

eReporting Pty Ltd, trading as

eReporting Property Inspections

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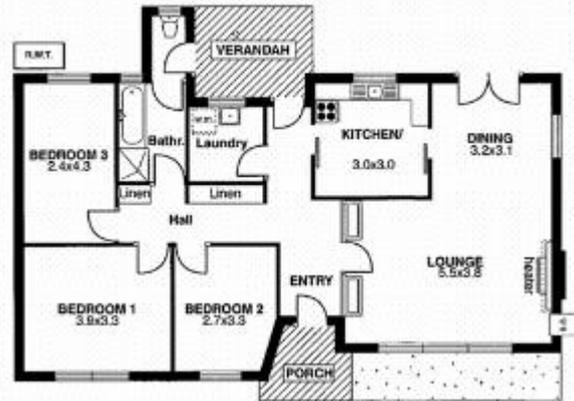
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Residential Pre-purchase Inspection Report

Date of inspection: Monday, 16 June 2008 09:00 AM

Prepared within the limitations and conditions specified in
Australian Standard AS 4349.1 - 2007 Pre-purchase Inspections - Residential buildings



Property address	17 Park Street RYDE NSW 2112
Report prepared for	Lisa Smith & Jack Smith Unit 3, 45 Fisher Way NETHERBY SA 5062
Client's contact details	Mobile 0555 231 357 roestbakken@ragnet.com.au
Real estate agent's details	Name Alexander Maxwell Company Maxwell & Company Mobile 0555 182 379
Type of inspection report	Standard Inspection, Defect Only
Persons present	Agent
Weather Conditions	Fine
Inspector	Inspector Gadget, Qualified Builder/Inspector General Builders Licence L1234567

Disclaimer

You acknowledge that this disclaimer forms an integral part of the report. This report is not an all encompassing document dealing with the building from every aspect. It seeks to identify obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant can relate to the age and type of the building inspected. This is not a structural report. For advice of a structural nature contact a structural engineer. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property under any act, regulation, ordinance, local law or by-law. It is not a warranty against problems developing with the building in the future. This report does not include the detection and identification of unauthorised or illegal building, plumbing or electrical work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent not listing each one.

This is a visual inspection only, limited to those areas and sections of the property fully accessible and visible to the inspector on the date of Inspection. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector does not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform invasive procedures. Visible timbers were not destructively probed or hit. The inspection does not cover areas where access was denied or unavailable to the inspector or defects that may have been concealed or where the identification of a defect may be subject to the prevailing weather conditions or to patterns of use or occupancy of the property. It does not cover 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; seepage; swimming pools/spas; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are regulated by statute. Where within the competency of the inspector and upon request, specific matters may be covered under the terms of a Special-purpose Property Report.

ASBESTOS: No inspection or testing for asbestos was done and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed it may be noted in the report. Buildings built prior to 1986 commonly have materials that contain asbestos and buildings built up until the early 90s may contain some asbestos. Where in any doubt, the material should be assumed to contain asbestos unless testing determines otherwise and you should consider obtaining advice from an asbestos expert. Sanding, drilling, cutting, removing sheeting or disturbing products containing Asbestos that results in releasing airborne asbestos fibers is a health risk.

MOULD: No inspection for mould was done and no report on the presence or absence of mould is provided. If in the course of the inspection, mould happened to be noticed it may be noted in the report. If you are concerned as to the possible health risk resulting from any mould you should seek advice from a relevant expert.

COSTING ADVICE: *Australian Standard AS 4349.1 - 2007 excludes provision of costing advice.* Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. Independent quotes should be obtained if costs of defects is of significance in negotiations on the purchase of a property as well as prior to any work being done. No liability is accepted for costing advice.

DISPUTE/CLAIM PROCEDURE: To make a claim in relation to the inspection, either party shall give written notice of the matter to the other party within 90 days of the inspection. If the claim/dispute is not resolved within 21 days from the service of the written notice, either party may refer it to a mediator nominated by us and costs shall be shared. Should the dispute not be resolved by mediation then either party may refer it to the Institute of Arbitrators and Mediators of Australia to appoint an arbitrator to resolve the claim. The arbitrator shall determine costs that each party is to pay.

THIRD PARTIES: We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by anyone relying on this report other than the Client named on the face page of this report and only then if the invoice for the inspection has been paid in full.

Inspection Agreement

Pre-purchase Standard Inspection

Individual Title Property

Requirement for Inspection agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Access limitations

- Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.
- The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal. Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available.

DIMENSIONS FOR REASONABLE ACCESS

<u>Area</u>	<u>Access hole</u>	<u>Crawl space</u>	<u>Height</u>
Roof Interior	400mm x 500mm	600mm x 600mm	Accessible from a 3.6m ladder
Roof exterior	-	-	Accessible from a 3.6m ladder placed on the ground

NOTES:

- 1 Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- 2 Sub-floor areas sprayed with chemicals are not be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on

- prevailing weather conditions or recent occupancy and use of services that might affect observations
- information provided by the client or the agents of the client
- deliberate concealment of defects
- any other relevant factor limiting the inspection

Scope of inspection

What is not reported on - general exclusions detailed in the standard AS 4349.1 - 2007

- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.

What is not reported on - specifics excluded by the standard AS 4349.1 - 2007

Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.

The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (general & swimming pool) ; surface water (drainage effectiveness)

The scope of the inspection includes variations to the exclusions in AS 4349.1 - 2007 as detailed below.

Nil

Agreement Accepted via Invoice payment with terms of agreement



Inspector Gadget
Tuesday, 01 January 2008

Lisa Smith & Jack Smith
Tuesday, 01 January 2008

Building Construction & General Access Limitations

Construction - Original House

Year Built	1975 (Approximate) Advised by agent
Number of Stories	1
Type of Building	Freestanding house
Footings	Concrete strip footings
Flooring	Concrete, Mainly timber except for bathroom, laundry & WC
Wall Framing	Timber fame
External Walling	Articulated masonry
Internal Walling	Non-articulated masonry
Windows	Timber framed
Roof Framing	Timber truss framing
Roof Cladding	Concrete roof tiles

General Access Limitations

Under Floor

- No underfloor access

Explanation of codes used in the inspection report

Defect types

Type	Defect	Identifier
A	Damage	The fabric of the element has ruptured or is otherwise broken.
B	Distortion Warping Twisting	An element or elements has been distorted or moved from the intended location.
C	Water penetration, Damp related	Moisture is present in unintended or unexpected locations.
D	Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
E	Operational	An element or component does not operate as intended.
F	Installation (including omissions)	The element or component is subject to improper or ineffective installation inappropriate use, or missing components.

Defect Significance

Significance Code	Significance Description	Significance Explanation
MA	Major	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MI	Minor	A defect is minor if it is primarily aesthetic or if it relates to a localized part of the building. While minor defects may be recorded, AS 4349.1 - 2007 does not require the inspector to comment on individual minor defects and imperfections (may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors). Such defects can often be addressed with good home maintenance and when redecoration and renovation is undertaken. A poorly-maintained home could have many more minor defects than other homes of similar age & type of construction.
SH	Safety Hazard	A defect that in the opinion of the inspector is or may constitute a potentially serious safety hazard.
FI	Further Investigation	A defect or possible defect that in the opinion of the inspector warrants further investigation by an appropriate specialist.

Damage categories for cracking in masonry

Description of typical damage and required repair	Width limit	Damage category
Hairline cracks.	≤ 0.1 mm	0
Fine cracks that do not need repair.	≤ 1.0 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly.	≤ 5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick, service pipes can fracture. Weather tightness often impaired.	> 5.0 mm, ≤ 15.0 mm (or a number of cracks 3.0 mm or more in one group).	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	> 15.0 mm, ≤ 25 mm but also depends on number of cracks.	4

Defects recorded during inspection

Interior - Bathroom

Wash basin

Cracks

Minor Defect

Type: A

Vanity holed - Recommend replacement by a plumber.



Shower tiles

Loose

Major Defect

Type: E, C, A,
B

Shower tiles popping, drummy & several sections of grout were gapped, holed or soft. High moisture meter readings to the shower tiles throughout the shower alcove. Recommend stripping the shower tiles, checking for and if necessary addressing leakage at shower taps, fittings or pipes, seal shower & re-tile. Tiler and plumber should be used.



Doors and frames Architraves Minor Defect Type: F
Missing architrave on SW side of bathroom door.



Interior - Bedroom 1

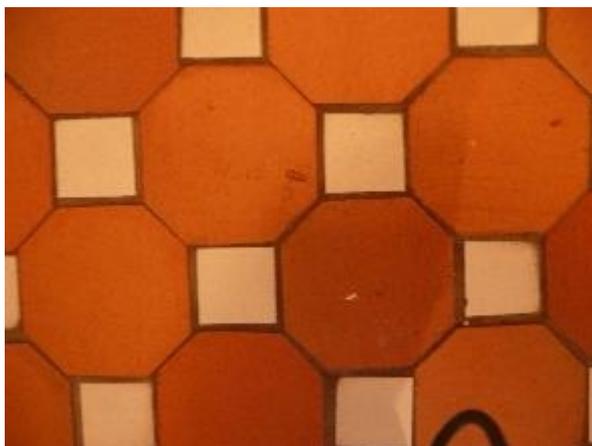
Ceilings & cornices Sagging Major Defect Type: B
Sagging and undulations in ceiling with truss roof framing indicates problem with the roof trusses.

Interior - Bedroom 3

Walls Damp - lateral penetration Minor Defect Type: C
Damp to B3 east wall is symptomatic of the state of the shower tiles.

Interior - Laundry

Floors Tiling loose Minor Defect Type: F
Poor quality DIY floor tiling. Recommend stripping tiles & re-tiling the floor.



Interior - Lounge

Ceilings & cornices Sagging Major Defect Type: B
As with Bedroom 1, the ceilings have sags & undulations consistent with roof truss problems.

Ceilings & cornices Gapping at cornices Major Defect Type: B
Gapping at east cornice where repairs have been done in the past - consistent with lean-out in the east wall.



Floors Out of level Major Defect Type: B
Floor level dip from entry/lounge doorway to front SE corner of lounge measured to be 75 mm. This is a severe extent of floor slope and indicates a major problem with the footings.

Interior - Separate WC

Floors Tiling Minor Defect Type: F
Tiling is over other tiles as seen at WC pan and at doorway to WC. May become loose over time.



Interior - General internal rooms

Painting Paintwork quality Minor Defect Type: F
Rough internal paintwork - paint over door furniture & not well cut in.



Interior - Kitchen/Meals

Floors Out of level Major Defect Type: B
Floor slope of 52 mm to east measured from kitchen/passageway doorway to the meals east window.

Walls Cracking Major Defect Type: A
Cracking repairs evident to door, corner & window areas in the kitchen/meals area. Likely to have been in excess of 15 mm in some areas given the rotation to the east in the east wall of the dine/lounge.



Exterior - Front Elevation

Windows Rot in timbers Minor Defect Type: D, C
Bogged rot in B1 window timbers. Replacement or better repair of the timbers warranted.



Perimeter paths Trip hazard Safety Hazard Type: F
Water piping by rear corner of toilet is a trip hazard.



Exterior - Rear Elevation

Perimeter paths Gapping between path & footing edge Minor Defect Type: B
Rear path has moved away from the footing edge & subsided.



Walling Cracking - in excess of category 4 Major Defect Type: B
East side of the house has moved away from the remainder of the building as is evidenced by gapping at the back door which has been partly covered by a timber batten in recent times and prior to that by a quad strip.



Gully sink Evidence of drain backing up at gully sink. Further Investigation Type: E
Remnants of sewerage at gully sink is evidence that the pipes have backed up. Recommend further investigation by a plumber.



Eaves Gaping at eaves sheet joints Minor Defect Type: B
Gapping at eaves sheet is further symptom of east side of building having moved away/subsided.

Roof - Roof Void

Roof framing Roof trusses show twist & excessive deflection Major Defect Type: B
Truss joint failure has lead to trusses distorting & twisting and to cracking of some truss webs.





Roof framing

Roof trusses have gang nail plate separation

Major Defect

Type: B

Gang nails in roof trusses have come part way out of the truss connections. This is a major structural problem that results in severe weakening of the truss joints & the trusses. It can lead to truss failure. Applies to approximately 150 truss gang nail plates in this roof.

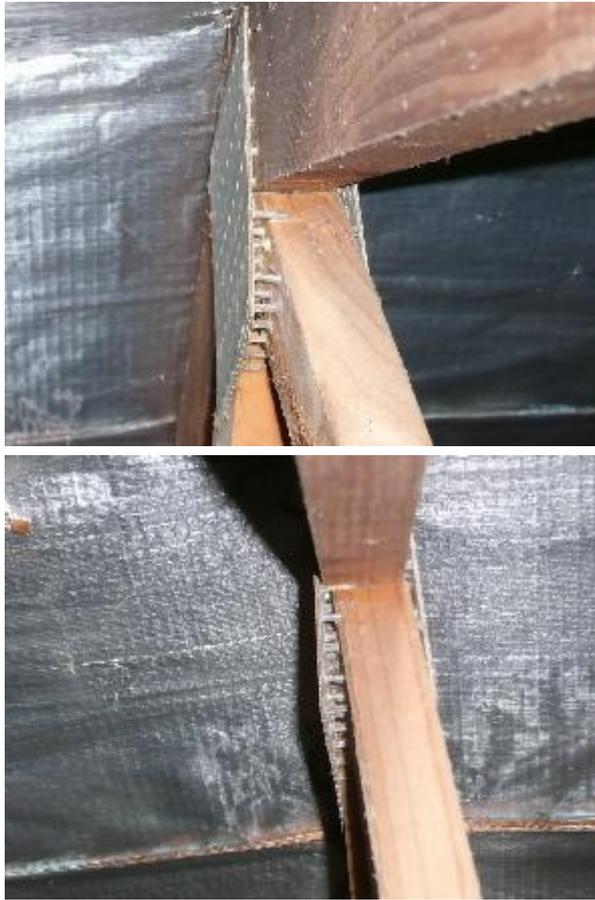
This self-extraction is known as the “mechano-sorptive effect”. This truss problem is the subject of SA Government Building Advisory notices 18/06, 17/06 and 28/04 which can be found on the Planning SA web site.

In this instance, the extent of self extraction of the gang nail plates is severe, being over 5 mm in some instances and having resulted in bowed trusses, bowed truss webs & truss cords and trust sag.

In a severe storm, there is a risk of truss failure & roof collapse.

To remedy the problem would involve replacing the roof framing. That involves removal of the flashings, roof tiles, the roof wiring, in-roof gravity feed HWS & associated plumbing, roof sarking & blown-in insulation, ceilings, gutters, barges & fascias, valleys then the truss connections & finally the trusses. Then rebuild. This extent of work would also require appropriate design, documentation & Council approval.





Summary

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 HIGH

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 HIGH

Explanation of rankings:

HIGH:

The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL:

The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW:

The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **BELOW AVERAGE**

Explanation of rankings:

ABOVE AVERAGE:

The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with building of similar age and construction.

AVERAGE:

The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

BELOW AVERAGE:

The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

FI - Further Investigation

Exterior > Rear Elevation > Gully sink > Evidence of drain backing up at gully sink.

Remnants of sewerage at gully sink is evidence that the pipes have backed up. Recommend further investigation by a plumber.

MA - Major Defect

Interior > Bathroom > Shower tiles > Loose

Shower tiles popping, drummy & several sections of grout were gapped, holed or soft. High moisture meter readings to the shower tiles throughout the shower alcove. Recommend stripping the shower tiles, checking for and if necessary addressing leakage at shower taps, fittings or pipes, seal shower & re-tile. Tiler and plumber should be used.

Interior > Bedroom 1 > Ceilings & cornices > Sagging

Sagging and undulations in ceiling with truss roof framing indicates problem with the roof trusses.

Interior > Lounge > Ceilings & cornices > Sagging

As with Bedroom 1, the ceilings have sags & undulations consistent with roof truss problems.

Interior > Lounge > Ceilings & cornices > Gapping at cornices

Gapping at east cornice where repairs have been done in the past - consistent with lean-out in the east wall.

Interior > Lounge > Floors > Out of level

Floor level dip from entry/lounge doorway to front SE corner of lounge measured to be 75 mm. This is a severe extent of floor slope and indicates a major problem with the footings.

Interior > Kitchen/Meals > Walls > Cracking

Cracking repairs evident to door, corner & window areas in the kitchen/meals area. Likely to have been in excess of 15 mm in some areas given the rotation to the east in the east wall of the dine/lounge.

Interior > Kitchen/Meals > Floors > Out of level

Floor slope of 52 mm to east measured from kitchen/passage doorway to the meals east window.

Exterior > Rear Elevation > Walling > Cracking - in excess of category 4

East side of the house has moved away from the remainder of the building as is evidenced by gapping at the back door which has been partly covered by a timber batten in recent times and prior to that by a quad strip.

Roof > Roof Void > Roof framing > Roof trusses show twist & excessive deflection

Truss joint failure has lead to trusses distorting & twisting and to cracking of some truss webs.

Roof > Roof Void > Roof framing > Roof trusses have gang nail plate separation

Gang nails in roof trusses have come part way out of the truss connections. This is a major structural problem that results in severe weakening of the truss joints & the trusses. It can lead to truss failure. Applies to approximately 150 truss gang nail plates in this roof.

This self-extraction is known as the "mechano-sorptive effect". This truss problem is the subject of SA Government Building Advisory notices 18/06, 17/06 and 28/04 which can be found on the Planning SA web site.

In this instance, the extent of self extraction of the gang nail plates is severe, being over 5 mm in some instances and having resulted in bowed trusses, bowed truss webs & truss cords and trust sag.

In a severe storm, there is a risk of truss failure & roof collapse.

To remedy the problem would involve replacing the roof framing. That involves removal of the flashings, roof tiles, the roof wiring, in-roof gravity feed HWS & associated plumbing, roof sarking & blown-in insulation, ceilings, gutters, barges & fascias, valleys then the truss connections & finally the trusses. Then rebuild. This extent of work would also require appropriate design, documentation & Council approval.

MI - Minor Defect

Interior > Bathroom > Doors and frames > Architraves

Missing architrave on SW side of bathroom door.

Interior > Bathroom > Wash basin > Cracks

Vanity holed - Recommend replacement by a plumber.

Interior > Bedroom 3 > Walls > Damp - lateral penetration

Damp to B3 east wall is symptomatic of the state of the shower tiles.

Interior > Laundry > Floors > Tiling loose

Poor quality DIY floor tiling. Recommend stripping tiles & re-tiling the floor.

Interior > Separate WC > Floors > Tiling

Tiling is over other tiles as seen at WC pan and at doorway to WC. May become loose over time.

Interior > General internal rooms > Painting > Paintwork quality

Rough internal paintwork - paint over door furniture & not well cut in.

Exterior > Front Elevation > Windows > Rot in timbers

Bogged rot in B1 window timbers. Replacement or better repair of the timbers warranted.

Exterior > Rear Elevation > Perimeter paths > Gapping between path & footing edge

Rear path has moved away from the footing edge & subsided.

Exterior > Rear Elevation > Eaves > Gaping at eaves sheet joints

Gapping at eaves sheet is further symptom of east side of building having moved away/subsided.

SH - Safety Hazard

Exterior > Front Elevation > Perimeter paths > Trip hazard

Water piping by rear corner of toilet is a trip hazard.

Conclusions

The scope of this inspection and type of report is set out in the inspection agreement as detailed at the beginning of this report.

That agreement sets out the limitations that are contained as AS 4349.1 for residential pre-purchase inspections. Other specific limitations are also listed where applicable.

The purpose of the inspection is to provide a general overview of defects in the home.

The summary section above includes a list of major defects that should be taken into account in terms of addressing the specific matters or accepting that those defects exist.

There is also a list of safety hazards that should be addressed.

This house has 2 separate major structural problems:

The east side of the house has subsided away with the subsidence being some 75mm at the front SE area & some 50mm to the rear NE area.

The roof trusses have gang nail plate separation making the trusses liable to structural failure.

This house has a high incidence of both major & minor defects and is assessed as below average relative to other buildings of similar age and type of construction.