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Friday 4<sup>th</sup> November 2022

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Report Requested by:  
Chris Rowbottom  
C/- First National Engage Eastlakes  
603 Pacific Highway,  
Belmont NSW 2280

Inspection Report No: 3932

**Client Name: First National Engage Eastlakes**  
**Property Address: 21 Master Street, Belmont North.**



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 21 MASTER STREET, BELMONT NORTH 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**

• <b>No. of Storey's</b>	2	• <b>Construction</b>	Timber Frame
• <b>Roof</b>	Colorbond Custom Orb Sheets	• <b>Roof Frame</b>	Pine Trusses
• <b>Roof Pitch</b>	Approx. 23 degrees	• <b>Interior Linings</b>	Gyprock and Fibre Cement Sheets
• <b>Windows</b>	Aluminium	• <b>Floor Structure</b>	Timber & Concrete
• <b>No. of Bedrooms</b>	4	• <b>Driveway</b>	Concrete
• <b>Cladding</b>	Fibre Cement Weatherboards	• <b>Fencing</b>	Metal Panels & Timber Palings
• <b>Piers</b>	Concrete & Brick	• <b>Pool</b>	Yes

• <b>IS THERE CRACKING TO THE BUILDING ELEMENTS?</b>	YES
• <b>RECENT WEATHER CONDITIONS:</b>	ABOVE AVERAGE RAIN
• <b>WEATHER CONDITIONS AT TIME OF INSPECTION:</b>	FINE & COOL
• <b>DATE &amp; TIME THE INSPECTION COMMENCED:</b>	02-11-22 09.15
• <b>TENANCY:</b>	VACANT
• <b>WAS THE PROPERTY FURNISHED AT THE TIME OF INSPECTION:</b>	NO

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.

**While recent maintenance levels have been lacking, the building appears in generally sound structural condition. However, several significant defects were evident upon the inspection, but not limited to; water escape from both shower recesses/bath or adjacent plumbing, poor installation of window flashings, areas of significant pier settlement, dislodged weatherboards and absence of storm moulds.**

**We strongly recommend further inspection by a licensed plumber in relation to water escape from the upper-level bathroom areas, due to significant water escape via defective waterproofing/faulty pipework/plumbing. Removal of adjacent ceiling linings will be required.**

**The majority of windows displayed evidence of significant water entry via defective or absent flashings. Significant swelling/water damage was noted to the MDF and pine reveals. Allow to remove windows and reinstate flashings/mouldings. Consult a licensed builder.**

**Significant settlement and spalling were evident to the isolated piers under the lounge/dining room area, including makeshift brick pier additions. Allow substantial monies to replace the defective piers. Consult a licensed builder.**

**Significant repairs are required to the exterior weatherboards, including refixing loose/dislodged boards, reinstating corner/storm moulds. Consult a licensed builder/carpenter.**

**Allow full prep and painting internally and externally.**

**The majority of light bulbs were not serviceable at the time of the inspection.**

**The rear outbuildings are in extremely poor condition with demolition of all, but the concrete raft slabs recommended.**

- 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: **More than 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: **More 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: **Below 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:**

- Perimeter areas adjacent the rear outbuildings were significantly restricted and obstructed by overgrown foliage.
- The upper roof area was inspected only from the lower roof area adjacent the upper gutter line.
- All windows were screwed closed and could not be checked for serviceability.
- Areas of the rear family room sub-floor were obstructed and restricted by access limitations.

**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 gently from back to front (north to south). Drainage provisions were noted and included generally correctly graded perimeter surfaces.
- Significant water escape was noted from the water meter connection. Consult a licensed plumber.
- The RHS stormwater discharge in the street gutter requires unblocking.
- The building is deemed to be south facing for the purpose of this report.

### Front Elevation (South)

- Corroded upper downpipe bend noted.
- Minor cracking noted to the sub-wall brickwork (typical). (Photo page 6)
- Loose perimeter decking board, minor repair recommended asap; beware of trip hazards. Decking boards have also been laid upside down.
- Weatherboard and moulding defects as per the summary.
- Corroded fixings noted to the balcony balustrades; strongly consider reinstating with galvanized fixings. (Photo page 7)

### Western Elevation

- Meter box; safety switches protect selected power circuits only.
- Weatherboard and moulding defects as per the summary. (Photo page 6)
- 125lt electric HWS; date of manufacture 07/07. Exposed wiring noted at base of unit, cover requires reinstating. Consult a licensed electrician.
- LPG gas provisions.
- Minor settlement noted to the chimney structure including minor fretting to the sub-wall below the dampcourse level. (Photo page 6)
- Degrees of corrosion noted to the chimney flue.
- Remove Bangalow palms adjacent the SW corner of the building to prevent future structural issues the building foundations.

### Northern Elevation

- Weatherboard and moulding defects as per the summary.
- Area of significant decay to pergola barge and end rafter. (Photo page 6)
- Thorough cleaning required to the pergola roof guttering including reinstatement due to sag issues. (Photo page 7)
- Expose the bases of the pergola posts to prevent future decay issues.

### Eastern Elevation

- Weatherboard and moulding defects as per the summary. (Photo page 7)
- Corroded AC brackets noted, consider replacing in the short term.

### Roof

- The roof sheets appear in generally good serviceable condition. (Photo page 7)
- Gutters and downpipes appear in generally good serviceable condition.

### Pool Area

Note; This report does not cover the pool structure, testing of related equipment or Safety Compliance.

Rear Outbuildings

- The buildings are in generally poor structural condition, excluding possibly the concrete raft slabs. Allow a practicing structural engineer to inspect slabs after demolition.
- Demolition recommended as per the summary.
- Allow services to be disconnected before demolition.





## Interior Inspection

### Garage

- The window and garage door are screwed closed.
- Minor cracking to the floor slab (typical).
- Undersize access tread goings noted; beware of trip hazards.
- Significant water escape noted from the upper-level bathroom as per the summary. (Photos page 11)

### Entry/Loungeroom

- Minor to significant floor level deviations noted to pier settlement as per the summary.
- Vertical plumb deviations noted to the front perimeter wall frame. (Photo page 10)
- Water damage to window reveals due to flashing defects as per the summary. (Photo page 10)
- Minor cracking noted adjacent window openings.
- Water damage noted to the base of the entry door.
- Paint peeling to ceilings.

### Dining Room

- Minor to significant floor level deviations noted to pier settlement as per the summary.
- Vertical plumb deviations noted to the front perimeter wall frame.
- Water damage to window reveals due to flashing defects as per the summary.
- Minor cracking noted to the wall lining adjacent window openings.
- Paint peeling to ceilings.

### Kitchen

- Benchtops, cupboards doors and drawers appear in generally serviceable condition despite minor to significant wear and tear.
- Non-ducted Rangehood.
- Water damage to window reveals due to flashing defects as per the summary.
- Water escape noted from the sink mixer.
- Water escape noted from the upper ensuite via ceiling downlights. Water stains also noted to ceiling linings. (Photo page 10)

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

### Laundry

- Water damage to window reveals due to flashing defects as per the summary.
- Water stains noted to ceiling linings.
- No floor waste.
- The external door is binding to the floor tiles.

### Bathroom

- The cavity sliding door requires hanging adjustments.
- Significant swelling/water damage noted to the vanity unit.
- The shower screen pivot door is significantly binding to the frame. Requires hanging adjustments.



### Living Area

- Sliding door glazing requires replacement.

### Stairs

- Wear and tear noted to carpet.

### Rumpus/Landing

- One damaged timber balustrade requires replacement asap; beware of fall hazards. (Photo page 11)
- Water stain noted to ceiling. No abnormal moisture readings and no obvious avenue of ingress. (Photo page 12)
- Sliding door keeper required.
- Minor cracking noted to the wall lining adjacent door openings.

### Bedroom 1 (South Facing)

- Water damage to window reveals due to flashing defects as per the summary.
- Water damage noted to the base of the external door and dislodged entry tiles.

### WIR

- Water damage to window reveals due to flashing defects as per the summary.
- The cavity sliding door requires hanging adjustments.

### Ensuite

- Suspected water escape from shower recess and bath area as per the summary. (Photo page 11)
- Inconsistent fall to floor waste, cracked floor tile grout and general movement of the substrate flooring.

### Bedroom 2 (South Facing)

- Robe doors are binding.
- No passage door fitted.

### Bedroom 3 (North Facing)

- Water damage to window reveals due to flashing defects as per the summary.

### Bedroom 4 (North Facing)

- Water damage to window reveals due to flashing defects as per the summary.

### Bathroom

- Suspected water escape from shower recess and bath area as per the summary. (Photo page 11)
- Significant water escape noted from adjacent garage area. (Photo page 11)
- The vanity taps are seized.
- Minor cracking to the floor tiles adjacent the bath.

### Roof Cavity

- The roof frame appears generally true and adequately braced. (Photo page 12)
- Insulation blanket installed to the underside of the roof sheets.
- No insulation batts installed over the ceiling linings.
- No roof ventilation noted.

### Sub Floor

- Pier improvements recommended adjacent the lounge/dining floor area as per the summary. (Photos page 12 & 13)
- Sections of the perimeter sub-wall brickwork were not constructed with attached piers; however, however, no structural issues noted. (Photo page 13)
- Area of significant water damage to flooring and frame adjacent the ground floor shower recess. Repairs only possible with renovation of bathroom. (Photo page 12)
- Water noted tracking down sewer riser pipe adjacent bathroom area. (Photo page 13)
- Adequate ventilated.

### General

- If any parts of the building were constructed pre-1990 certain building materials may contain asbestos, due diligence must be undertaken if removing or demolishing.









**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 4<sup>th</sup> November 2022