

AGENT BRIEF

Hello Agents! This report extracts comments made by your inspector for the subject property noted below. We understand that our document is important for key stakeholders, therefore, your formal report format is not presented as a negative summary of defects, rather an easy to read overview which also reinforces the positives. Your official report is intended to be read in its entirety, this brief has been prepared as a confidential administration aid for convenience. Please read the full and Scope & Limitations of the report before reaching any conclusions and do not release this document to potential buyers.

ADDRESS	12 Montagu Place Evatt
BLOCK & SECTION NUMBER	B - 16 S - 85
INSPECTION DATE & ASSESSOR	21 October 2024 - Derek Taylor
WEATHER CONDITIONS	Fine
OCCUPANCY STATUS	occupied - the dwelling was furnished at the time of inspection

YEAR OF DEVELOPMENT (APPROX. ISSUE OF FIRST CERTIFICATE OF OCCUPANCY)	<ul style="list-style-type: none"> 2004
AREA DETAILS (APPROX. SQM)	<ul style="list-style-type: none"> residence - 89.57 sqm off plan class 10a sunroom – approx. 28.5 sqm carport 18.78 sqm off plan block size - 680 sqm
WALL CONSTRUCTION	<ul style="list-style-type: none"> brick veneer construction. For more information: visit residentialreports.com.au, click on 'resource library' and refer to the publication - Brick Veneer Walls
ROOF CONSTRUCTION	<ul style="list-style-type: none"> timber truss construction concrete tiles and metal decking to the extension roof
FLOOR CONSTRUCTION	<ul style="list-style-type: none"> timber bearers and joists with tongue and groove flooring
ENERGY RATING	<ul style="list-style-type: none"> 1.5 star
CONSTRUCTION	<ul style="list-style-type: none"> the dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use
MAINTENANCE	<ul style="list-style-type: none"> there are maintenance items detailed in this report, please read the entire report
TIMBER PEST REPORT	<ul style="list-style-type: none"> no evidence of active subterranean termites (live species) was found at the time of our inspection evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection, please read the entire report
PEST TREATMENT REQUIRED?	<ul style="list-style-type: none"> considering there is no evidence of a pest treatment, we recommend that a regular pest management program in accordance with Australian Standard 3660.1 to prevent subterranean termites from infesting the property be implemented. A proactive approach to Timber Pest Management will offer the highest protection for the building. A management proposal can be obtained by contacting our office on 6288 0402, or please contact your regular inspector.

IMPORTANT NOTE

Your inspector has undertaken a thorough visual site appraisal in accordance with relevant Australian Standards to collect the data for a Building Defects Report and a Timber Pest Report. Whilst the reports are considered separate, to assist you we have presented all the data collected for an area under the one table. For example, when commenting on fences, you may find data on both maintenance and pest considerations in the same table.

INTERIOR

General Interior Notes

- there is some minor movement cracking to the ceiling lining and wall lining to multiple areas of the dwelling - this is a cosmetic matter and repairs required are minimal
- there are visible repairs to the walls and ceiling linings in some areas of the dwelling. This was considered to be of cosmetic significance only and further repairs are discretionary

Bedroom One

- the sliding door requires adjustment or repair to ensure smooth operation
- the ceiling lining has been patched - further remedial action is recommended

Sunroom

- the sliding door requires adjustment or repair to ensure smooth operation
- there is some minor movement cracking to the ceiling lining - this is a cosmetic matter and repairs required are minimal
- there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection

Bathroom and Toilet

- replacement of the seal at the intersection between the wall and floor tiles is recommended
- one or more of the heat lamps are not working
- shower curtain installed
- door edges require painting

Laundry

- the toilet seat is loose fitting, re-fixing or adjustment is required
- the cabinet doors under sink require adjustment
- resealing is required between the laundry bench and splashback
- door edges require painting

Entrance, Living/Dining and Kitchen Area

- resealing is required between the splashback and the worktop
- some areas of the wall tile grouting require minor repairs
- there are some areas of the plasterboard wall lining that require repairs
- there are paint defects to the ceiling lining

Hallway

- the linen cupboard sliding door requires adjustment or repair to ensure smooth operation
- the hallway door to kitchen area is binding with the frame, adjustment is required
- there are imperfections to the wall lining from a previous installation
- there are some areas of the plasterboard wall lining that require repairs
- there is unpainted skirtings and architraves
- the ceiling lining has been patched - further remedial action is recommended

Roof Cavity

- the sarking has been damaged in some areas - holes and tears reduce the effectiveness of the sarking as a moisture and insulation barrier. To maximise benefit, where possible, the sarking should be repaired with bitumen tape

Interior/Main Dwelling

- no evidence of borer damage was sighted in areas accessible at the time of the inspection
- no evidence of wood decay (rot) fungi damage was sighted in areas accessible at the time of inspection
- no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection

Subfloor

- no evidence of borer activity was sighted in areas accessible at the time of the inspection
- evidence of wood decay fungi (wood rot) was found in, but not necessarily limited to, the areas noted below;
- stored timbers sitting on the ground
- damage in the area/s noted appears to be moderate
- no active termites and/or termite damage or workings were observed in the areas accessible at the time of inspection
- whilst we are not plumbers, our inspection indicates that the subfloor drainage and ventilation is generally fair, inadequate drainage can lead to an environment conducive to timber pests, and improvement options such as vent airflow should be considered
- our inspection was restricted by low clearances
- several of the subfloor vent covers are missing, replacement is recommended
- current water leakage was noted to the copper pipes below the bathroom and laundry areas; repairs are required
- Additional note 22/10/2024: a plumber has attended site to carry out leak tests, inspection passed; no leaks were detected. Please see Addendum 1 – Plumbing Invoice

EXTERIOR

solar unit

- solar panels have been installed; the solar installation is not included in this inspection therefore, we do not comment on any aspect of its operation. Where solar panels have been installed, we are unable to apply a condition to the area of roof covering beneath due to restricted access

roof exterior

- there are some cracked tiles that have been sealed with silicone
- some roof tiles have broken corners, this is a common problem with concrete tiles. Leakage rarely occurs and generally repairs are not required

paths and paving

- cracking and uplifting was observed in some areas of the concrete paving
- some areas of paving are undulating due to natural ground movement, the areas should be monitored and rectified if trip hazards pose an issue for the occupants

floor construction

- there is no evidence that the floor has any significant defects, floor coverings prohibit a visual inspection so it is possible that some minor defects may be concealed
- there are some squeaky floor boards. Squeaky floor boards are not generally structurally significant and in this instance we have no concerns regarding structural integrity

fences and gates

- timber decay is evident in cross-timber and timbers in contact with the ground in some areas
- damage in the area/s noted appears to be moderate
- the side fence or gate requires significant repairs or replacement
- repairs are required to some areas of the fencing
- vegetation and screening in some areas of the fence line limited our inspection. We were unable to determine the condition of the fencing in those areas

eaves, fascia and barge ends

- there is blistered paint to some areas of the eave linings
- there is timber decay in the fascia boards
- damage in the area/s noted appears to be moderate
- separation of the mitred corners was identified in some areas, we recommend repairs or sealing of these gaps to prevent deterioration

driveway

- there is some cracking and uplifting noted in the driveway, however, vehicle access is generally acceptable

doors and windows external

- the sliding door is not sliding properly and requires repairs or adjustment

Enclosed Carport with Storage

- there is movement cracking in the exterior masonry, while the cracks were not considered to be structurally significant at the time of our inspection, they should be monitored over time to ensure that there is no ongoing movement
- timber decay is evident to the base of posts and fascia and barge ends
- damage in the area/s noted appears to be moderate
- the access door has deteriorated due to exposure to the elements, replacement is recommended
- there is leakage occurring at some gutter and or downpipe section joins. Remedial action may include sealing of the leak with an appropriate sealant. Monitoring and maintenance of guttering is recommended to ensure optimum performance
- cracking was noted to some bedding and pointing. No evidence of leakage was determined at the time of inspection
- some roof tiles have broken corners, this is a common problem with concrete tiles. Leakage rarely occurs and generally repairs are not required

Side Carport

- there are cracks in the concrete slab, however, we are of the opinion they are not structurally significant. Cracks need to be monitored over time to determine if any remedial action is required

Pergola over Entry and Service Courtyard

- timber decay is evident to some roofing timbers and sections of the timber screen wall
- damage in the area/s noted appears to be moderate
- the structure requires repairs to maintain structural integrity
- roof covering is showing signs of deterioration
- roof covering is showing signs of water leakage

Rear Pergola

- the structure requires repairs to maintain structural integrity
- roof covering is showing signs of deterioration and water leakage

Entrance Patio

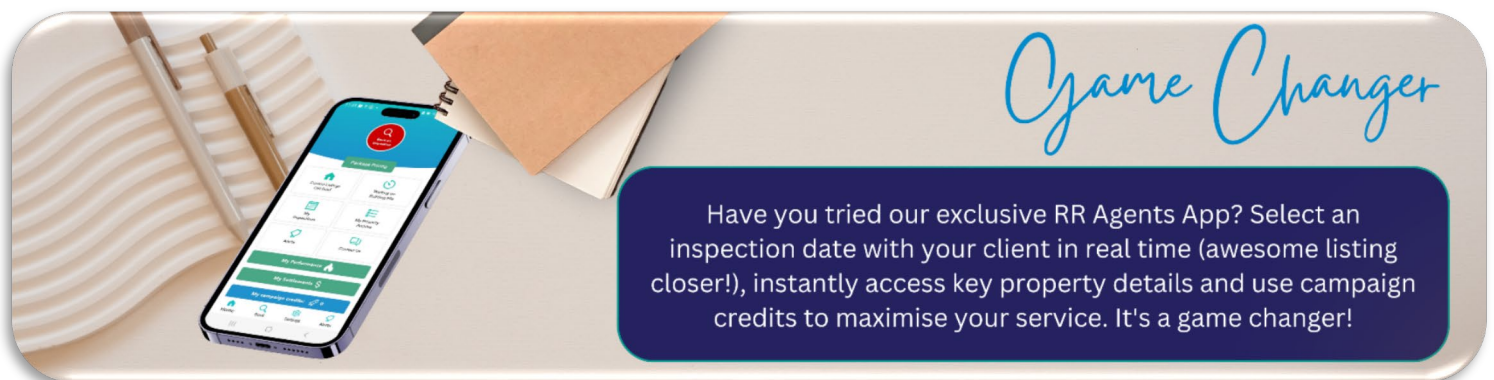
- there are cracked and chipped tiles in some areas

Patio off Sunroom

- handrails/balustrades are not built to regulation height in accordance with the current Building Code. Due to the age of the construction this is not a requirement. However, in the interests of safety it should be noted that regulation height balustrades and railings provide for a higher level of safety

COMPLIANCE

Plan No. (if applicable)	Description	Date of COU Approvals (Certificate of Occupancy)	Comments
54165+/A	brick veneer residence	02/06/1980	
54165/B/C	carport and sunroom	13/04/2018	
	interior alterations – entry/living/dining/kitchen area wall removals and bathroom/toilet wall removal		<ul style="list-style-type: none"> • approval is not required
	kitchen layout alterations		<ul style="list-style-type: none"> • building or development approval is not required
	covered pergola to entrance and service courtyard area		<ul style="list-style-type: none"> • approval is not required
	water tank		<ul style="list-style-type: none"> • approval is not required
	rear covered pergola		<ul style="list-style-type: none"> • approval is required • structure is over 36m²
	storage and garden sheds		<ul style="list-style-type: none"> • approval is required • within 1.5m of rear boundary • forward of the secondary building line onto crown land • over 0.4m from datum ground level
	brick barbeque		<ul style="list-style-type: none"> • approval is required • within 1.5m from side boundary • over 0.4m from datum ground level
	front and side carport enclosures		<ul style="list-style-type: none"> • approval is required • carports have been enclosed on more than 2 sides
	sunroom opening to living area		<ul style="list-style-type: none"> • approval is required • increase in living area



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