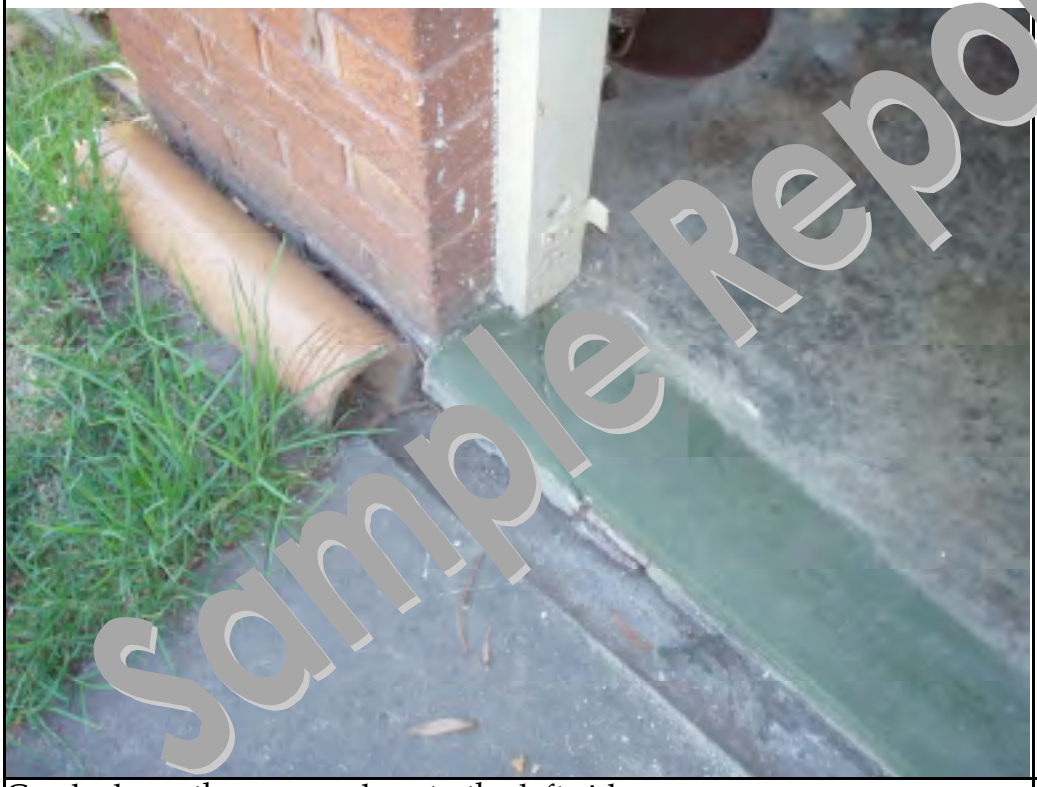
Crack in the garage wall below the beam to the left side.



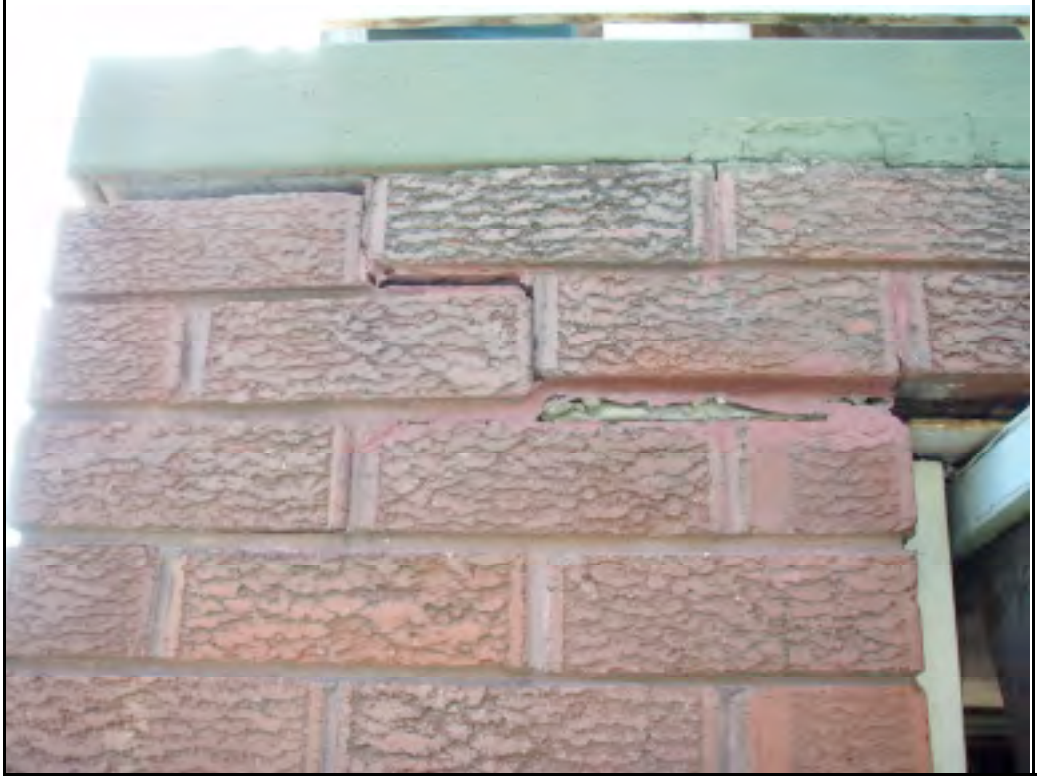
Crack below the garage window.



Crack to the slab at the left side of the garage.

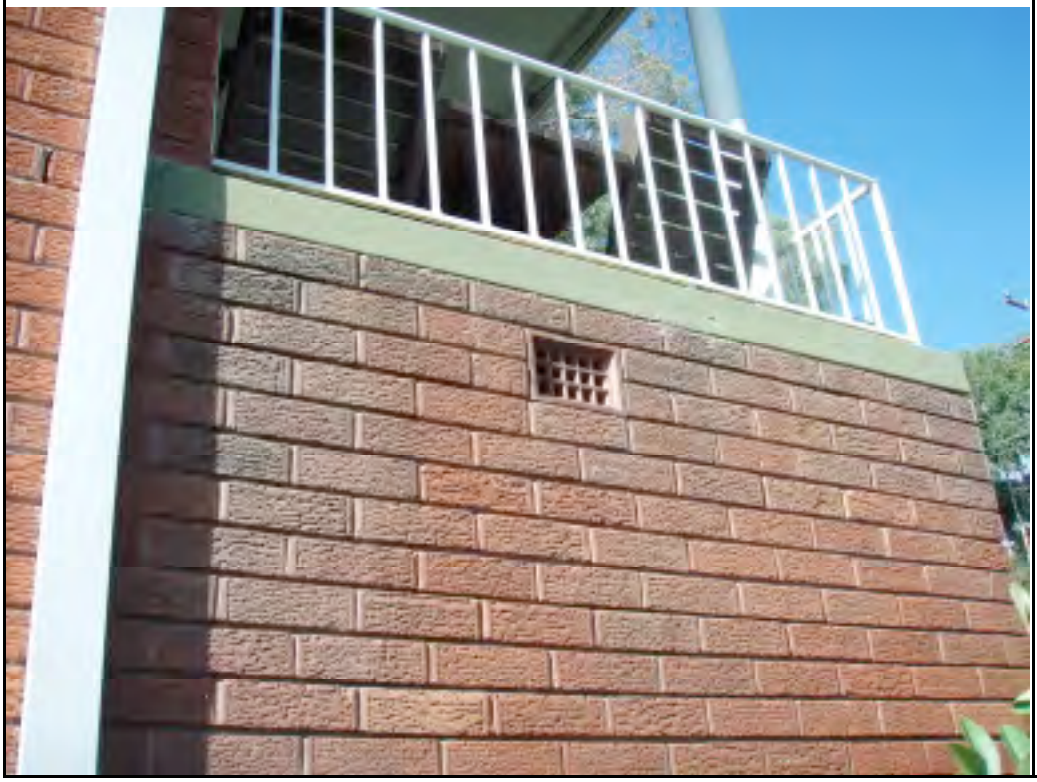


Crack above the garage door to the left side.

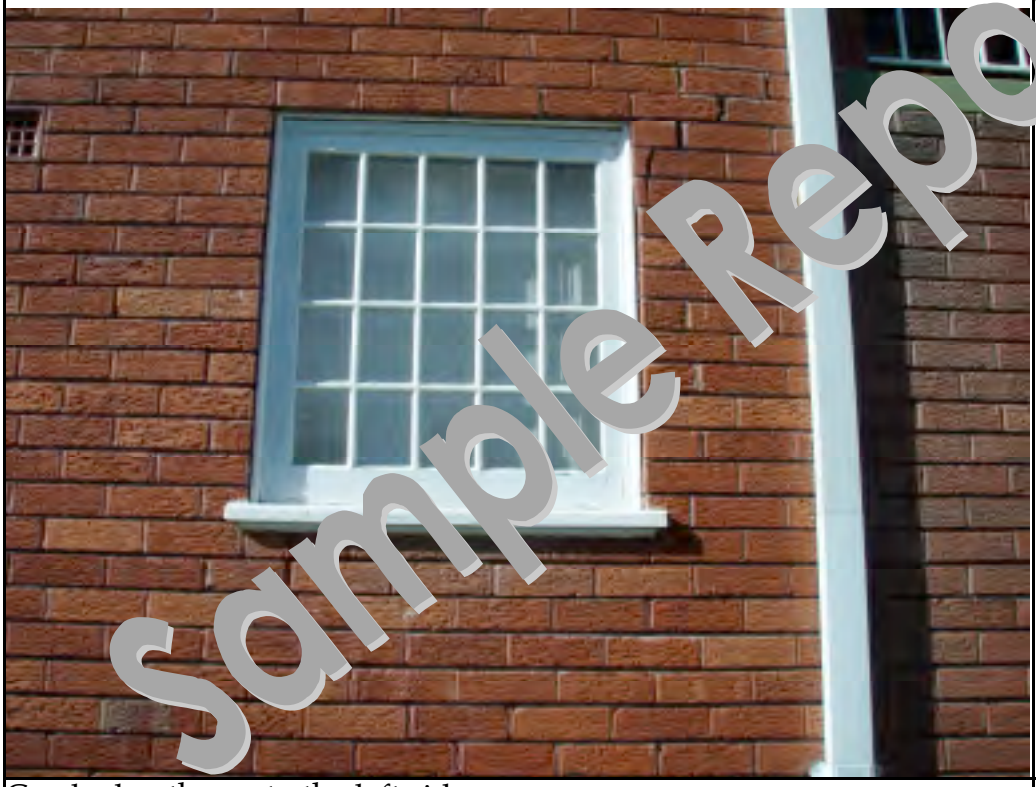


Crack above the garage door to the right side.

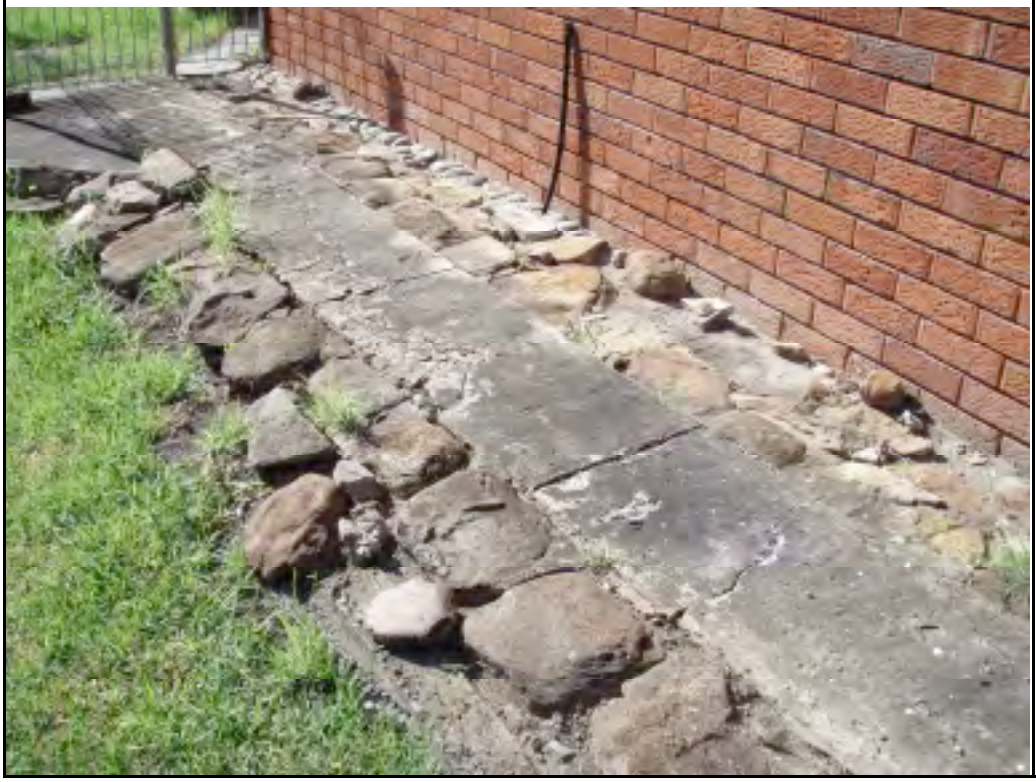
Cracks to the verandah slab edge on the left side.



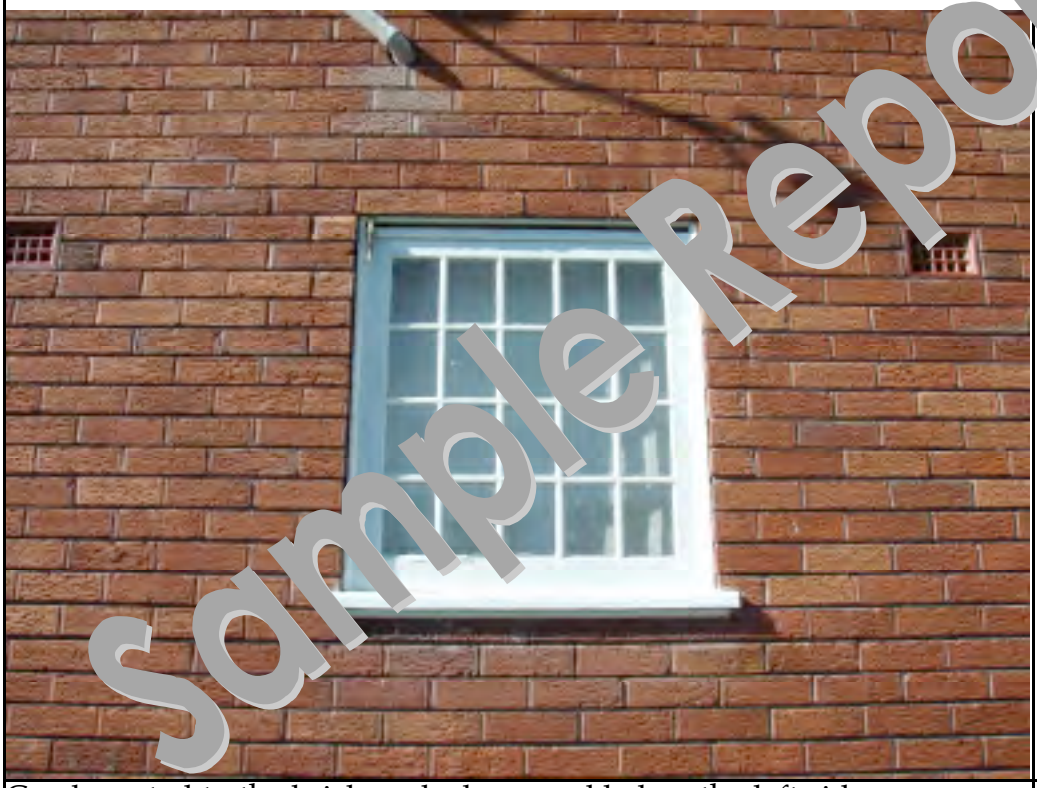
Cracks above and below the garage window.



Cracked pathway to the left side.



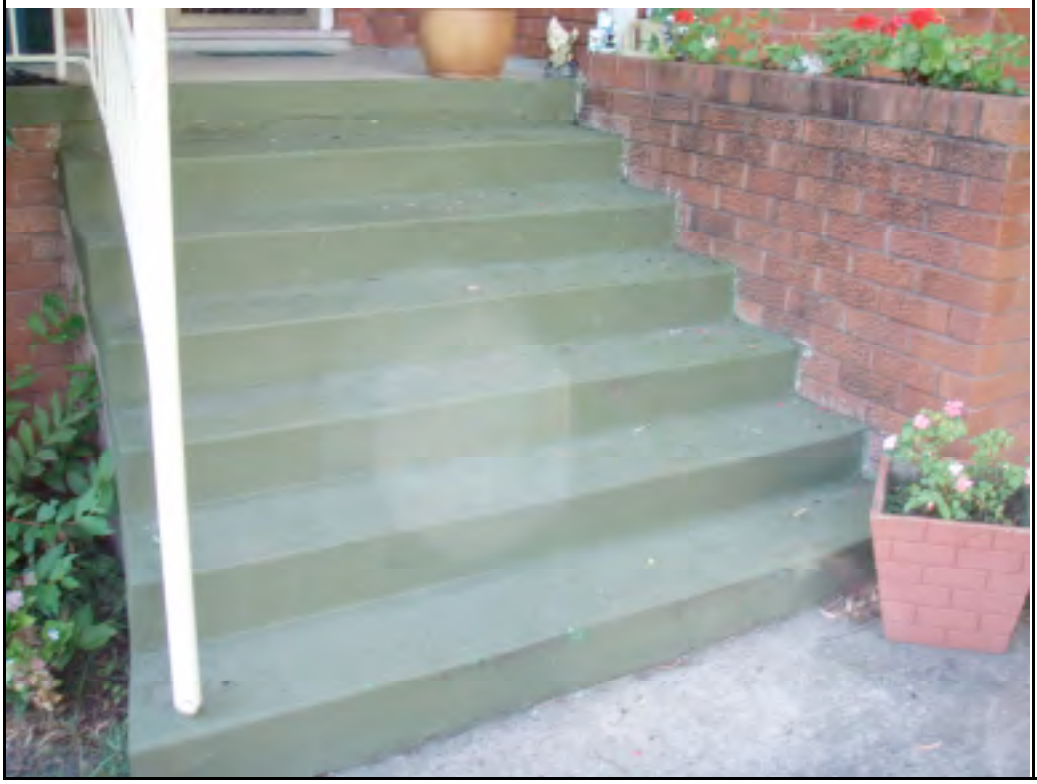
Cracks above and below the left side window to the room at the rear of the garage.



Cracks noted to the brickwork above and below the left side upper level window.

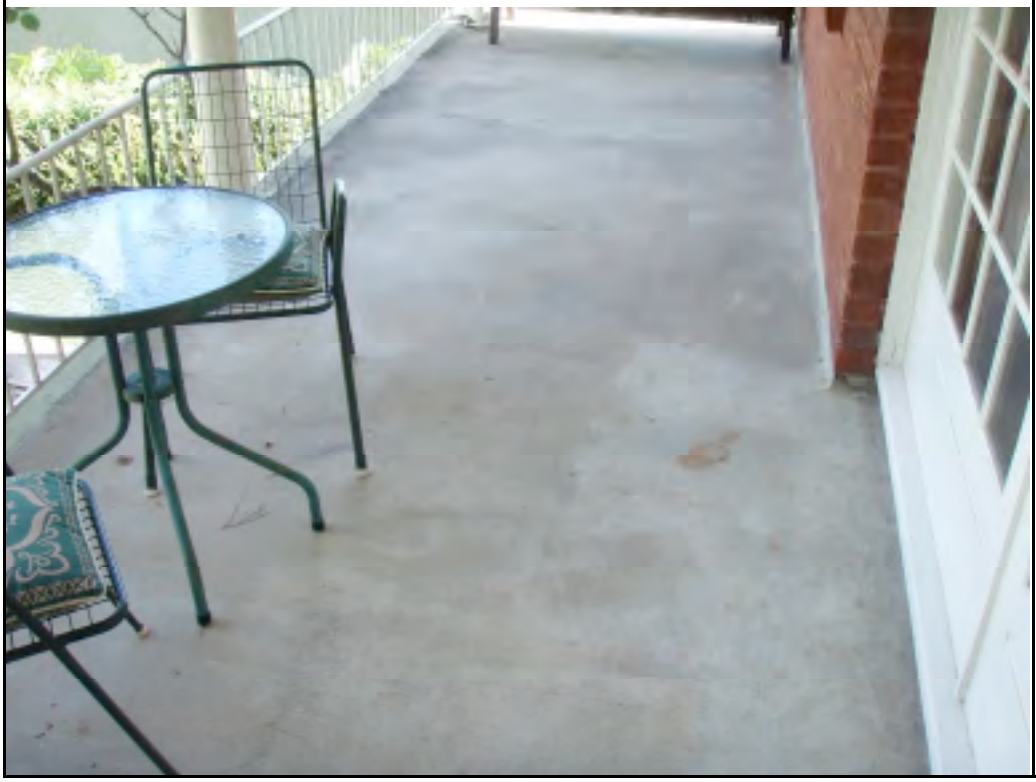
Failing garden retaining wall to the right side of the garage entrance.

Cracks to the front steps top riser and bottom riser and tread to the right side.



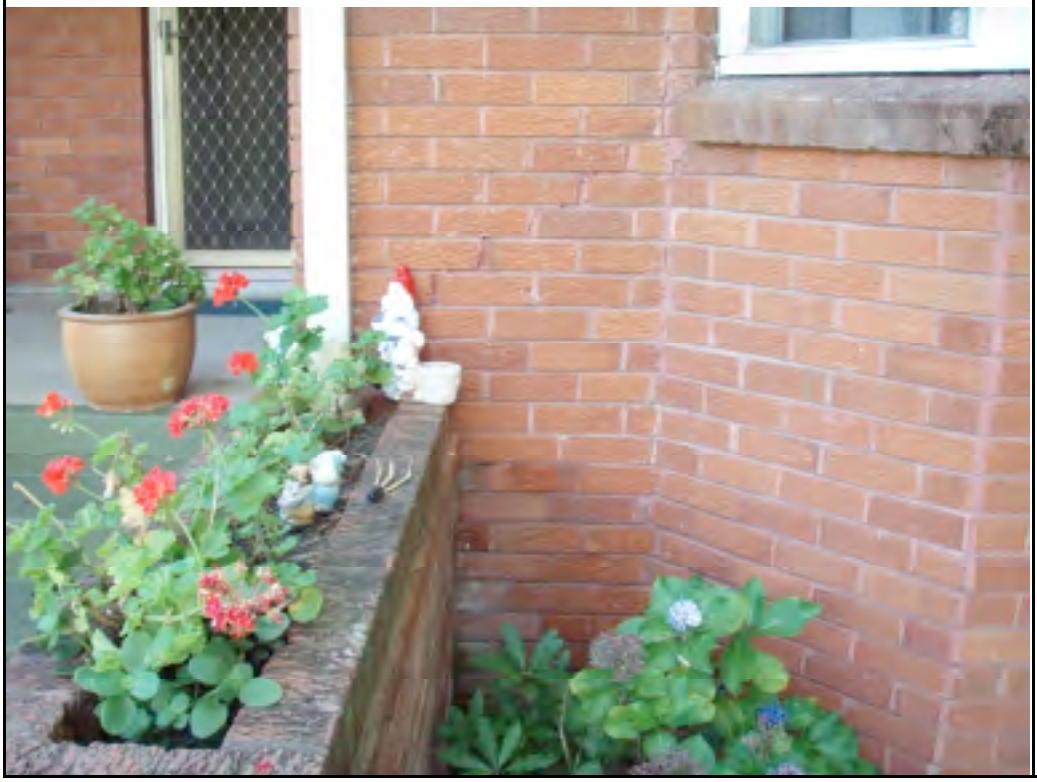
Cracks below the front left side window.

Hairline cracking to the verandah slab.

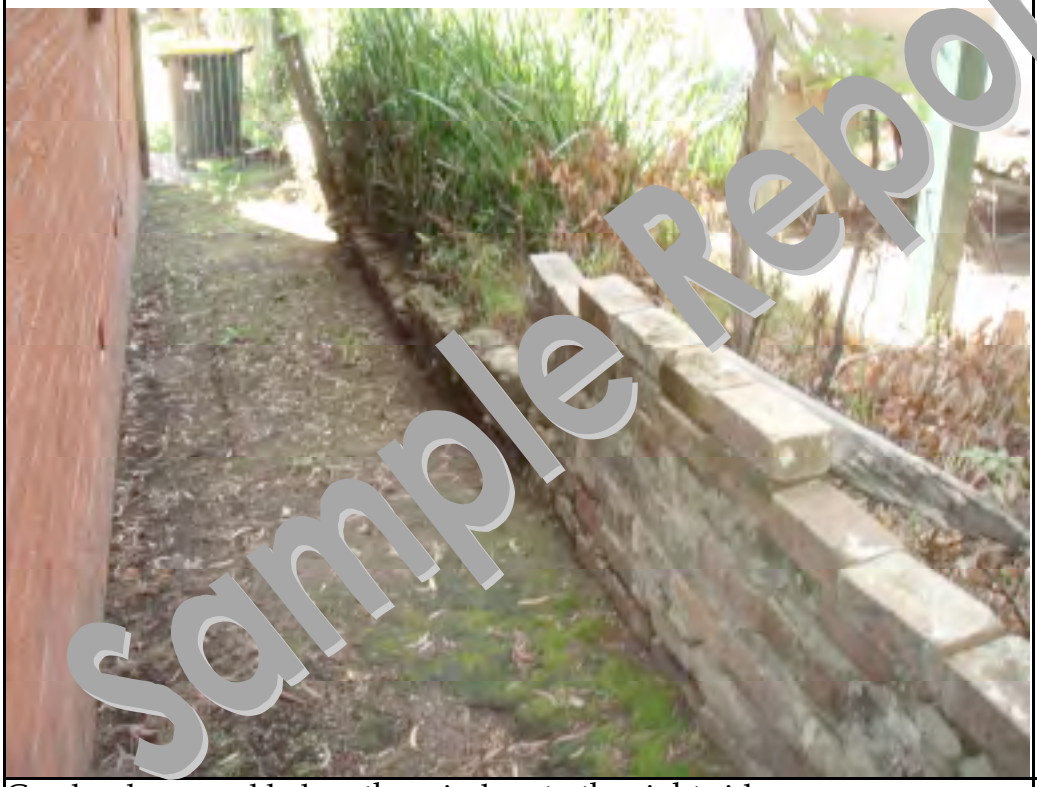


Crack to the front verandah area above the steps.

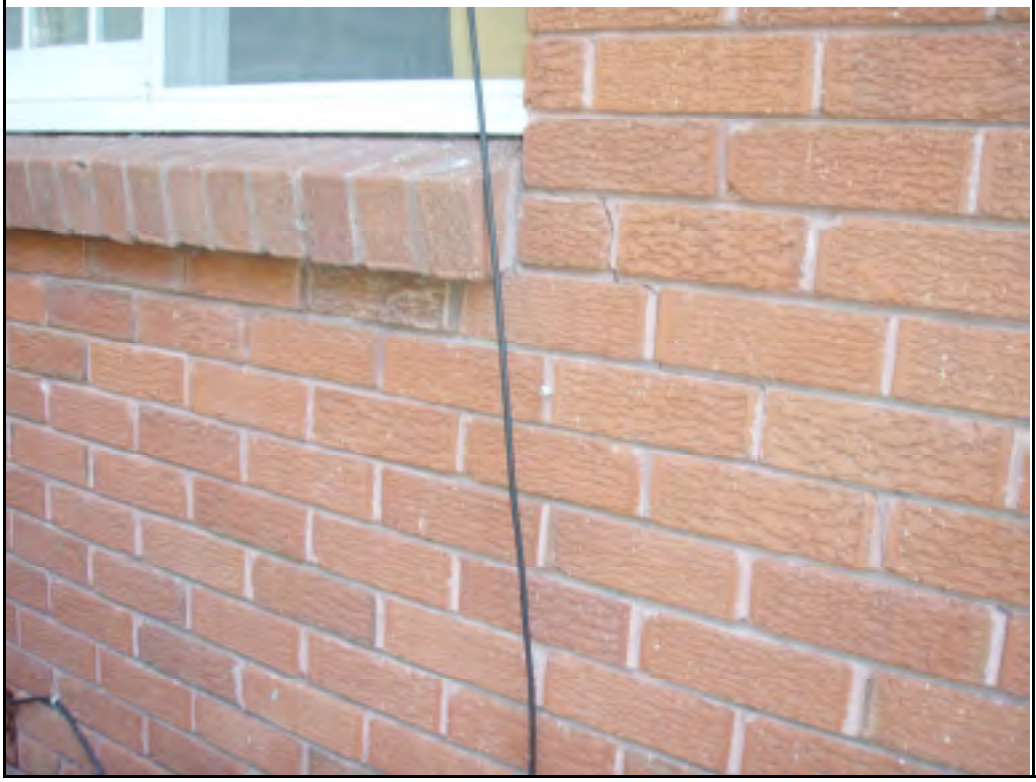
Cracks to the right side of the front verandah steps.



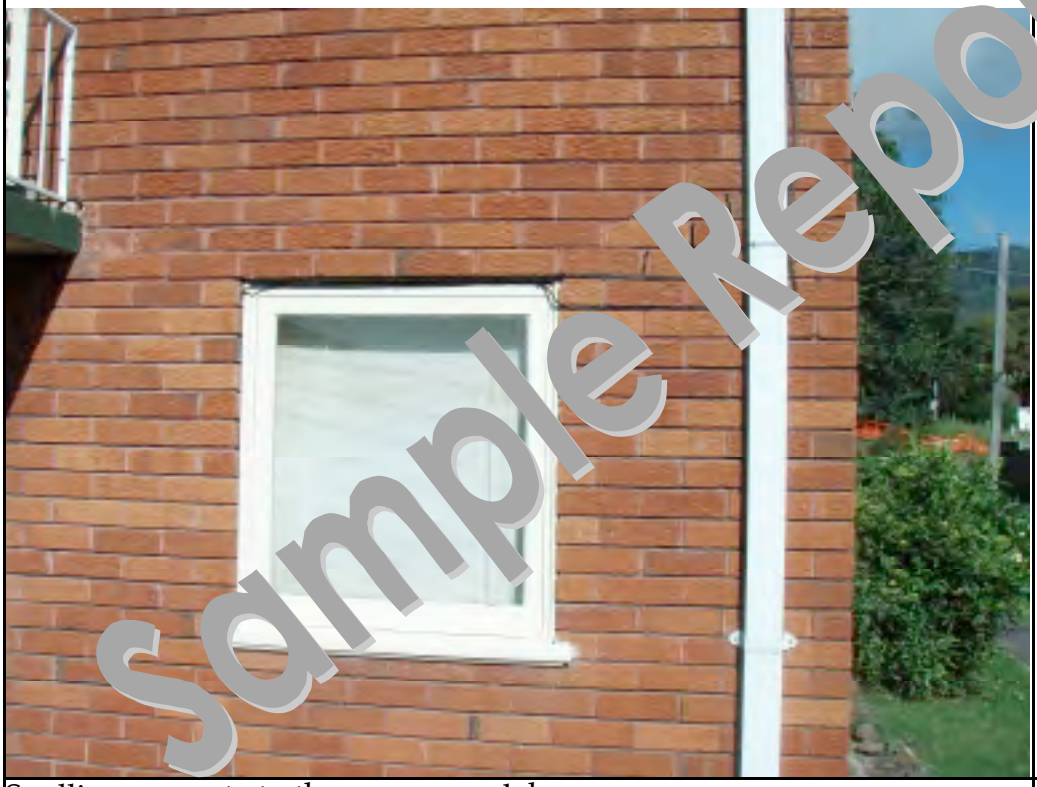
Failing garden wall to the right side.



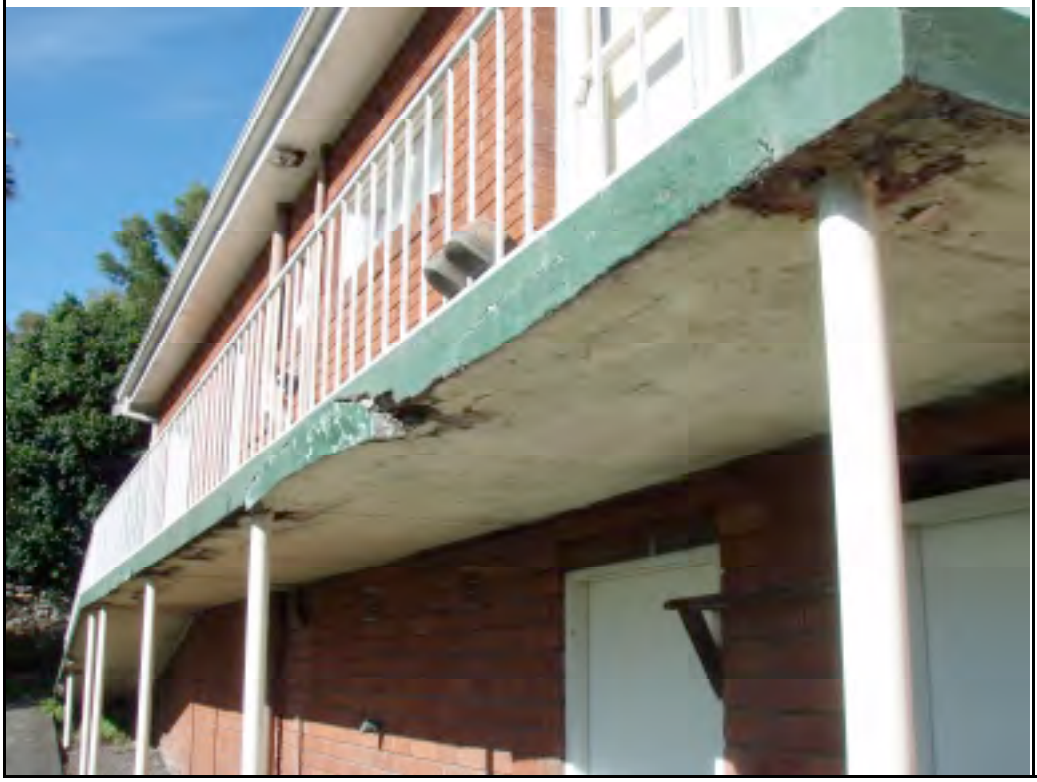
Cracks above and below the window to the right side.



Cracked brickwork to the window area to the rear of the garage.

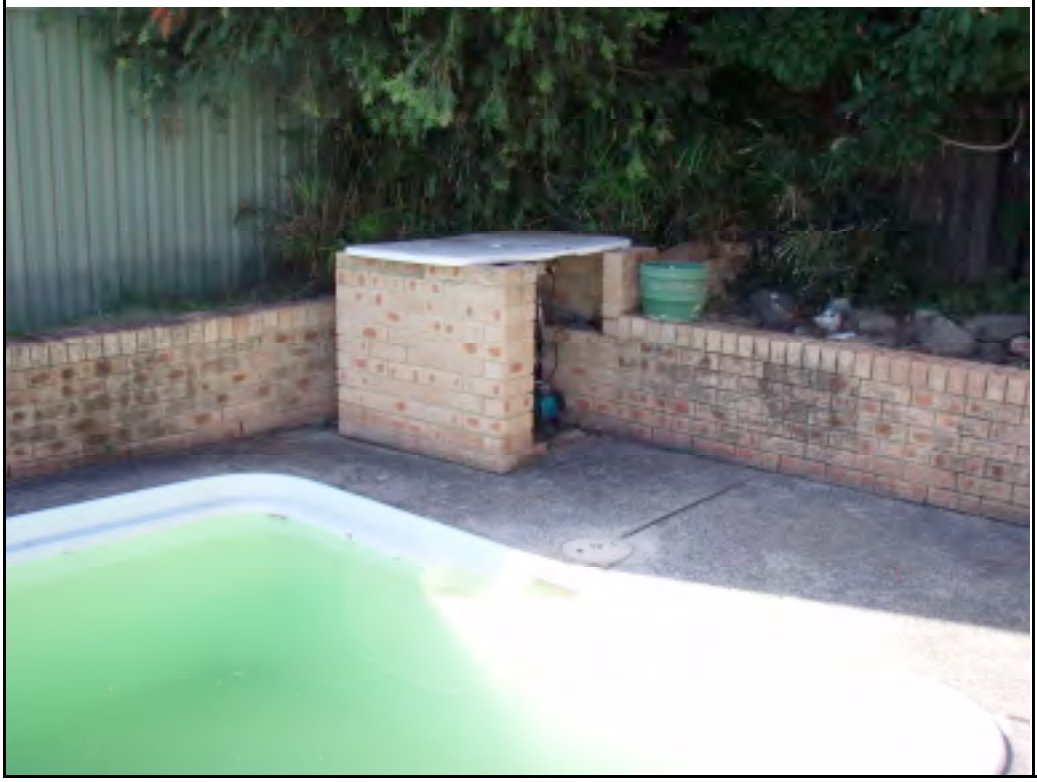


Spalling concrete to the rear verandah.

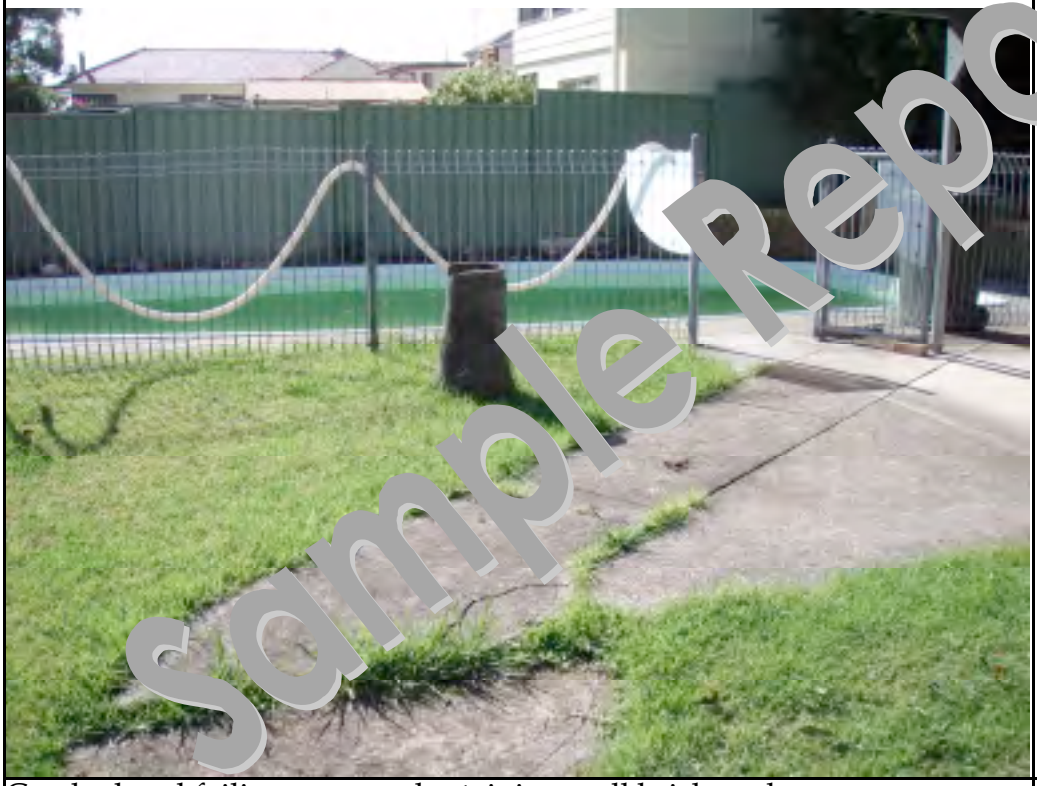


Cracks above the rear upper level door and window.

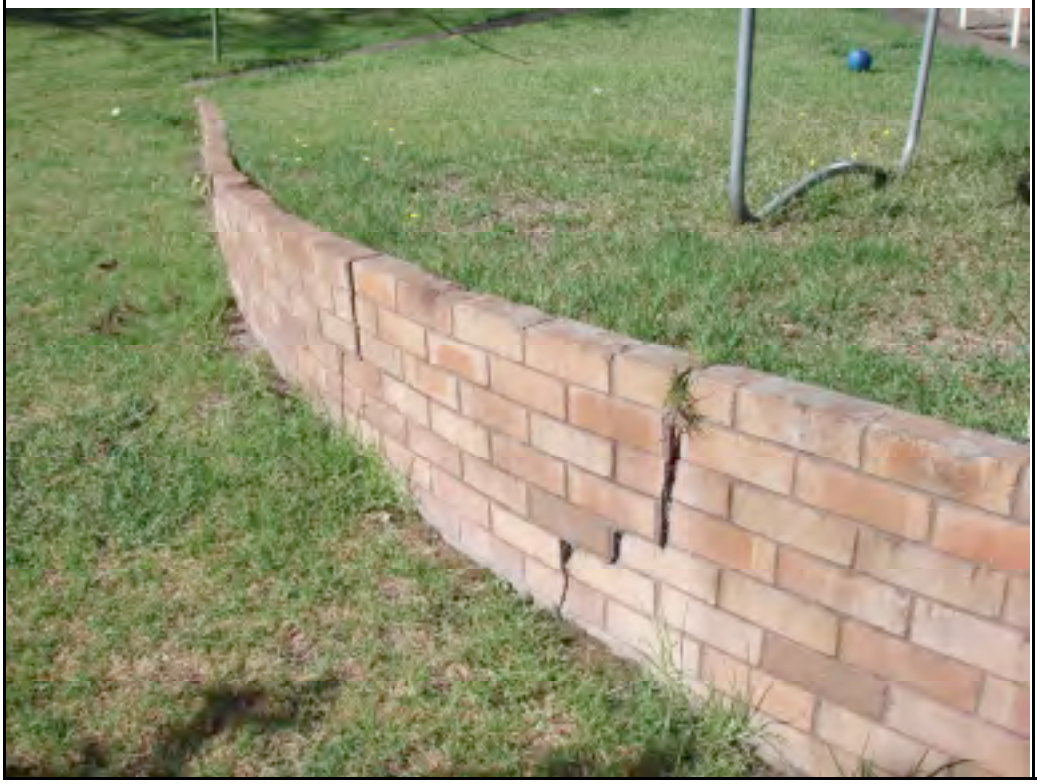
Cracked and failing retaining walls around the pool area.



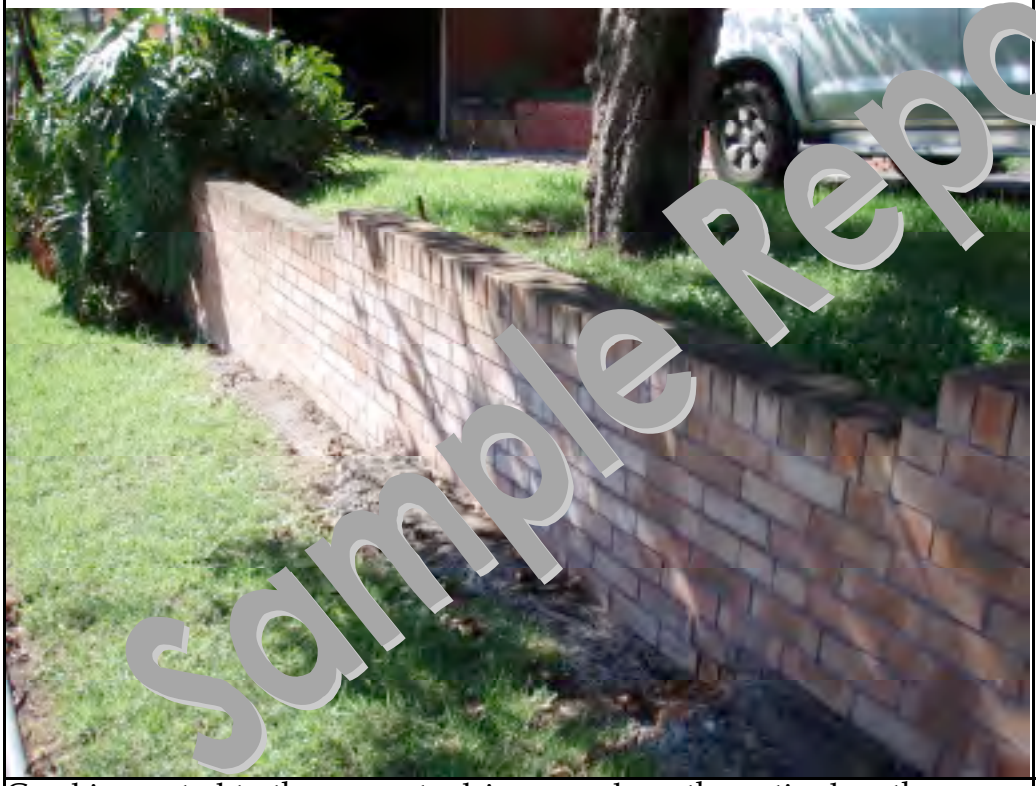
Settlement cracks developed in the concrete paths surrounding and near the pool area.



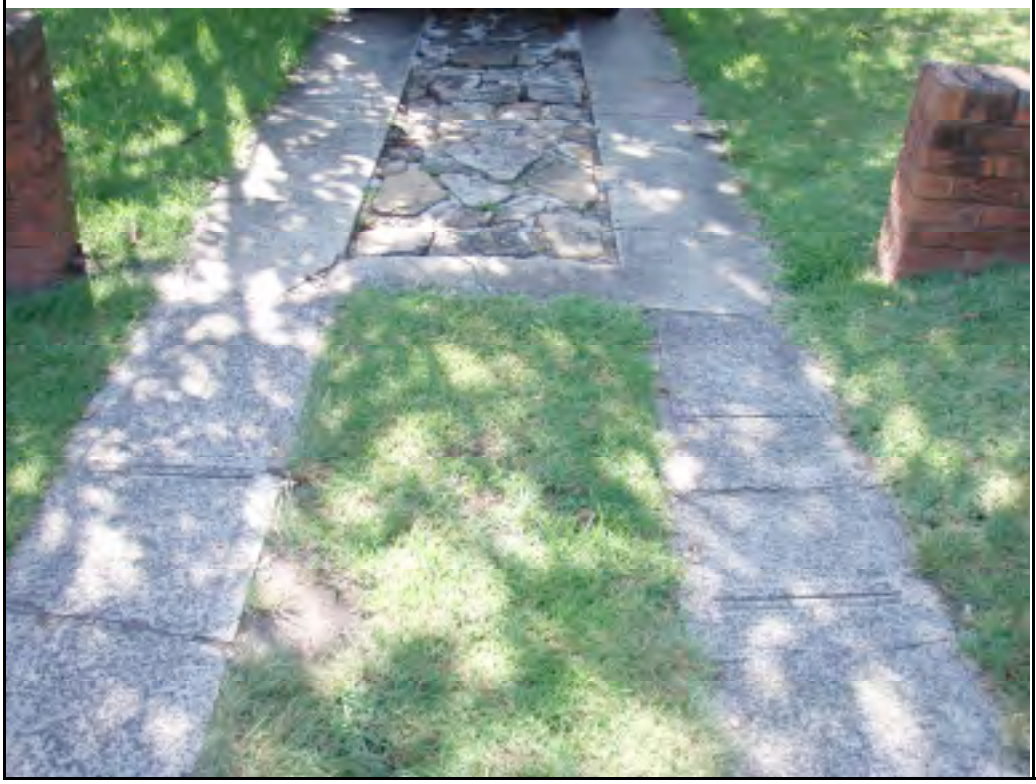
Cracked and failing rear yard retaining wall brickwork.



Several cracks noted to the brick retaining wall to the left side of the property.

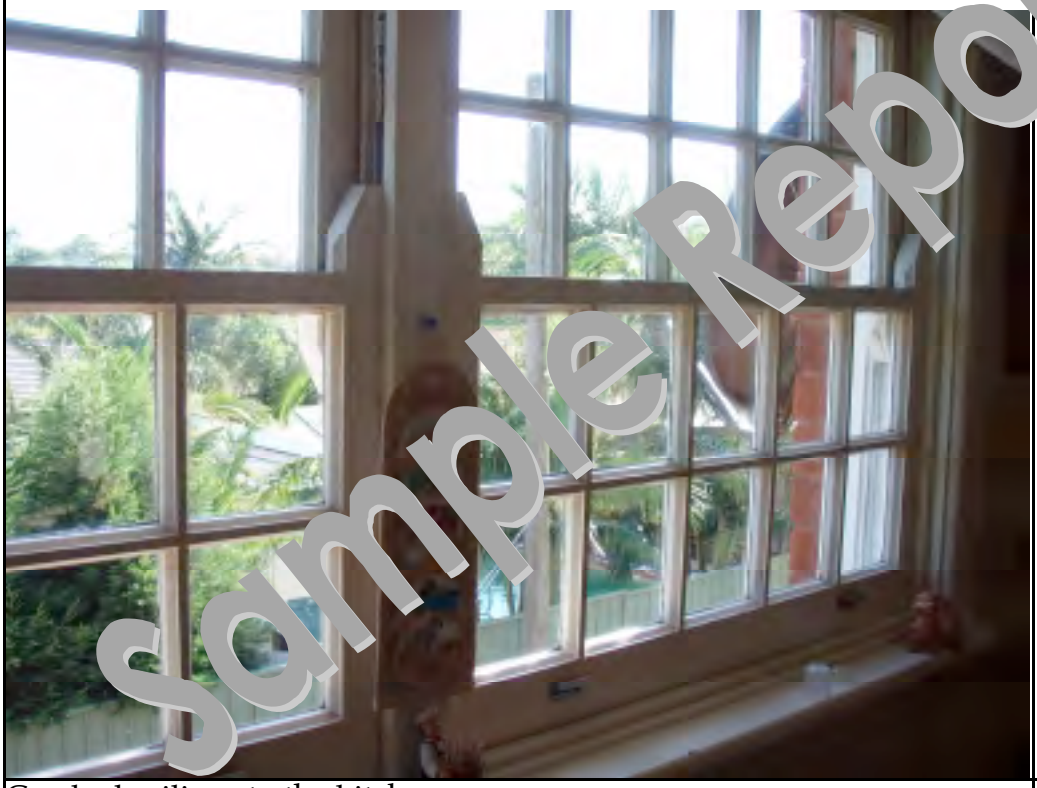


Cracking noted to the concrete driveway along the entire length.

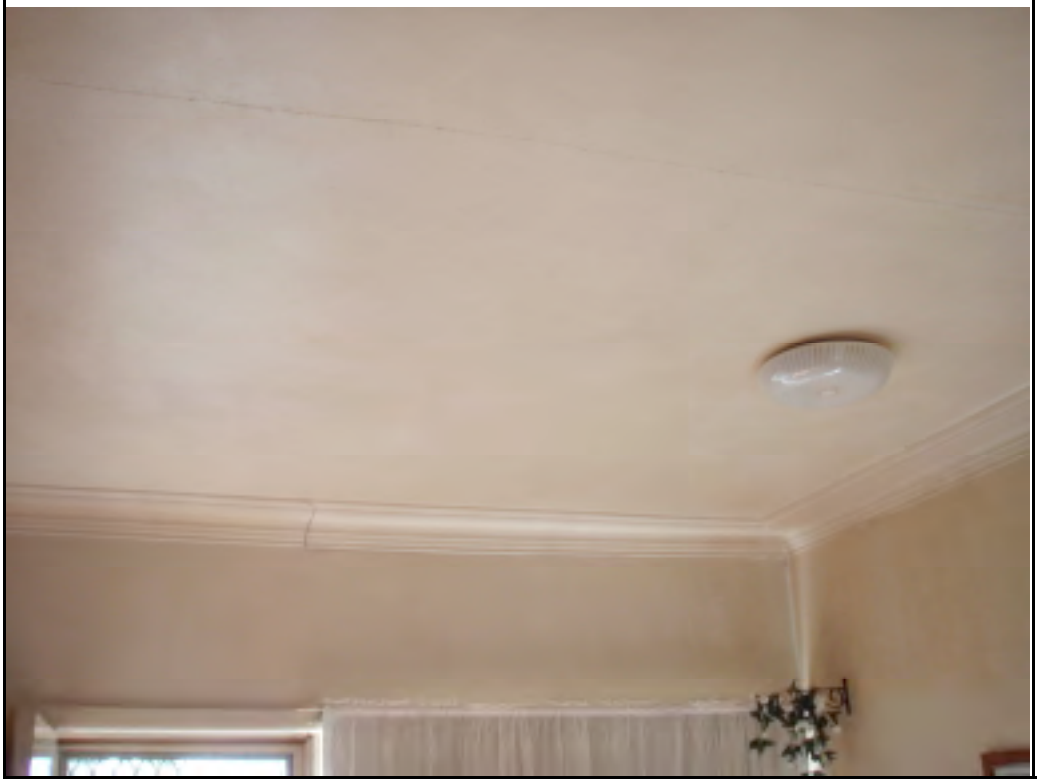


Internal:

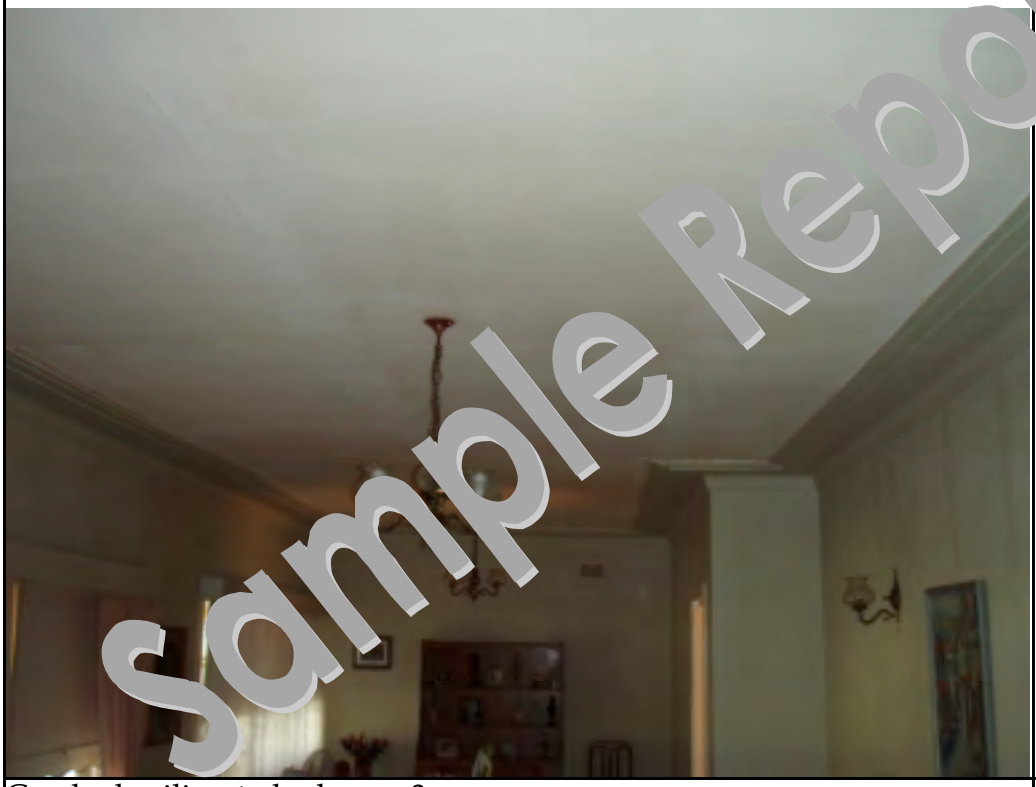
Cracked glazing to the kitchen window.



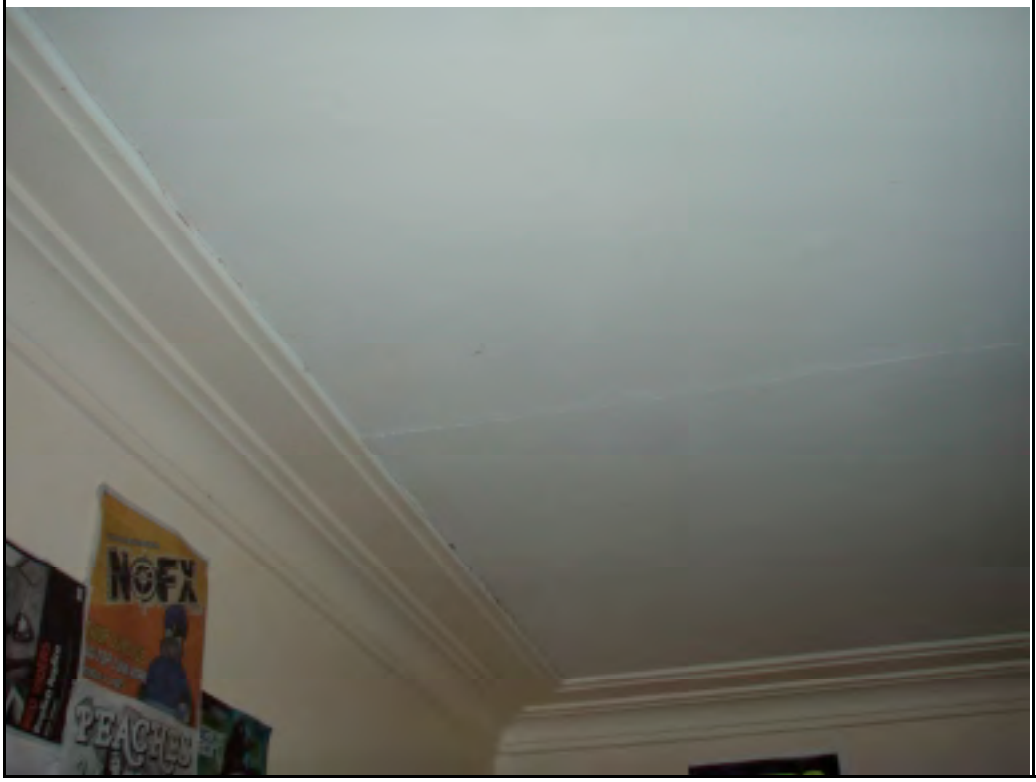
Cracked ceilings to the kitchen.



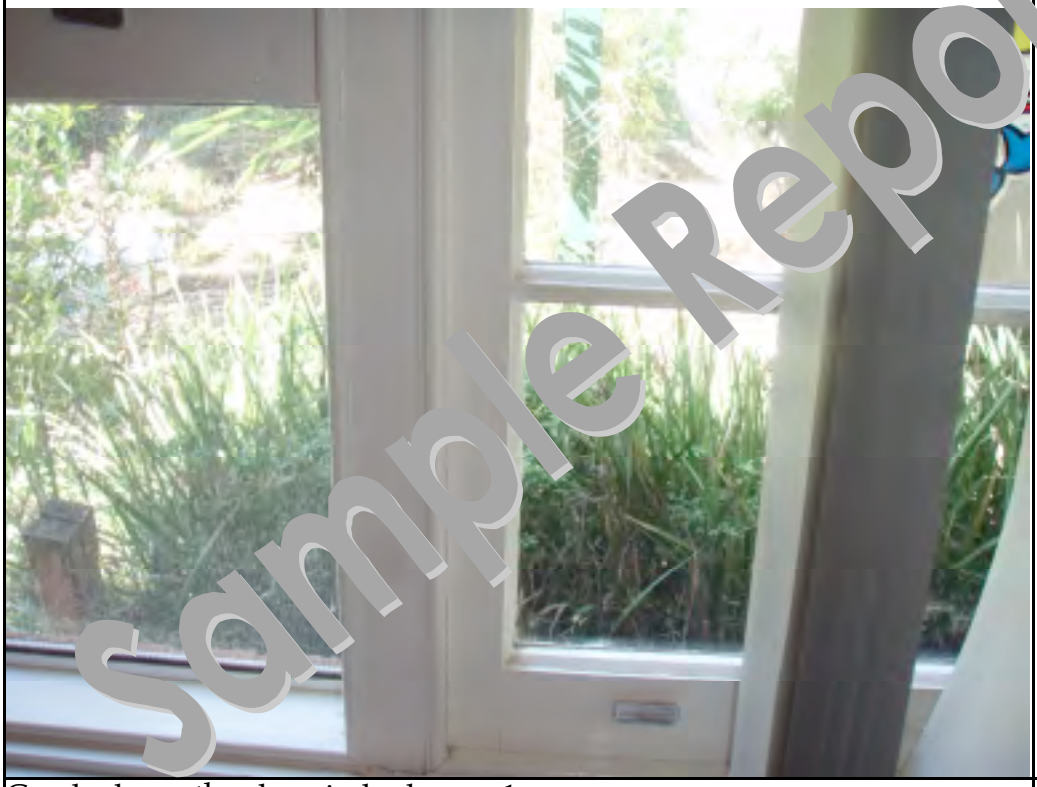
Cracked ceilings and cornices to the living room.



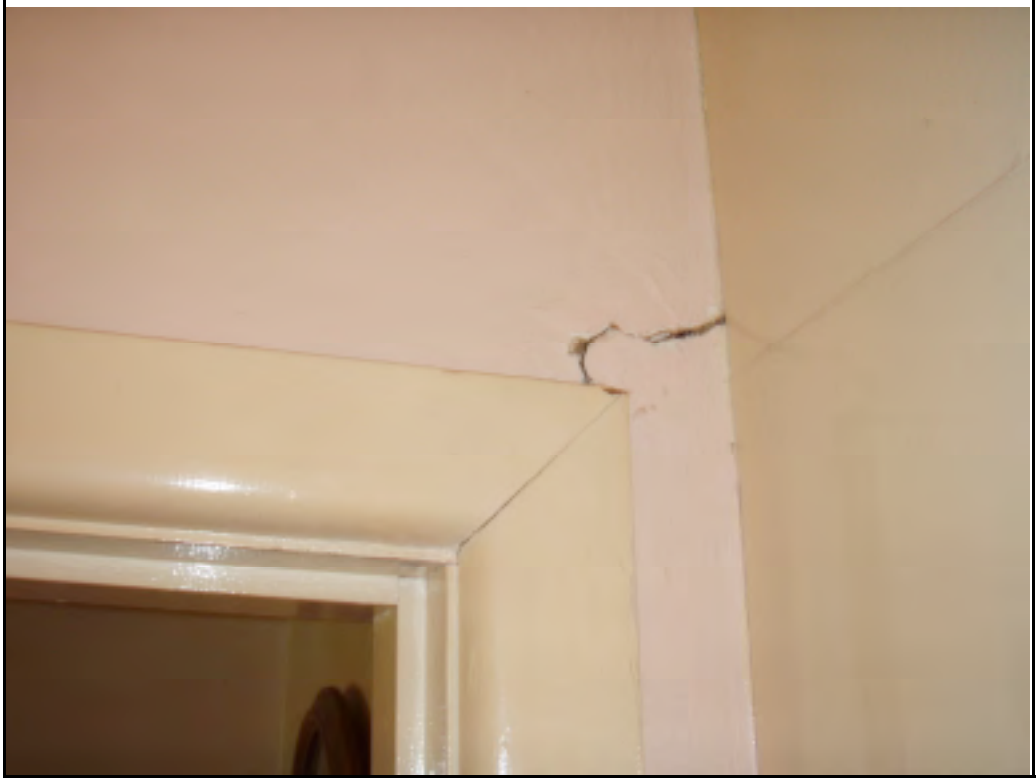
Cracked ceiling to bedroom 3.



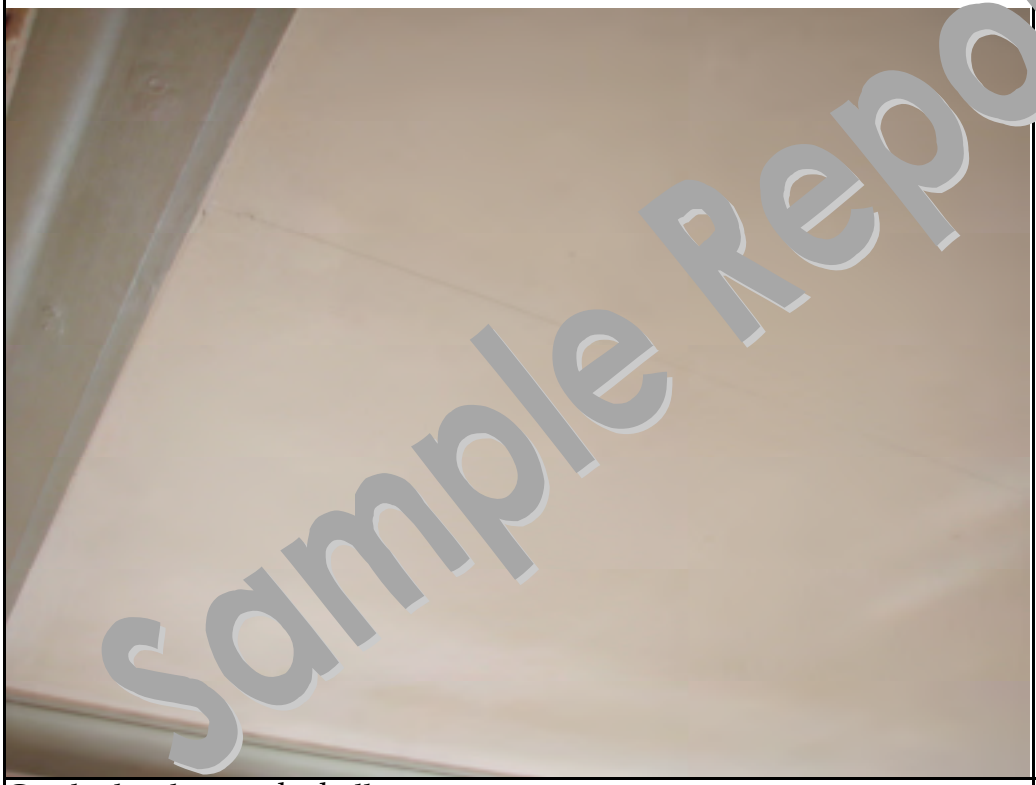
Cracked glazing to bedroom 2.



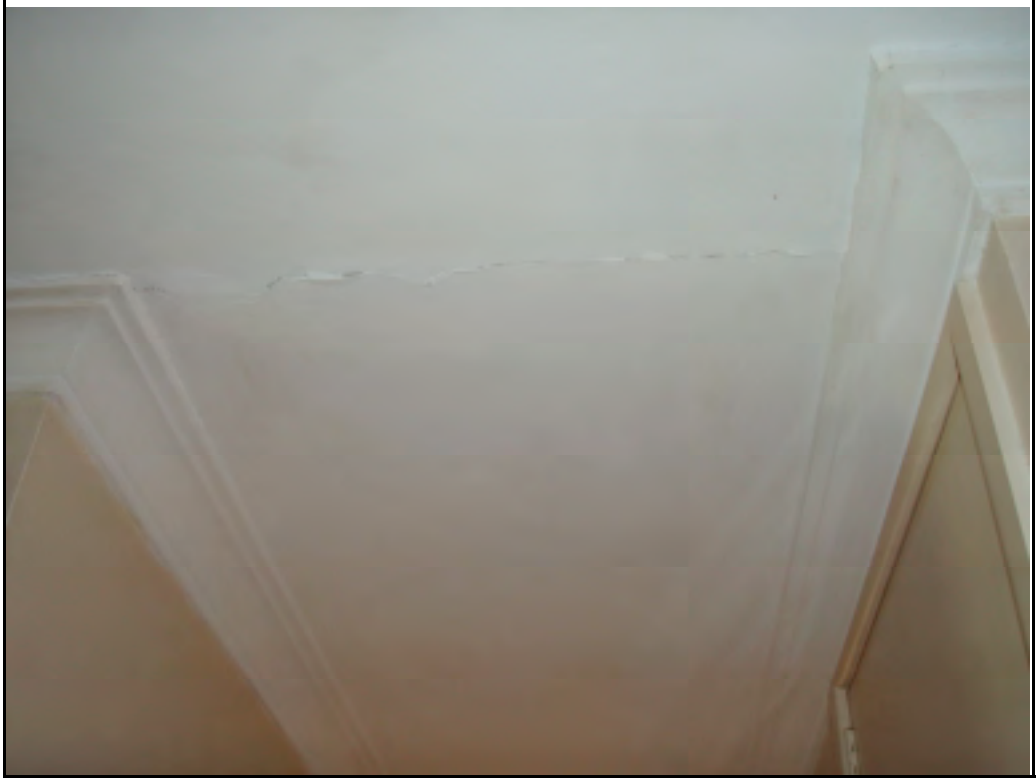
Crack above the door in bedroom 1.



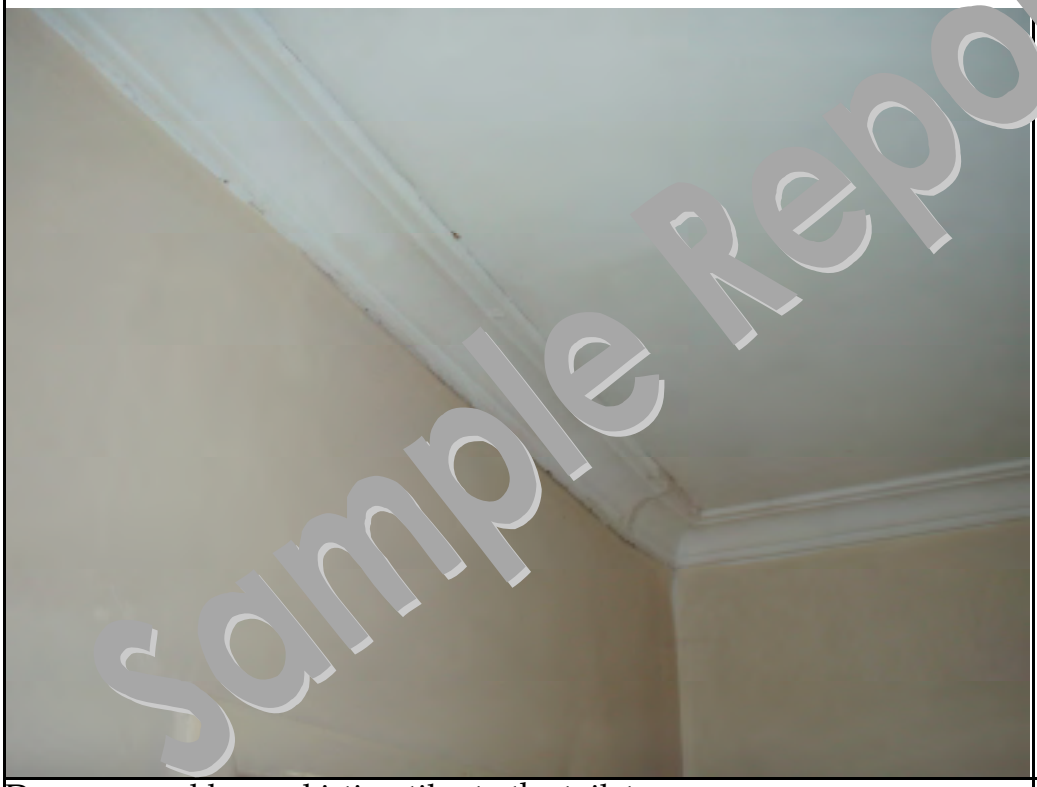
Cracked ceiling to bedroom 1.



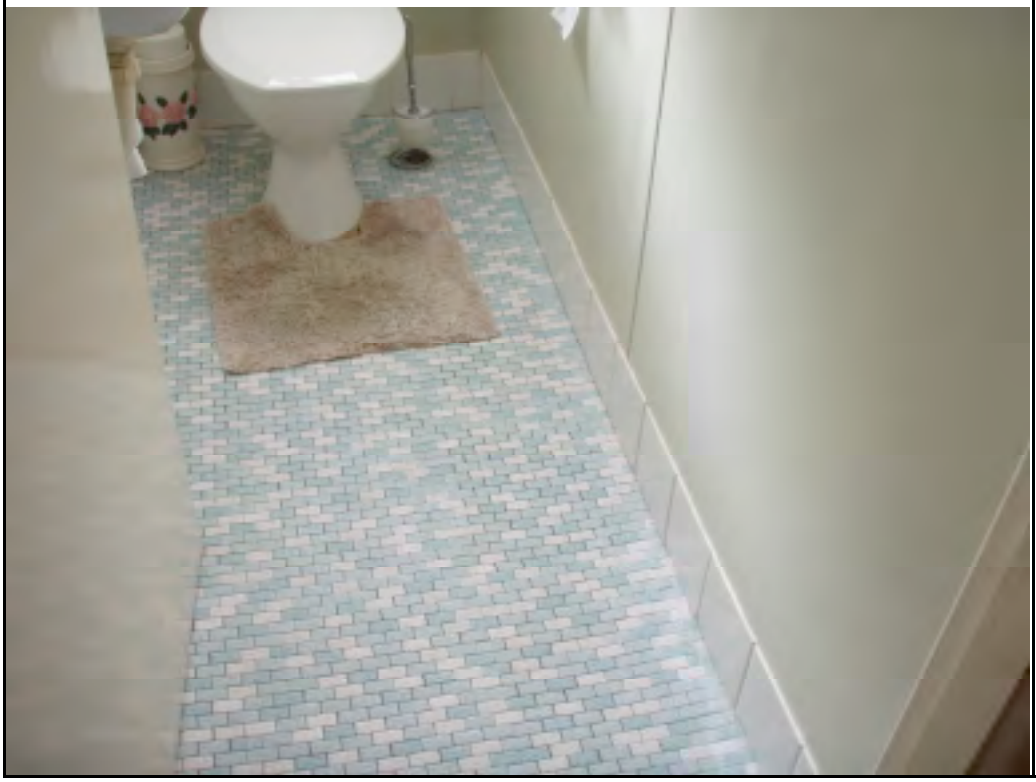
Cracked ceiling in the hallway.



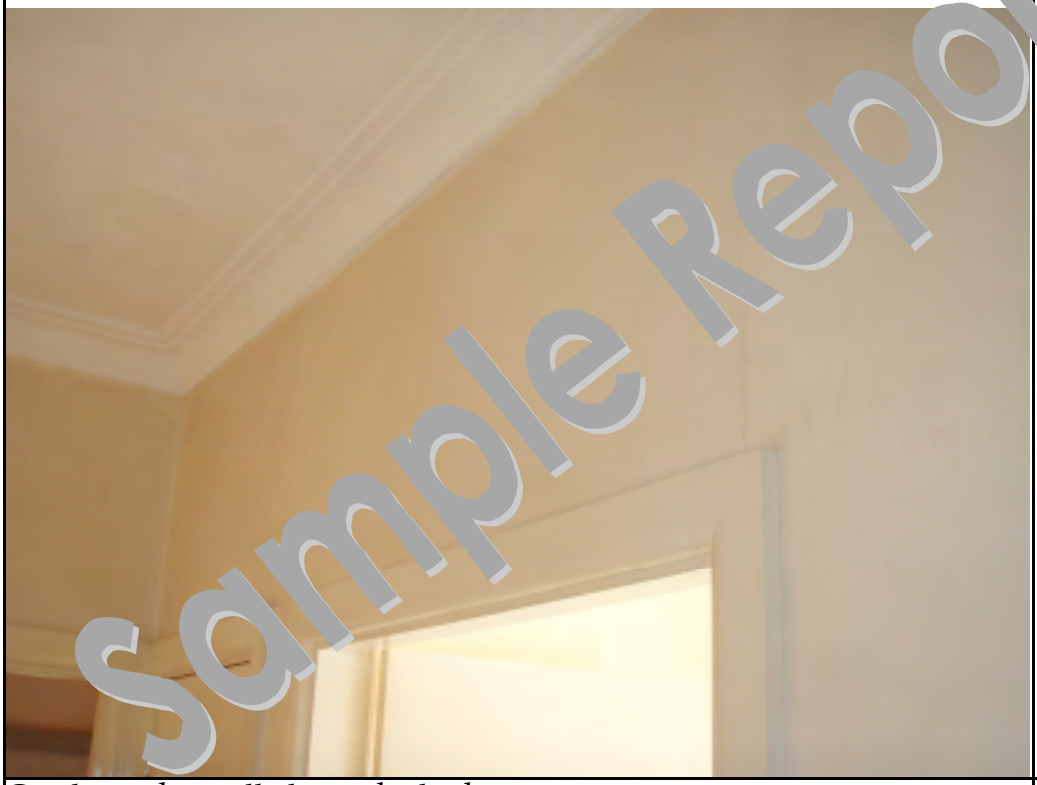
Cracked ceiling above the front door.



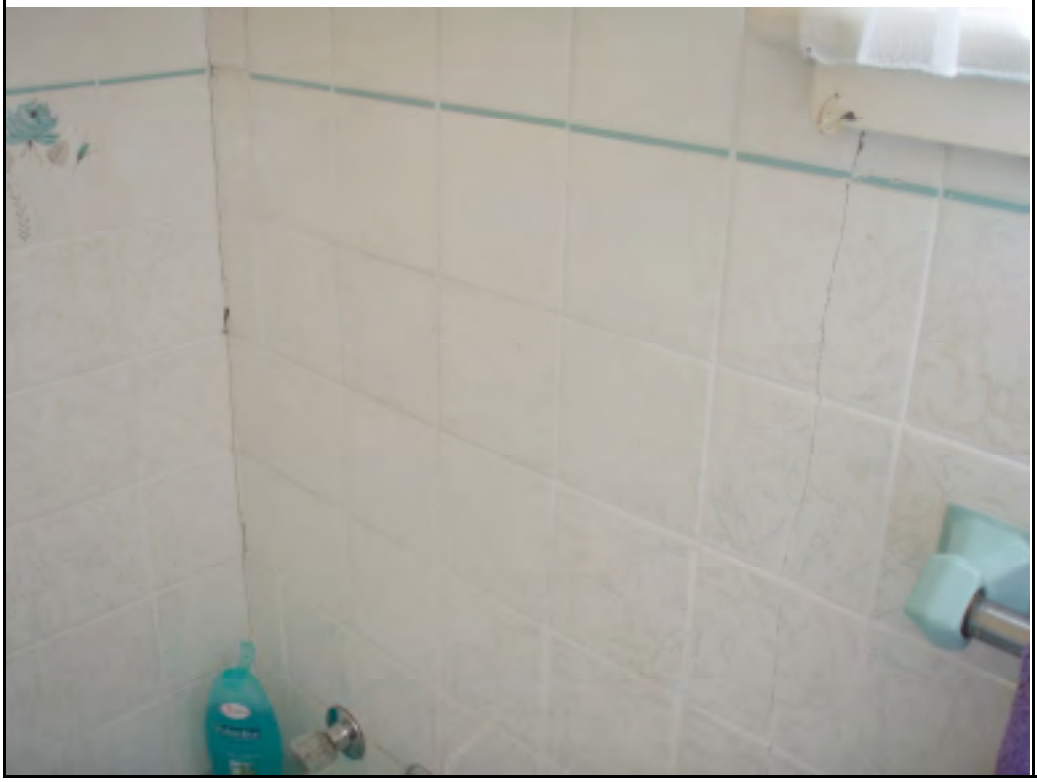
Drummy and loose skirting tiles to the toilet.



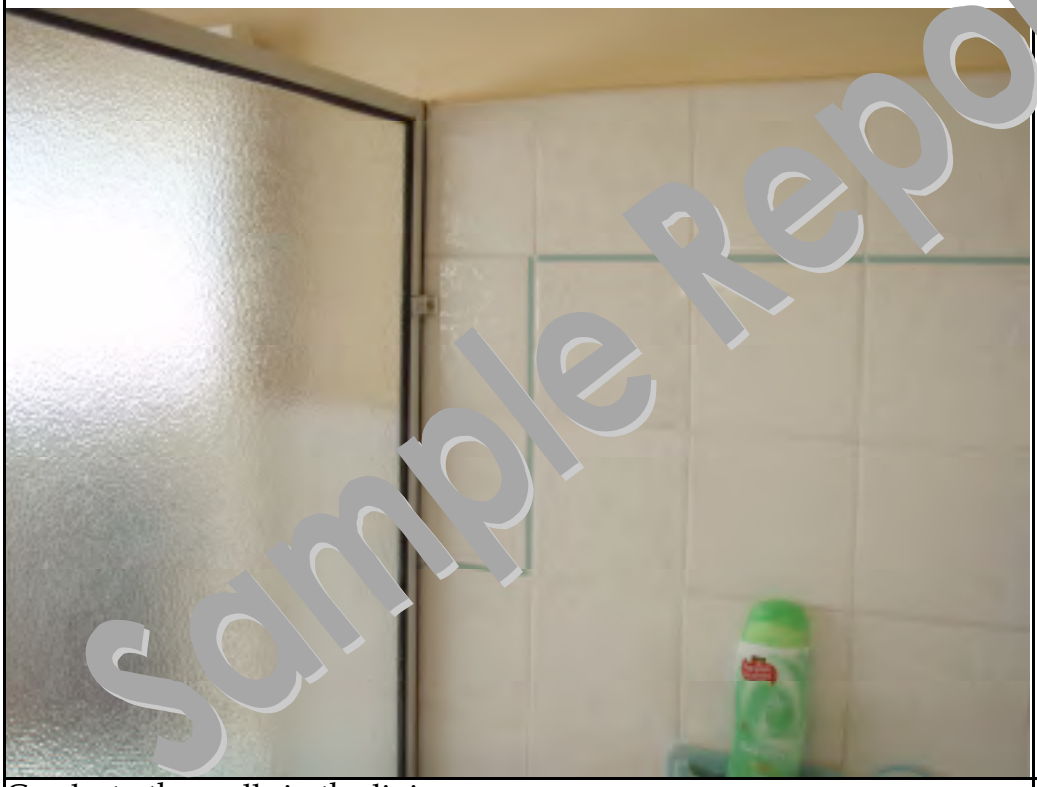
Cracks above the bathroom and hallway cupboard door.



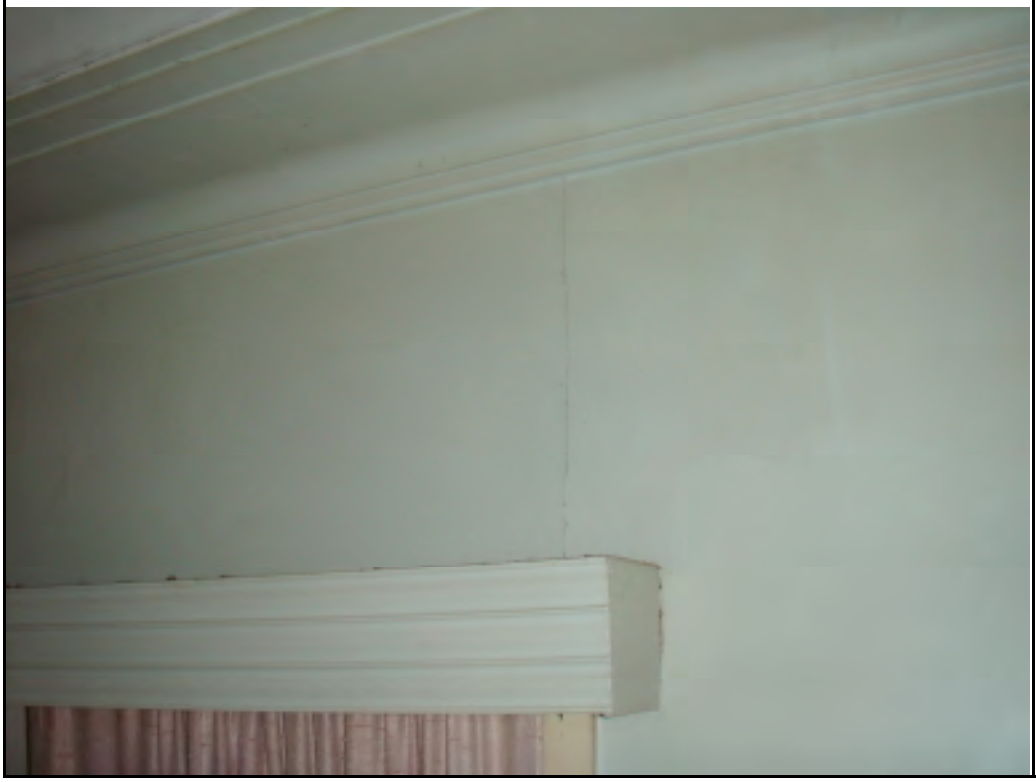
Cracks to the wall above the bath.



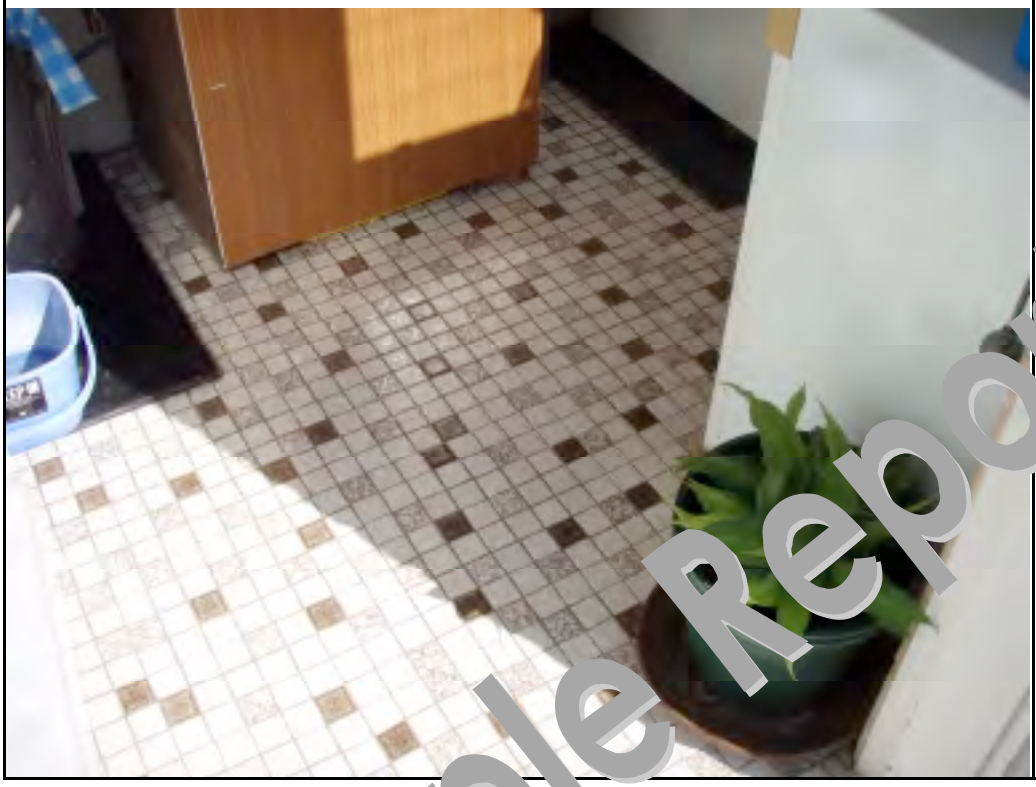
Loose tiles to the shower area wall.



Cracks to the walls in the living room.



Drummy tiles to 60% of the laundry floor.



Terms and Descriptions

This section is to assist you in maintaining the materials in the property and to allow you to better understand this report.

Aluminium Core Dampcourse	Aluminium core damp courses provide a very effective membrane. They consist of metal centres coated with bitumen.
Brick Veneer	Brick Veneer consists of a timber or steel frame structure having an outer leaf of brickwork as the external cladding. A cavity is formed, usually 40mm wide between the frame and the brickwork, which is fastened to the studs with metal or plastic ties. This type of construction gives an external appearance of an all brick construction.
Concrete Slab Footings	A concrete slab footing is one that covers a whole area on which a building is constructed. The slab is concrete re-enforced with steel sitting directly on the foundation material.
Concrete Tiles	Concrete tiles, unlike terracotta tiles, will not fret but will tend to loose their colour and will support fungal growths. Fungal growths may change the colour of the concrete tiles but do not cause any weakness or damage to the tiles.
Corrugated Steel Roofing	By using corrugated steel sheeting as the roofing material, decking profiles can have quite a low pitch profile. Corrugated steel is highly water resistant when well maintained.
Cut & Pitched Roof	A timber cut and pitched roof is the traditional way of roof construction. All framework is cut and erected on site.
Fibre Cement Sheeting	Fibre cement sheeting has a number of excellent qualities that make it a good choice: it is long lasting, not effected by water, is easily painted and readily available and it will not rot or be eaten. Over time the material may become slightly brittle and heavy impact will break the sheets. Asbestos fibres have been used for many years as reinforcement for roof and wall sheeting. Its main defects are brittleness with age, a tendency to explode in fires and low insulation values for heat and acoustics. The asbestos cement sheeting may become brittle with age and crack. Asbestos cement has been phased out in Australia because of the great danger of raw asbestos. Existing asbestos cement sheeting presents no known danger to health as the fibres are bound into the material. If cutting or removing asbestos cement sheeting care should be taken to minimise exposure to airborne asbestos fibres. When working with this sheeting you must comply with the Worksafe Australia requirements. Removal of asbestos cement sheeting entails a rigorous safety procedure.

Gypsum Plasterboard	Gypsum plasters are widely used as the core of sheets that are heavily paper covered on both faces and have a very smooth surface. these sheets can be glued or nail fixed to timber or metal framing and can be used to build a fire resistance rating in partitions and walls.
Metal Decking	Metal decking should always be well maintained with a painted surface to avoid rust damage. Paint is not essential to prevent rust but the decking itself is only minimally rust resistant. Metal decking comes in a variety of profiles. The strength of the decking is reliant on the thickness and profile, therefore some of the decking can be walked on but some may buckle under such pressure.
Mortar Bed	The mortar, which holds the ridge capping in place, may crack due to movement in the roof, the usual expansion and contraction, or by branches falling on the roof. It is important that the ridge capping be secured with mortar to avoid possible leaks into the roof space.
Pier and Strip Footings	Pier and strip footing construction consists of brick, concrete or stone piers and walls on re-enforced concrete strip and blob footings. The whole structure is supported on these footings, which transfer the load into the foundation.
Pitched Roof	A pitched roof has two or more slopes all meeting at the top ridge point.
Polythene Dampcourse	Polythene damp courses are made of virgin polymer with some having a metal centre. It is one of the most effective damp course materials.
Skillion Roof	A skillion roof is a single pitched roof.
Steel Lintels	A major problem with lintels is that they are exposed on the exterior of a house and, when made of steel, are prone to rust. If this is treated early - by cleaning, priming and painting - you will have few problems. If rust is advanced, the lintel will swell, causing the brickwork to crack and eventually causing considerable damage. Galvanised steel lintels will outlast the primed mild-steel variety. Galvanised steel lintels may last up to 100 years without requiring any maintenance against rust.
Terracotta Roof Tiles	Terracotta tiles, although brittle, are very permanent in resisting most temperate to hot weather conditions, however they may not be immune to damage from salt spray in coastal areas. Because of the brittleness of these tiles, walking on them should be done with care or avoided completely if possible.
Timber Frame	A timber frame house is clad internally and externally. The timber frame does all the structural load bearing work, supporting the roof, ceiling and wall cladding.

Truss Roof	Trusses are engineered complete roof frames that are commonly used in modern buildings. They are very accurate, designed to stress requirements and are supported only on the outside frames of a house. Trusses give few problems, but in aggressive environments it is worth checking the nail plates for rust. If rust is found, treat it with anti-rust paint. If any of the cords (timber lengths) of a truss breaks or is damaged, the truss will not operate properly and the joint will have to be repaired.
Vinyl Siding	Vinyl siding comes in two types: very thin sheets which perform best if attached to an existing backing such as sheet cladding or weatherboards, or thick PVC boards which are a cladding in their own right. Vinyls are colourfast and do not need repainting, but must be securely fixed. The thicker boards can simply be nailed up in the same way as ordinary weatherboards.
Wet Rot	Wet rot or decay is caused by excessive and continuous periods of dampness that results in decomposition of the fibres. One of the most common areas of the home to suffer from wet rot is the timber structure under the shower or bath recess. This will occur if the water proofing of the bathroom is penetrated. To remedy this, the damaged timbers may need to be replaced and the leaking area will need to be repaired. To prevent wet rot in all areas of the property, sub-floor timbers should be kept dry and external timbers should have paint maintained and the surrounding area of the ground level timbers should be well drained.

Important Information regarding the Scope and Limitations of the Inspection and this report

1. This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advise of a structural nature you should contact a structural engineer.

2. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection DID NOT include breaking apart, dismantling removing or moving objects including but not limited to foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3. This report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) 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. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak);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 (non structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this report is not a guarantee that defects and or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report

4. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this report, either party must give written notice of the dispute to the other party. If the dispute is not resolved within (10) days from the service of the notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.

6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the purpose of obtaining an inspection and/or report from an organization specialising in such services.

7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the house only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.

8. No liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

9. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.

10. Access for the inspection to be undertaken is defined as not less than 400mm under a timber floor bearer and 500mm under a concrete floor clearance and areas not accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances and all items listed in Appendix A, paragraph A2.3 of the Australian Standard AS 4349.1 - 1995.

11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.

12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.

13. **No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.

14. Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people**. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the inspection, Mould happened to be noticed it may be noted in the general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.

This inspection was carried out by
Gavin Childs
Building Consultant Licence BC 916