Summary and rating definitions
Not a current property assessment or a promise of today's report format.

Report Summary

How To Read This Report:

Ratings Definitions:

No Rating = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NP = Not Present

Item was not present or found.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal &Defective Items:

Laundry		
Page 28 Item: 9	Laundry tub door	• Please note that the child security catch is not present in this laundry wash tub. Having functional child safety catches on laundry cabinets are important as this area can often contain cleaning materials and other toxic products harmful to children.
Kitchen		
Page 31 Item: 9	Air Extraction System	• The range-hood did not appear to be working at the time of the inspection
Bathroom		
Page 46 Item: 4	Moisture Readings	• Several readings were taken and some were within the higher range and indicate the room to be WET within the shower and bath
Page 47 Item: 8	Adequately sealed at wall junctions	• The shower/bath seals have deteriorated and require repair and/or replacement
Page 49 Item: 16	Bath/surround	• Sealant around the bath is in a poor condition

Access, foundations and observations

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1. Location of access point

M D NI

- Right hand side of property



2. Accessibility

M D NI

- 80% accessible

3. Foundations

M D NI

- Concrete piles

4. Foundation walls

M D NI

- Block

5. Ground clearance of timber framing

M D NI

- Satisfactory



6. Timber framing and bracing

M D NI

- Appears satisfactory