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Wednesday 31st July 2024

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Report Requested by:
Chris Rowbottom
C/- First National Eastlakes
3/603 Pacific Highway
Belmont NSW 2280

Inspection Report No: 4428

Client Name: Kasamo Pty Ltd
Property Address: 488 Pacific Highway, Belmont.



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 488 PACIFIC HIGHWAY, BELMONT 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.

None

Construction Characteristics

• No. of Storey's	2	• Construction	Cavity Brick & Timber Frame
• Roof	Zincalume Kliplock Sheets & Terra Cotta Tiles	• Roof Frame	Pitched Hardwood
• Roof Pitch	Approx. 2 & 30 degrees	• Interior Linings	Fibrous Plaster, Gyprock & Fibro Cement Sheets
• Windows	Timber & Aluminium	• Floor Structure	Concrete & Timber
• No. of Bedrooms	4	• Driveway	Concrete
• Cladding	Timber Weatherboards	• Fencing	Metal Panels
• Piers	Brick	• Pool	No

• IS THERE CRACKING TO THE BUILDING ELEMENTS:	YES
• RECENT WEATHER CONDITIONS:	ABOVE AVERAGE RAIN
• WEATHER CONDITIONS AT TIME OF INSPECTION:	COLD & CLOUDY
• DATE & TIME THE INSPECTION COMMENCED:	29-07-24 14.00
• TENANCY:	TENANTED
• 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 mixed use building is in generally sound structural condition; however, significant defects were noted, including but not limited to; extensive corrosion to an elevated walkway and stair structure, extensive corrosion to the roof sheets, areas of significant fretting to the terra cotta roof tiles, fatigue to the upper level window seals and water ingress.

We strongly recommend the corroded stair and walkway framing be inspected by a structural engineer ASAP to determine the integrity and safety of the structure. Allow for significant improvements to the structure.

Stormwater entry was evident in both the ground floor and upper level interiors, mainly associated with extensive corrosion to the main front roofing and rear flashings at the rear building junction. Allow for a new metal roof in the short term, including replacement/addition of relevant flashings.

Sections of corroded galvanized water pipe were evident in several locations and will require replacement in copper or PVC ASAP. Consult a licensed plumber.

Previous termite damage was noted in the rear outbuilding and sub-floor of the original timber framed cottage. (See Pest Report)

General maintenance repairs are also recommended to the building, including prep and painting to weatherboards and fascia's.

- 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:

- The bedroom interiors were significantly obstructed by furniture and stored items.

- The commercial shop interiors was obstructed by displayed stock 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.

- No access was gained of the detached western storage outbuilding.

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 front to back (east to west). Surface drainage provisions were noted and included generally correctly graded perimeter surfaces.
- The building is deemed to be east-facing for the purpose of this inspection.

Front Elevation (East)

- Minor cracking noted in the cantilevered concrete awning (typical).
- Water ingress is occurring into the Mobile repair shop adjacent the awning/building junction. Sealant/waterproofing repairs recommended ASAP. (Photo page 7)
- Prep and painting recommended to the barge/fascia timbers.
- Minor to significant cracking noted in the upper level brickwork joints due to corroded sign fixings. (Photo page 7)

Northern Elevation

- Significant decay noted to the base of the shiplap infill boards.
- Main electrical meter box noted. Sub-boards located in shop interiors. We recommend a licensed electrician inspect for future reference. (Photo page 7)
- Extensive corrosion noted to the walkway and stair framing as per the summary. (Photos page 7 & 8)
- One damaged decking board requires replacement on the upper walkway.
- Extensive spalling noted to unit 1 step tread. Repair asap to prevent trip hazards.
- Dislodged surcharge gully requires reinstating into position.
- Cement/sand sealing required at the waste pipe/sewer junction to prevent odours.
- Extensive corrosion noted to the galvanized water pipe, including minor water escape as per the summary. (Photo page 8)

Western Elevation

- Prep and paint recommended to the weatherboards in the short term.
- Significant settlement noted to the landing/awning structure.
- 125 Electric HWS; date of manufacture 04/06.
- Oversize step-riser noted at the base of the stairs.
- Significant cracking to the upper step tread servicing unit 1.
- Significant cracking and settlement noted to the concrete hardstand.
- The metal boundary fencing is in poor repair.

Southern Elevation

- Significant corrosion noted to the perimeter pier caps. Consider replacing to prevent decay issues to the adjacent bearer timbers.
- Prep and paint recommended to the weatherboards in the short term.
- Degrees of water damage noted to the external door frame and door head infill. Repairs required.

Outbuilding

- Areas of termite damage noted in storage area of unit 2. (See Pest Report) (Photo page 14)
- Weatherboard repairs noted on the southern elevation due to decay and termite damage.
- WC is serviceable.
- Downpipe repairs required adjacent the gutter outlet and discharge outlet.

Roof

- Extensive corrosion noted to the upper roof sheets, including damaged fibro asbestos barge capping. (Photos page 8)
- Extensive corrosion and damage to the rear flashings as per the summary. (Photo page 8)
- Sealant repairs required adjacent the southern elevation carport/building junction wall cavity vent to prevent water ingress to the Dog Grooming ceiling. (Photo page 8)
- Blocked gutter noted on the southern elevation. Cleaning required. (Photo page 8)





Interior Inspection

Ground Floor

Commercial Shop (Dog Grooming)

Reception

- Previous water entry to ceiling area via unsealed cavity wall vent as per the roof details.
- Electrical sub-board; RCD switches protect selected light and power circuits.

Grooming Room

- Extensive heavy mould noted to the wall and ceiling linings. Cleaning/removal recommended asap. (Photo page 12)
- Minor decay noted to the window frames and sashes. Prep and painting recommended in the short term. (Photo page 12)
- 80 Electric HWS; date of manufacture 06/18.

Commercial Shop (Mobile Phone repairs)

Reception/Showroom

- Water entry noted via front awning as per the summary. (Photo page 12)
- Water damage noted to passage door frame via the adjacent defective flashings as per the summary. (Photo page 12)
- Minor cracking noted to the concrete suspended ceiling adjacent the perimeter wall junctions (typical).
- Electrical sub-board; RCD switches protect selected power circuits only.

Office/Storeroom

- Cracked window glazing.

Residential

Unit 1

Entry/Hall

- No defects noted.

Loungeroom/Kitchen

- Generally, in good serviceable condition.

Bedroom 1 (South Facing)

- Significant settlement noted to the door frame, door is binding.

Bathroom

- No main floor waste noted.
- Shower located in bath.

Residential

Unit 2

Entry/Kitchen

- Minor cracking noted to the ceiling lining.
- Window sash seal/roller repairs recommended.

Lounge/Dining

- Water damage noted to the ceiling lining adjacent the NE corner via roof sheet corrosion/defective capping. (Photo page 13)
- Minor cracking noted to the ceiling lining.
- Window sash seal/roller repairs recommended.

Hallway

- Minor cracking noted to the ceiling lining.

Bedroom 3 (East Facing)

- Window sash seal/roller repairs recommended.
- Minor cracking noted to the ceiling lining.
- Stored items.

Bedroom 2 (East Facing)

- Window sash seal/roller repairs recommended.
- Water damage/staining noted to the ceiling lining adjacent the NW corner via roof sheet corrosion. (Photo page 13)

Bedroom 1 (West Facing)

- Not accessed.

Bathroom

- Water damage/staining noted to the ceiling lining adjacent the NW corner via roof sheet corrosion. (Photo page 14)
- No door fitted to shower screen.

Roof Cavity (Original Cottage)

- The roof frame appear generally true and adequately braced.
- Areas of significant delignification to the tile battens via moisture ingress from tiles and fretting as per the summary. (Photo page 12)
- No ceiling batts fitted.
- No sarking fitted under the roof tiles.
- Corroded flashings noted at the building junctions. (Photo page 12)

Sub-Floor

- Bearers and joists appear in generally sound condition. (Photo page 13)
- Areas of termite damage noted as per the summary. (Photo page 13)
- Areas of minor differential pier settlement noted (typical). (Photo page 13)
- Pier caps appeared in generally serviceable condition despite minor to significant degrees of corrosion.
- Generally dry sub-floor soils. (Photo page 13)
- Adequate ventilation.
- Sections of corroded water pipe as per the summary. (Photo page 13)
- Asbestos lagging noted around hot water pipe. Treat as per 'Worksafe' Guidelines. (Photo page 13)

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 31st July 2024