



SBC Property Inspections

Condition and Status Report 123 Nightcliff Beach Drive, Nightcliff





SBC Property Inspections

4/12/2021

Conveyancer Details

Re: Building Condition Report for 123 Nightcliff Beach Drive, Nightcliff
Purchasers: S & B Summers

A visual inspection of the above property was carried out on 4/12/2021.

The building condition report is based on Australian Standard 4349.1. The visual inspection and report does not include information relating to the plumbing, electrical, pests/termites, pools or spas or carpets or floor coverings or location or relation to boundaries, services and easements. These items are subject to specialist reports in their own right. Asbestos is not covered by this report and requires specialist collection and laboratory analysis to positively identify its presence at the property. It is important that the condition report is considered within the context of the following statement taken from the Australian Standards (Clause 3.3).


“A building report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Whether or not a defect should be regarded as significant, depends to a large extent upon the age and type of building being inspected. It is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report.”

Inspections and certification of building work done both during, and at the completion of construction ensure all vapour barriers, flashings, fixings, structural components and cladding are installed in accordance with the relevant building codes, Australian Standard and manufacturers specifications current at that time.

OH&S legislation limits our access to roof cladding and roof space to an inspection from a 3.6 m ladder. As a consequence the information in this report relating to the condition of roof cladding should be used as a guide only and where there are concerns about the condition and soundness of the roof cladding a specialist roofing contractor, with the appropriate harness and fall arrest system, should be engaged to provide a comprehensive inspection and detailed report of the roof cladding.

The following report summarises the status of the structures at the site at the time of inspection:


Structure	Status	Comments
House	Approved	<p>The Certificate of Completion was issued on 24/3/1984 approved under permit number 475/5856/1.</p> <p>While the layout fittings and fixtures are broadly consistent with the approved drawings the following inconsistencies were identified during the inspection:</p> <ul style="list-style-type: none"> i) The satellite dish is not part of the approved works or supported by a statement of compliance from the installer confirming the installation is consistent with the relevant deemed to comply requirements ii) The roof ventilators are not part of the approved works or supported by a statement of compliance from the installer confirming the installation is consistent with the relevant deemed to comply requirements. iii) The bathroom windows are not consistent with the style detailed on the approved drawings <p>Note the bathroom layout has been noted on the BAS file and marked no further action. The bathroom appears to have been upgraded which would have constituted a like for like upgrade and not subject to building approval. Note as there was no building approval required there has not been any third-party independent inspection of any waterproofing.</p>
Garden Shed	Approved	The Certificate of Completion was issued on 1/8/1991 approved under permit number 475/5856/2.
Verandah	Approved	The Certificate of Completion was issued on 5/4/2001 approved under permit number 475/5856/3.

Pergola	Unapproved	<p>The pergolas at the rear of the property is not shown on the approved drawings and approval was not located in the Building Advisory services files.</p> 
---------	------------	---

The following section comments on the condition of the dwelling.

Building Description

The property is a 2-bedroom slab on ground building with rendered and painted block external walls. The internal walls are plaster lined stud walls. The roof is corrugated metal cladding. The property was vacant at the time of the inspection.

EXTERNAL WALLS	
<p>Power inlet for split system is not sealed against the wall,</p> <p>External light has exposed wires and is not sealed against the wall,</p>	 

<p>Ground level is higher than the inside floor level at the rear of the property. This can lead to water running towards the house and rising damp in the walls, dirt should be removed from around the house,</p>	
<p>Fungal Decay Information for below areas</p>	<p>Fungal decay occurs in timber with a moisture content above 25%, the ideal temperature range for the growth of fungal blooms on timber is between 25 ° 40° C making the tropical north of Australia a high risk area for fungal decay. Wood grain or cut ends of timber components are particularly prone to fungal decay and painted finishes can disguise or conceal previous fungal decay damage or issues which once again are not able to be identified without the removal of fittings, fixtures of the building components or linings.</p>
<p>Timber barge has obvious signs of decay and requires replacing in multiple areas,.</p>	
<p>Timber barge has obvious signs of decay and requires replacing in multiple areas,</p>	

Timber Facia has obvious signs of decay and requires replacing in multiple areas,



Condensation pipe from Split system needs to be diverted away from house,



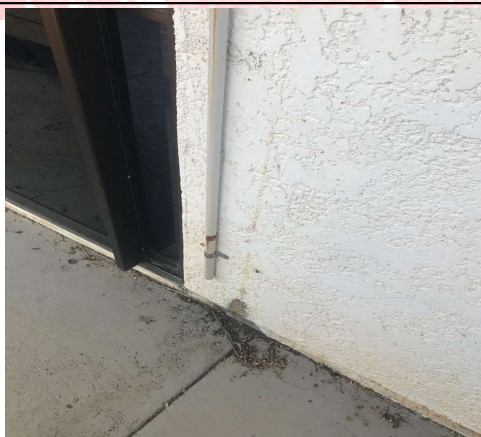
Down pipe is leaking and adding to the water pooling at the back door,

Condensation pipe from Split system runs into metal down pipe, this will cause premature rust in the down pipe.



Condensation pipe from Split system needs to be diverted away from house

This has caused the render to prematurely corrode where the pipe was previously fixed on the wall to the right of existing.



Security camera has become detached from the wall.



Rust has started to form on the carport purlins.



Paving at the back door is lower than the drain resulting in water pooling,



Rust has started in the back door jamb leading into kitchen,



Antenna cable has detached from wall,

External wall finish is due to be repainted to effectively seal the blockwork



Mild cracks in blockwork and concrete roof over ensuite,



Both gates suffering from decay and require repainting to prevent them from further issues,



Minor movement in the fascia above B1 landing, this is common for the age of the building,



EXTERNAL DOORS AND WINDOWS

The windows are consistent with the age of the property and operational at the time of the inspection. The margins around windows and doors were relatively even and did not show signs of significant uneven settlement.

Front screen door is an exception from the above as the margin is very tight and causes the door to rub, door requires adjusting or possible replacement,



Multiple cracked glass bricks in both the Bathroom / Laundry and Ensuite,



Multiple cracked glass bricks in both the Bathroom / Laundry and Ensuite,



Ground level outside of B2 sliding door is higher than the floor level,



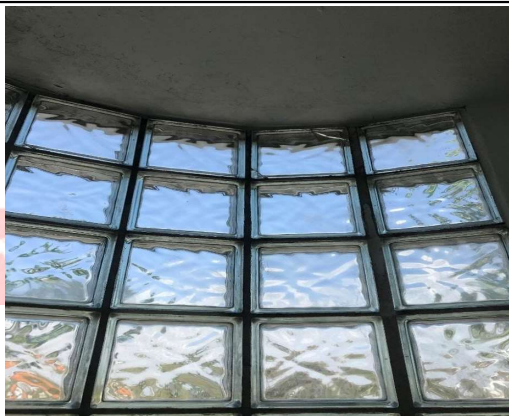
Glazing seals have retracted and require replacing,



Sealant around glass brick has retracted and cracked on the outside in multiple places,



Multiple cracked glass bricks in both the Bathroom / Laundry and Ensuite,



Lever on lock to B1 is missing preventing this door from locking,



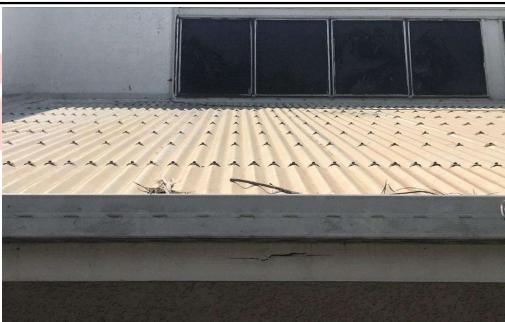
Highlight windows in B1 have been blocked out,



ROOF CLADDING

OH&S legislation limits our access to roof cladding and roof space to an inspection from a 3.6 m ladder. As a consequence, the information in this report relating to the condition of roof cladding should be used as a guide only and where there are concerns about the condition and soundness of the roof cladding a specialist roofing contractor, with the appropriate harness and fall arrest system, should be engaged to provide a comprehensive inspection and detailed report of the roof cladding.

Roof cladding appears to be in good condition for the age of the building, Fixings will require replacing in the near future as they have begun to rust, observation of the sealants on the roof was not attained in this inspection.



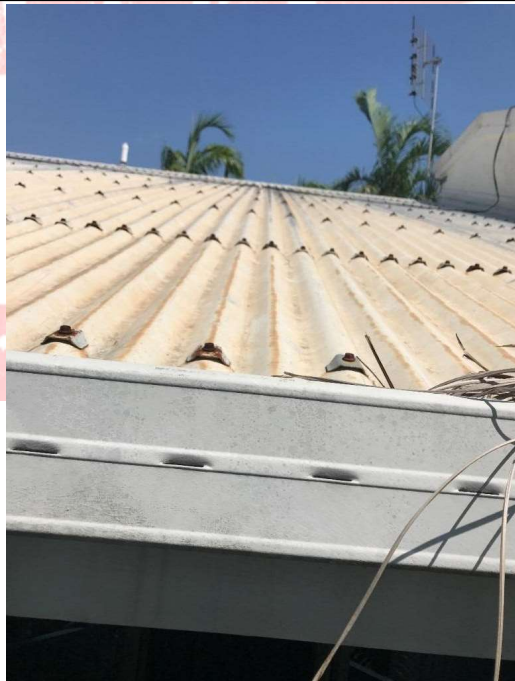
Gutters have a build leaf letter and require cleaning,



Gutters have a build leaf letter and require cleaning,



Roof cladding appears to be in good condition for the age of the building, Fixings will require replacing in the near future as they have begun to rust, Gutters have a build leaf letter and require cleaning,



KITCHEN

The cabinets are consistent with the age of the property. Seals between the splashback and bench top have deteriorated and should be cleaned, treated and resealed as required.. The doors and draws are in poor condition with moisture damage to the doors and panels and areas of laminate edge strip damaged and or missing..

Doors and shelf missing from cabinet,



No exhaust fan above hotplate,



Bottom of cabinet missing from cabinet above fridge,



Cracked sealant between splash back and bench top behind kitchen sink,



Cabinet suffering from water damage under kitchen sink,



BATHROOM / LAUNDRY & ENSUITE

The fittings and fixtures are consistent with the age of the property.

Bathroom / Laundry basin requires re sealing,



Bathroom / Laundry join between tiles and glass bricks requires sealing, this area is exposed to the shower and vitally important,



Bathroom / Laundry join between glass bricks and wall requires sealing, this area is exposed to the shower and vitally important,



Bathroom / Laundry
internal door has
began to
delaminate,



Bathroom / Laundry
join between trough
and tiles requires
sealing,



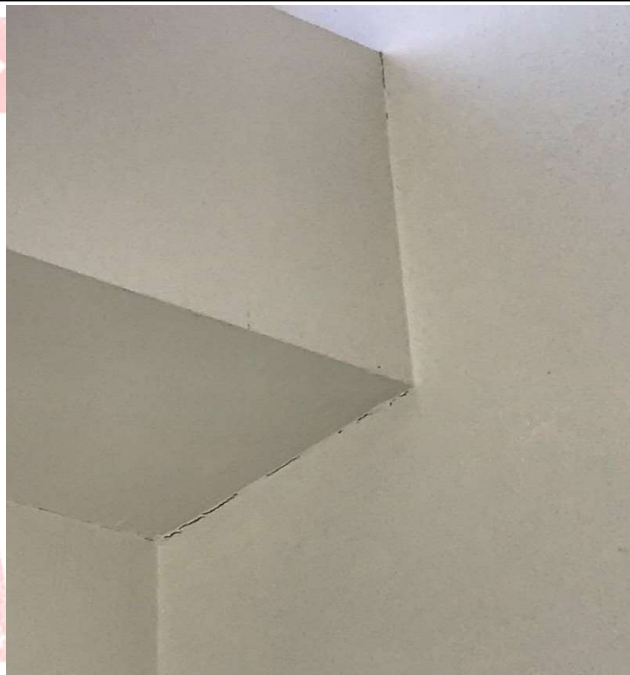
Ensuite vanity unit
shows signs of mild
water damage and
delamination of
cabinetry,



Esuite join between vanity bench and wall tiles requires sealing,



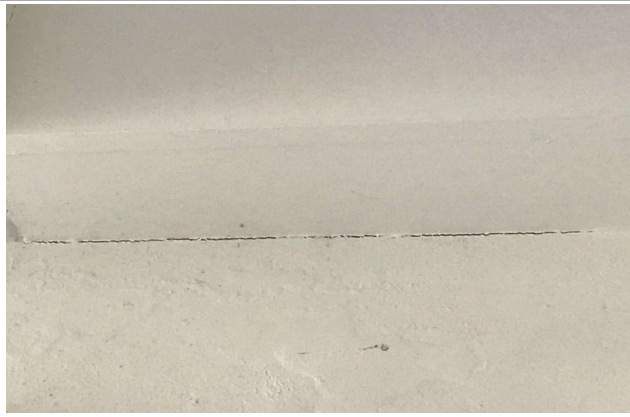
Esuite walls show signs of small movement consistent with the age of the home,



Ensuite vent not completed in a tradesman like manner.



Esuite walls show signs of small movement consistent with the age of the home,



Esuite walls show signs of small movement consistent with the age of the home,



Esuite walls show signs of small movement consistent with the age of the home,



Esuite walls show signs of small movement consistent with the age of the home,



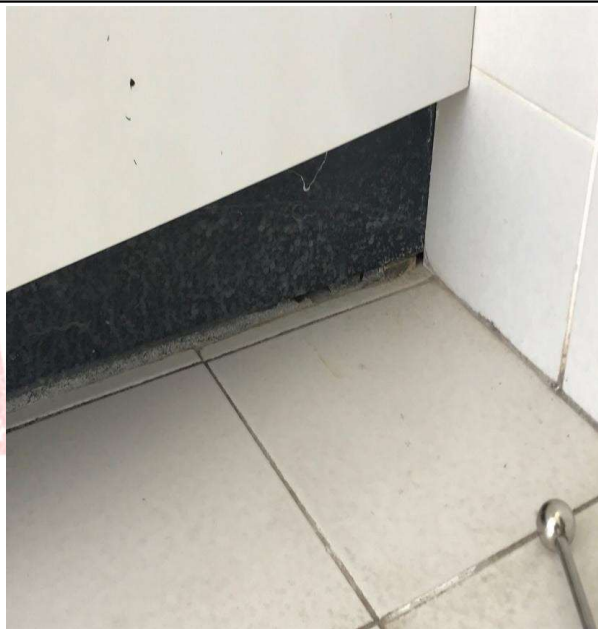
Ensuite tiles has areas of grout missing,



Ensuite mirror is damaged and has a sharp edge,



Ensuite tiles run towards a gap under the vanity unit, this may lead to water running under the unit and causing damage in an area unable to be inspected,

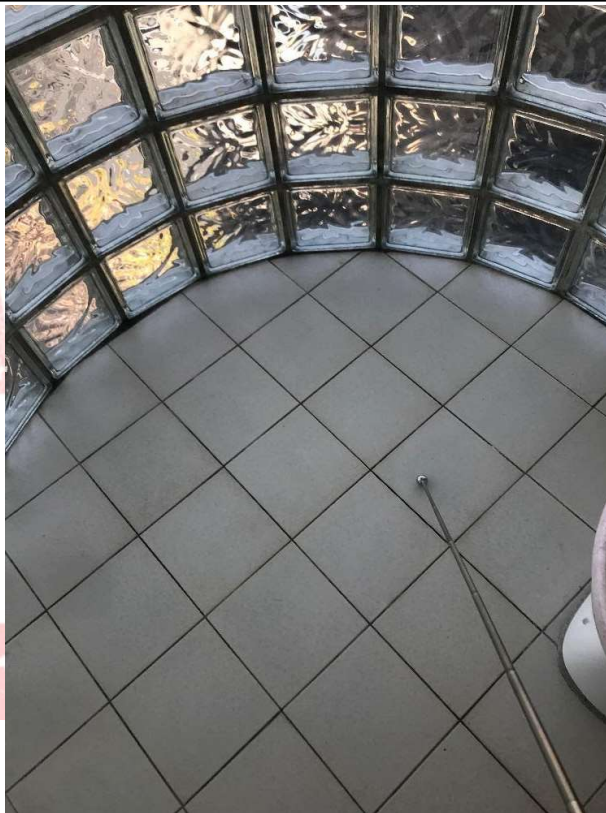


Ensuite has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,

Drummy tiles are an indication that the adhesive bond between the tiles and wall / floor has failed. While drummy tiles may provide a serviceable finish for some time they may crack and or become loose or pop up at any time.



Ensuite has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Ensuite tiles in front of the vanity unit show signs of lifting as they are drumming and uneven,



Ensuite has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Ensuite has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Bathroom / Laundry has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Bathroom / Laundry floor tiles in shower has areas of drumming which is consistent with the tiles separating from the surface behind them, these tiles have also been replaced and are not consistent with the rest of the room,



INTERNAL WALLS AND LINING

The internal walls appear to be consistent with the age of the property there are significant cracks in the walls or linings.

B2 BIR edging has been glued back on and not completed in a tradesman like manner.



B2 BIR has dropped due to water damage and rote in its base causing it to crack along the ceiling,



B2 BIR has dropped due to water damage and rote in its base causing it to crack along the ceiling,



B2 BIR has dropped due to water damage and rote in its base, causing cracks between the BIR and the ceiling,



B2 BIR has dropped due to water damage and rote in its base causing it to crack along the ceiling,



B2 light fitting is missing exposing the wires and should be replaced,



First floor landing near window has a small crack in the wall, this is near the external crack in the blockwork and roof over ensuite mentioned earlier in this report,



WIR cabinetry is consistent with the age of the property,



Base of stairs wall has paint blistering, this can be a sign of poor prep work or rising damp,



CEILING

The plasterboard ceilings were in reasonable condition for the age of the home,

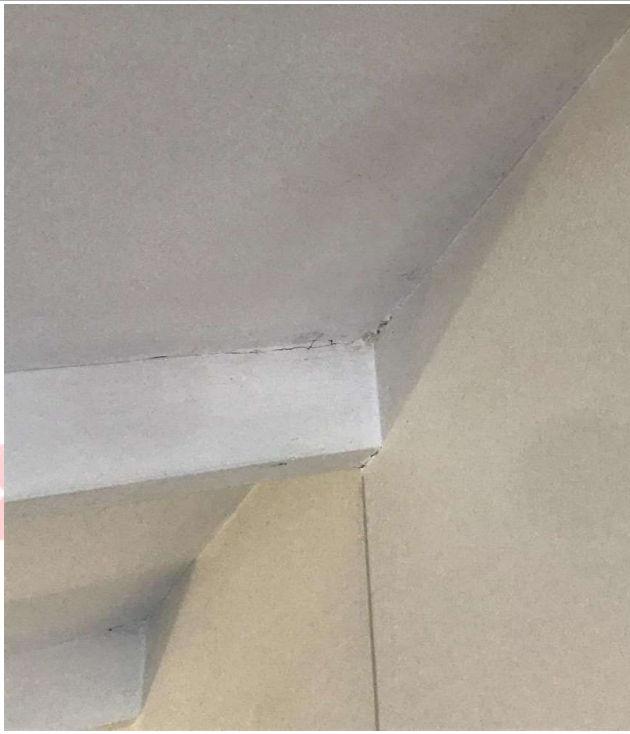
Movement between ceilings and walls at the base of the stairs,



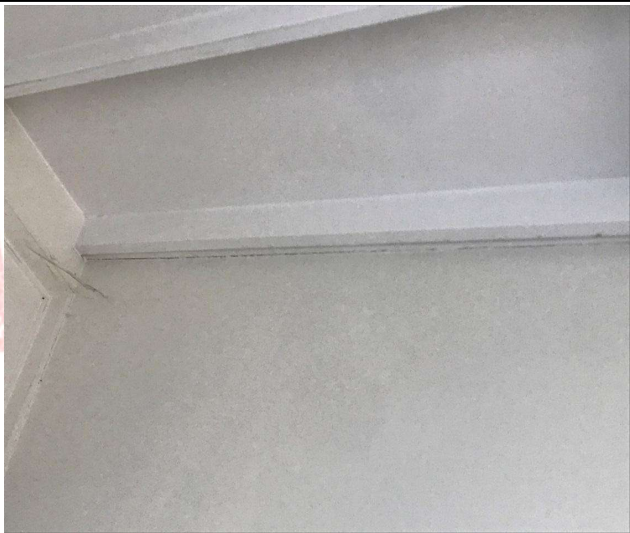
Movement between ceilings and walls at the top of the stairs,



Movement between ceilings and walls at the top of the stairs,



Movement between ceilings and walls in B1 consistent with the age of the property,



FLOORING

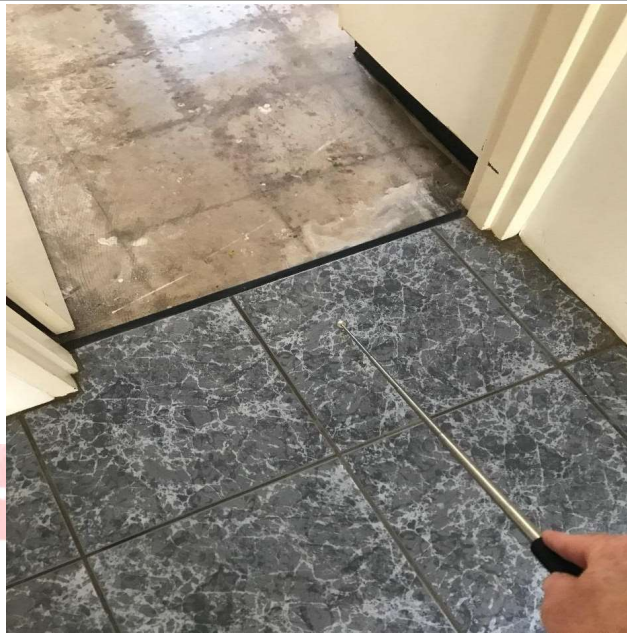
Base of stairs has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Near sliding door has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Outside B2 door has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Near kitchen has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



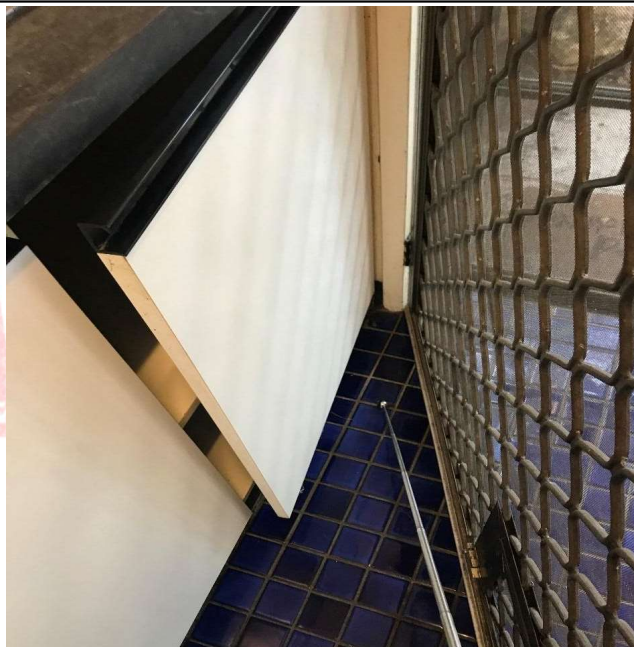
Near kitchen has areas of drumming tiles which is consistent with the tiles separating from the surface behind them



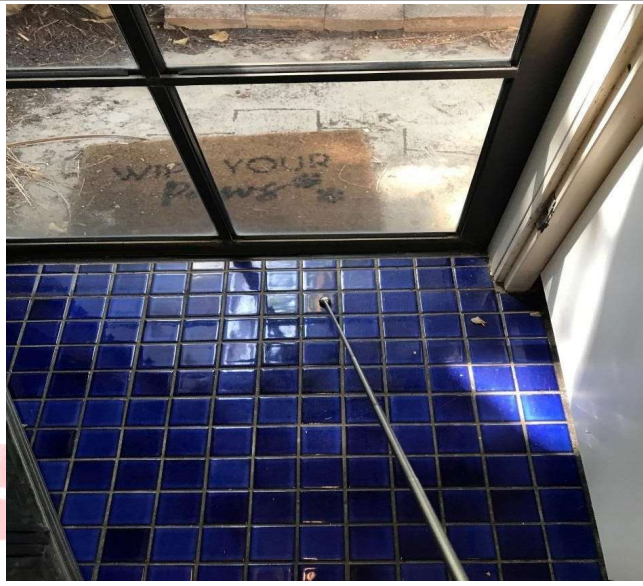
Kitchen has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Kitchen has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



Kitchen has areas of drumming tiles which is consistent with the tiles separating from the surface behind them,



All advice provided by SBC Property Inspections is issued in writing; this report has been issued without alterations.

I take this opportunity to thank you for choosing SBC Property Inspections

If you have any queries in relation to this report please do not hesitate to contact me on 0400948819.

Yours faithfully

*Brad Cosway
Registered Builder*