



# INITIAL PROPERTY ASSESSMENT REPORT

**1/27 Temperley Street**

Nicholls

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**REPORT PREPARED**  
18 February 2026

## SITE RECORD

<b>ADDRESS</b>	1/27 Temperley Street Nicholls
<b>BLOCK &amp; SECTION NUMBER</b>	B - 6 S - 89
<b>INSPECTION DATE</b>	17 February 2026
<b>INSPECTOR</b>	Kiel Chapman
<b>CLIENT</b>	Sian Day
<b>JOB REFERENCE</b>	45936
<b>WEATHER CONDITIONS</b>	Fine
<b>OCCUPANCY STATUS</b>	occupied - the dwelling was furnished at the time of inspection

This initial inspection report summarises ADVERSE comments that would be included in your final document following our assessment. Recognising the significance of this document for key stakeholders, our final formal report format aims not to merely present a negative summary of defects, but rather offers an easy-to-read overview which also reinforces the positives. The list below is simply provided to assist you with notes on remediation work that you may choose to carry out prior to our final inspection. Please note that any references to water ingress, termite damage or treatment must remain in the final report, however, any repairs or treatments will be clearly cited. The official report is intended to be read in its entirety; this brief has been prepared as a remediation checklist. The full Scope & Limitations of the report must be read before reaching any conclusions, therefore, this document must not be released to potential buyers.

## INSPECTION DATA SUMMARY

<b>YEAR OF DEVELOPMENT</b> (APPROX. ISSUE OF FIRST CERTIFICATE OF OCCUPANCY)	<ul style="list-style-type: none"> <li>• 1999</li> </ul>
<b>AREA DETAILS</b> (APPROX. SQM)	<ul style="list-style-type: none"> <li>• Residence - 164.48sqm off plan</li> <li>• Garage - 36.05sqm off plan</li> <li>• Block size - 308sqm</li> </ul>
<b>ENERGY RATING</b>	<ul style="list-style-type: none"> <li>• 4.5 stars</li> </ul>
<b>WALL CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>• brick veneer, timber framed with fibrous cement cladding to the upper level</li> </ul>
<b>ROOF CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>• timber truss construction concrete tile roof covering</li> </ul>
<b>FLOOR CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>• concrete slab to the ground floor, suspended timber to the upper level</li> </ul>
<b>INSULATION</b>	<ul style="list-style-type: none"> <li>• the roof cavity is insulated with fibreglass batts</li> </ul>
<b>TIMBER PEST REPORT</b>	<ul style="list-style-type: none"> <li>• no evidence of active subterranean termites (live species) was found at the time of our inspection</li> <li>• evidence of wood decay fungi (wood rot) was found exterior to the building at the time of inspection</li> </ul>
<b>PEST TREATMENT REQUIRED?</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>



*Please feel free to make notes on this document to assist your inspector when they revisit.*

## IMPORTANT NOTE

Your inspector has conducted a comprehensive visual site assessment following Australian Standards for the Building Defects Report and Timber Pest Report. Whilst the reports are considered separate, we've organised all the data for each area into a single table for your convenience. For example, when commenting on fences, you'll find information on both maintenance and pest considerations in the one table.

## INTERIOR

### Bedroom One

- the sliding door requires adjustment or repair to ensure smooth operation

### Bedroom Three

- the windows require adjustment or new rollers to ensure smooth operation
- the striker plate has been removed from the door frame

### Ensuite

- the tap handle is loose
- replacement of the seal at the intersection between the wall and floor tiles is recommended

### Bathroom

- replacement of the seal at the intersection between the wall and floor tiles is recommended
- some areas of the wall tile grouting require minor repairs

### Toilet Ground Floor

- there are visible repairs to the wall lining. This was considered to be of cosmetic significance only. Further repairs are discretionary

### Laundry

- the sink cupboard door hinge has been removed

### Dining Room

- there are visible repairs to the ceiling lining. This was considered to be of cosmetic significance only. Further repairs are discretionary

## **Kitchen and Family Area**

- the kitchen fit-out is in functional condition with normal wear and tear evident
- resealing is required between the splashback and the worktop
- window frames would benefit from repainting
- water stains are visible underneath the sink. We are unable to determine if there are any ongoing water leakages, however, the area was dry at the time of inspection
- the architrave has been affected by water penetration in some areas, moisture meter readings were normal at the time of inspection
- the ceiling lining is stained in some areas, we are unable to determine the cause, however the area was dry at the time of inspection. While no current signs of leakage were found, we recommend monitoring for any changes

## **Living Room**

- window frames would benefit from repainting
- there is some minor cracking to the skirting join line
- the ceiling lining is stained in some areas, we are unable to determine the cause, however the area was dry at the time of inspection. While no current signs of leakage were found, we recommend monitoring for any changes

## **Steps and Stairs**

- the handrails require refixing to the walls
- there is cracking evident at the wall lining/stair join line

## wall construction exterior

- there are some areas of the rendering that are cracked or chipped away. Repairs are recommended

## roof exterior

- the condition of the tiled roof covering is commensurate with the age of construction, on older roofs over time, tiles and pointing can crack and there may be corner breakages, sometimes flashings may need to be repositioned. No leakage was detected at the time of inspection
- bedding and pointing repairs are required to the ridge and hip capping
- there are some cracked tiles that have been sealed with silicone
- some roof tiles have broken corners, this is a common problem with concrete and terracotta tiles. Leakage rarely occurs and generally repairs are not required

## retaining walls

- there are some cracks and loose masonry in the retaining walls

## paths and paving

- there is some minor cracking to the paths

## gutters and downpipes

- gutters need to be cleared of leaf litter, silt and debris to ensure that maximum roof drainage occurs in all weather conditions. Additionally, the leaf litter may be concealing rust or defects
- a section of guttering has a negative fall

## 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

## 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 extensive in some areas
- 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

- deterioration was noted in the timber fascia in some areas
- damage in the area/s noted appears to be extensive in some areas

### driveway

- there is some movement cracking in the driveway

### Garage

- there are some undulations to the ceiling lining - however, this was not considered structurally significant at the time of our inspection
- 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
- efflorescence is present on the wall surface, efflorescence occurs when excess salts within the masonry are leached to the surface due to water transfer. It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. Efflorescence is typically only of aesthetic concern and does not pose any structural threat to the concrete or mortar
- For more information: visit [residentialreports.com.au](http://residentialreports.com.au), click on 'resource library' and refer to the publication - Efflorescence in Masonry Walls

### Balcony

- drainage appears to be directed away from the dwelling, however this was not tested at the time of inspection

## COMPLIANCE REPORT

Plan No. (if applicable)	Description	Date of COU Approvals (Certificate of Occupancy)	Comments
982344/A	townhouse - unit 1	22/02/1999	
	garden shed		• approval is not required

## PROPERTY ACCESS

Area	Restrictions
<b>INTERIOR</b>	access during inspection of the interior of the property was restricted by: <ul style="list-style-type: none"><li>- furniture and stored goods including in cupboards and under sink units</li><li>- window treatments and floor coverings</li><li>- stored goods within the dwelling</li></ul>
<b>SUBFLOOR</b>	there is no subfloor, the dwelling is constructed on a concrete slab
<b>ROOF CAVITY</b>	our inspection of the roof cavity was restricted by: <ul style="list-style-type: none"><li>- low clearances</li><li>- insulation covering the ceiling framing</li><li>- sarking and duct work</li></ul>
<b>ROOF EXTERIOR</b>	roof exterior: <ul style="list-style-type: none"><li>- safety harness anchors and edge restraints were not available. Work Health and Safety regulations required a top of ladder inspection</li><li>- height restrictions did not allow for a roof top inspection to first floor, top of ladder ground floor inspection was undertaken. No condition has been applied to the first floor area</li></ul>
<b>GROUNDS &amp; EXTERNAL STRUCTURES</b>	access to the inspection of grounds/external structures was restricted by: <ul style="list-style-type: none"><li>- vegetation restricted visual inspection to some areas</li><li>- access to some external structures is restricted by the neighbouring property</li></ul>