

EXTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Main Roof (at two levels)</b>	Timber fr. and sarking. Corrugated iron roofing, paint finish.	Will require re-painting in approx. two-three years		3
Flashings	Generally are in good condition.	Rofer to inspect & repair any loose or damaged flashing		1
Spoutings & downpipes	Generally are in good condition. Joints suspect.	Rofer to inspect & repair any loose or damaged flashing		1
Fascia & barge boards	Generally in good condition.	Builder to inspect & repair as req'd.		2
<b>Roof over bathroom, laundry &amp; toilet</b>	Timber fr. and sarking. Corrugated iron roofing, paint finish.	Will require re-painting in approx. two-three years	Rofer to inspect & repair any loose corrugated roofing iron	1
Flashings	Generally are in good condition.	Rofer to inspect & repair any loose or damaged flashing		1
Spoutings & downpipes	Generally are in good condition. Joints suspect.	Rofer to inspect & repair any loose or damaged flashing		1
Fascia & barge boards	Generally in good condition.	Builder to inspect & repair as req'd.		2
<b>Chimneys</b> Brick	Generally in good condition.	Mason to inspect & report.		2
<b>North Elevation</b> All exterior timber and weatherboards	Generally in good condition.	Builder to inspect & repair as req'd.	Repair if req'd and re-paint	2
Windows	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
Doors	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
<b>East Elevation</b> All exterior timber and weatherboards	Generally in good condition.	Builder to inspect & repair as req'd.	Repair if req'd and re-paint	2
Windows	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
Doors	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1

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<b>South Elevation</b> All exterior timber and weatherboards	Generally in good condition.	Builder to inspect & repair as req'd.	Repair if req'd and re-paint	2
Windows	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
Doors	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
<b>West Elevation</b> All exterior timber and weatherboards	Generally in good condition.	Builder to inspect & repair as req'd.	Repair if req'd and re-paint	2
Windows	Generally in good condition. W06 leaks air and water.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1
Doors	Generally in good condition.	Builder to inspect & repair as req'd.	Repair as req'd and re-paint	1

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 1. Sunroom.</b>				
Floor	Timber with carpet			
Walls	Timber fr. wallpaper finish			
Ceiling	Plaster lining, paint finish			
Window W05	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Window W01	Timber fr. paint finish.	Clean down and prepare for re-painting		2
<b>Space 2. Lounge</b>				
Floor	Timber fr. with carpet.			
Ceiling	Timber fr. paint finish.			
Walls	Timber fr. lathe & plaster, paint finish			2
Ceiling	Timber fr. paint finish.			
Window W02	Timber fr. paint finish, clear glazing.	Clean down and prepare for re-painting		2
Door D03	Timber paint finish	Clean down and prepare for re-painting		2
Fireplace 01				2
<b>Space 3. Entry Lobby</b>				
Floor	Timber fr. carpet			
Walls	Timber fr. Wallpaper			
Ceiling				
Door D01		Clean down and prepare for re-painting		1
Door D04		Clean down and prepare for re-painting		2
<b>Space 4. Stairs</b>				
	Timber fr.	Clean down balustrade and prepare for re-painting	Paint timber, oil handrail	2

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 5. Bedroom 1.</b> Floor	Timber fr.		Replace carpet	1
Walls	Timber fr.			
Ceiling	Timber fr.			
Window W03	Timber fr. paint finish	Clean down and prepare for re-painting		1
Door D02	Timber paint finish	Clean down and prepare for re-painting		2
Fireplace 02				2
<b>Space 6. Bedroom 2.</b> Floor	Timber fr. paint finish.			1
Walls	Timber fr. t&g lining paint finish.			2
Ceiling	Timber fr. t&g lining paint finish.			2
Window W04	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Door D06	Timber paint finish	Clean down and prepare for re-painting		2
<b>Space 7. Dining Room</b> Floor	Timber fr. carpet			
Walls	Timber fr.			2
Ceiling	Timber fr. Pinex sheet lining, paint finish.			2
Window W06	Timber fr. 3x4 pane clear glazing, paint finish		Repair (if necessary rebuild) and re-paint	1
Door D06	Timber interior	Clean down and prepare for re-painting		2
Door D04	Timber interior	Clean down and prepare for re-painting		2
Door D05	Timber interior	Clean down and prepare for re-painting		2
Fireplace 03			Paint hearth	2

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 8. Kitchen</b> Floor	Timber fr. & concrete, vinyl			
Walls	Timber fr. t&g lining, paint finish			
Ceiling	Timber fr. t&g lining, paint finish.			
Window W11	Timber fr. 4 panel clear glazing, paint finish.			
Door D05	Timber interior			
Door D07	Timber exterior 4 panel, top 2 obscure pattern glazed, paint finish.	Clean down and prepare for re-painting		1
Coal range			Paint hearth	2
<b>Space 9. Bathroom</b> Floor	Timber fr. lino over lino squares	Remove exist vinyl and repair floor as req'd	Lay new vinyl	2
Walls	Timber fr. hardboard lining, paint finish.	Clean down and prepare for re-painting		2
Ceiling	Timber fr. hardboard lining, paint finish.	Clean down and prepare for re-painting		2
Window W08	Timber fr. side hung painted clear glazing.	Clean down and prepare for re-painting		2
Window W10	Timber fr. fixed panel w top hung fan light, textured glazing.	Clean down and prepare for re-painting		2
Door D08	Timber fr. interior 4 panel paint finish. (1996)	Clean down and prepare for re-painting		2
Door D09	Timber fr. interior paint finish.	Clean down and prepare for re-painting		2
Bath			Re-enamel and repair and paint surround	1

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 10. Toilet</b> Floor	Concrete, vinyl tiles.	Remove exist vinyl and repair floor as req'd	Lay new vinyl	1
Walls	Timber fr. hardboard lining, wallpaper finish.			
Ceiling	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Window W09	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Door D11	Timber fr. interior paint finish.	Clean down and prepare for re-painting		2
Pan & cistern				
<b>Space 11. Laundry</b> Floor	Concrete		Lay new vinyl	1
Walls	Timber fr. hardboard lining, paint finish.	Clean down and prepare for re-painting		2
Ceiling	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Window W07	Timber fr. 4 panel paint finish.	Clean down and prepare for re-painting		2
Window W12	Timber fr.	Clean down and prepare for re-painting		2
Door D09	Timber fr. interior paint finish.	Clean down and prepare for re-painting		2
Door D10	Timber fr. exterior vertical board paint finish.	Clean down and prepare for re-painting		2
Shower				

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 12. Bedroom 3.</b> Floor	Timber fr. carpet.		Prepare and re-stain floor	2
Walls	Timber fr. lath & plaster & wallpaper.		Repair wallpaper as req'd	2
Ceiling	Timber fr. lath & plaster, paint finish.		Replace lining paper and re-paint	2
Window W15	Timber fr. paint finish.	Clean down and prepare for re-painting		1
Door D11	Timber fr. paint finish.	Clean down and prepare for re-painting		2
<b>Space 13. Top Landing</b> Floor	Timber fr. carpet.			
Walls	Timber fr. wallpaper			
Ceiling	Timber fr.			
Window W14	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Door D11	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Door D12	Timber fr. paint finish.	Clean down and prepare for re-painting		2
<b>Space 14. Stairs</b> See Space 4. above.				
<b>Space 15. Int. Landing</b> Floor	Timber fr. Carpet			
Walls	Timber fr. wallpaper		Repair wallpaper	2
Ceiling				
Door D13	Timber fr. paint finish.	Clean down and prepare for re-painting		2

INTERIOR ITEMS	CURRENT STATUS	RECOMMENDATION	ACTION REQUIRED	CATEGORY
<b>Space 16. Bedroom 4.</b> Floor	Timber fr. stain finish		Prepare and re-stain	2
Walls	Timber fr. paint & wallpaper		Prepare and re-paint all timber	2
Ceiling	Timber fr. paint finish.	Check for leaks from roof and prepare for re-paint	Repair as req'd and re-paint	1
Window W13	Timber fr. paint finish.	Clean down and prepare for re-painting	Repair as req'd and re-paint	1
Door D12	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Fireplace 05		Clean down and prepare timber surround and hearth for re-painting		2
<b>Space 17. Study</b> Floor	Timber fr. carpet			2
Walls	Timber fr. paint & wallpaper	Clean down and prepare for re-painting		2
Ceiling	Timber fr. t&g paint finish.			2
Window W16	Timber fr. paint finish.	Clean down and prepare for re-painting		2
Door D13	Timber fr. paint finish.	Repair as req'd and prepare for re-painting		2