



R1 Building & Pest Inspections
7 Laurel street
Port Macquarie NSW 2444
Tel: 0423207989
r1buildingandpest@gmail.com

Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections - Residential buildings



42 Hassall Street

PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:

42 Hassall Street
Port Macquarie NSW

Contact Details

Inspection Requested By: Joel McGuire
0404412928
margwah79@hotmail.com
42 Hassall Street
Port Macquarie NSW

Inspection Requested For: Same as Inspection Requested By

Cost Billed To: Same as Inspection Requested By

Contact For Access: Same as Inspection Requested By

Inspection Details

Inspection Date/Time: 30/04/2026 1:00 PM

Persons in attendance: Owner

Other relevant comments:

Weather conditions at time of inspection: Sunny

Agreement Details

Agreement Number: 300426/2

Date of Agreement: 29/04/2026 4:30 PM

Specific requirements and or conditions required:

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Inspector Details

Name Of Inspection Firm: R1 Building & Pest Inspections

Contact Phone: 0423207989

Inspector Name: Ross Dwyer

Report Prepared Date: 05/05/2026

Summary of Defects

Major Structural Defects identified to the Residential Building on day of inspection

There are no Major Structural Defects.

| | |
|---|---------|
| Major Structural Defects identified beyond the Residential Building | No |
| Incidence of Major Defects | Typical |
| Incidence of Minor Defects | High |
| Overall Condition (refer to definitions) | Average |

STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

1.1 42 Hassall Street

| | |
|--------------------------------|--|
| Structure type: | Freestanding house |
| Orientation: | East |
| Areas Inspected: | Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Dining Room, Driveway, Entry, Family Room, Roof Exterior, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Paths, Patio, Roof Void, Steps, Subfloor, Toilet 1, Walls Exterior Porch |
| Is the building furnished?: | Yes Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing issues and defects present in the property. These issues and defects may only be revealed when the property is vacated. A further inspection is strongly recommended in this case. |
| Construction type: | Single story with brick veneer and timber frame |
| Pier type: | Brick piers and concrete slab. |
| Flooring type: | Compressed Sheet, Concrete Slab, Tongue and Groove Particle Board Floating floor boards, Tiles, Carpet. |
| Patio: | Location: West |
| Roof Structure/s: | Pitched timber |
| Roof covering/s: | Concrete tile |
| Pool present: | No |
| Are Smoke Detectors Installed: | Yes Number of smoke detectors: 2 Location of smoke detectors: On the ceiling in front of the bedrooms. Recommendation: All smoke detectors should be tested for serviceability and compliance. |

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Dining Room
- Driveway
- Entry
- Family Room
- Hallway
- Lounge Room
- Paths
- Walls Exterior

Access Issue 1. - Subfloor

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Height



Due to limited crawl space in the western side access was restricted.

Defect 1. - Roof Exterior

Defect Location:

North Side, West Side, South Side, East Side

Defect Summary:

Gutter and fascia

Type of Defect:

Water penetration, dampness, Material deterioration

Description:

Joins in gutter are leaking and causing timber fascia below to decay

Ongoing Consequence:

Continue to leak causing further water damage to fascia

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



Areas where gutters leak damaging fascia





Defect 2. - Exterior

Defect Location:

West Side

Defect Summary:

Skillion patio roof

Type of Defect:

Water penetration, dampness, Material deterioration, Operational

Description:

Skillion patio roof has been installed under the house gutter and is susceptible of leaking. Parts of the patio roof are rusting.

Ongoing Consequence:

Water leaks could cause water damage to surrounding element, Continue to rust and deteriorate.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Builder, Roof Plumber



Patio skillion roof has been installed under house gutter.



Areas where patio is susceptible of leaking.



Area of leaks.



Areas of rust



Defect 3. - Roof Exterior

Defect Location:

North Side, West Side, South Side, East Side

Defect Summary:

Roof Coverings

Type of Defect:

Material deterioration, Operational

Description:

Sand and cement bedding on hip and ridge tiles has cracked and parts have fallen out of position.

Ongoing Consequence:

Tiles will loosen and slip out of position.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Roof Tiler



Sand and cement bedding has cracked and parts have fallen out of position.





Defect 4. - Roof Exterior

Defect Location:

West Side

Defect Summary:

Roof Coverings

Type of Defect:

Damage

Description:

There is one cracked/broken roof tile.

Ongoing Consequence:

Tile could leak

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Roof Tiler



Cracked/broken roof tile.

Defect 5. - Roof Exterior

Defect Location:

North Side, West Side

Defect Summary:

Skylights Vents and Flues

Type of Defect:

Water penetration, dampness, Material deterioration, Operational

Description:

Skylight above kitchen leaks and skylight above bathroom is rusting.

Ongoing Consequence:

Water damage to plaster board ceiling and surrounding elements. Skylight will continue to rust.

Opinion of Cracking:

Not Applicable

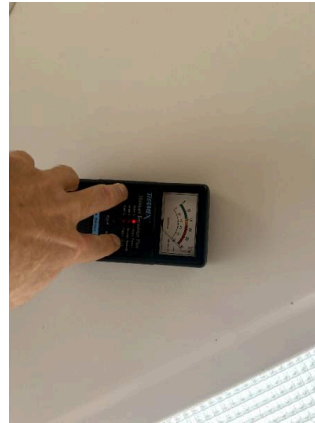
Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter, Roof Tiler



Area where skylight leaks onto the ceiling



Tramex moisture meter recording high moisture readings to the plaster board ceiling.



As seen from the roof void, area where water leaks from sarking out of place.



Skylight that leaks



Rusting skylight.

Defect 6. - Roof Exterior

Defect Location:

North Side, East Side

Defect Summary:

Roof frame

Type of Defect:

Distortion, warping, twisting

Description:

Roof frame bows over window openings.

Ongoing Consequence:

Cause fascia and gutter to move out of position and eaves to bow over windows.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Builder



Areas where roof has bowed over window openings.





Defect 7. - Exterior

Defect Location:

Various Areas

Defect Summary:

Window rubber glazing seals

Type of Defect:

Material deterioration

Description:

Rubber glazing seals have deteriorated.

Ongoing Consequence:

Further deterioration of rubber seals could allow water ingress and cause glass pane to loosen.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Glazier



Rubber glazing seals are deteriorating.





Defect 8. - Exterior

| | |
|------------------------|--|
| Defect Location: | East Side |
| Defect Summary: | Tiled porch |
| Type of Defect: | Damage, Material deterioration |
| Description: | Some of the tiles on the front porch have fallen out of position and some have cracked. |
| Ongoing Consequence: | Cracked tiles may loosen overtime and also fall out of position. |
| Opinion of Cracking: | Not Applicable |
| Building Professional: | Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. |
| | Building Professional Required: Tiler |



Defect 9. - Exterior

Defect Location:

North Side, West Side

Defect Summary:

Pavers

Type of Defect:

Distortion, warping, twisting, Operational, Installation

Description:

Pavers next to the house could allow surface water to fall into the subfloor brick ventilation holes. Pavers on the north western side have moved and are uneven.

Ongoing Consequence:

Excessive water in the subfloor could cause damage to piers and footings. Uneven pavers could be a tripping hazard.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Plumber
Landscaper.



Area where surface water could fall into subfloor brick vent holes.



Area where pavers have moved.

Defect 10. - Interior

| | |
|------------------------|--|
| Defect Location: | Attached Garage |
| Defect Summary: | Walls - Brick |
| Type of Defect: | Material deterioration |
| Description: | Brick next to hotwater system has spalling. |
| Ongoing Consequence: | Continue to deteriorate. |
| Opinion of Cracking: | Not Applicable |
| Building Professional: | Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. |
| | Building Professional Required: Bricklayer |



Defect 11. - Interior

Defect Location:

Laundry shower

Defect Summary:

Tiles

Type of Defect:

Material deterioration, Operational

Description:

Wall tiles in laundry shower are loose and some have cracked.

Ongoing Consequence:

Tiles may continue to loosen and allow water into substrate

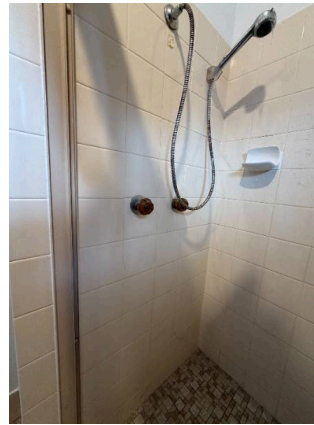
Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Tiler
Waterproofing specialist.



Cracked and loose wall tiles.

Defect 12. - Interior

Defect Location:

Bathroom 1

Defect Summary:

Shower

Type of Defect:

Damage, Water penetration, dampness, Material deterioration, Operational

Description:

Some wall tiles in the shower are loose and shower leaks into linen cupboard wall and flooring below shower.

Ongoing Consequence:

Leaking showers will cause major water damage to flooring, walls and surrounding elements.

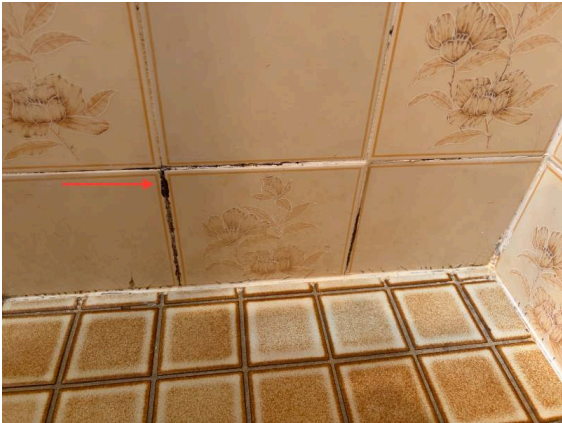
Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Builder



Loose wall tiles



Water ingress into linen cupboard wall.



Water leaking onto flooring below shower.



Defect 13. - Interior

| | |
|------------------------|--|
| Defect Location: | Bathroom 1 |
| Defect Summary: | Vanity/Basin |
| Type of Defect: | Damage, Water penetration, dampness, Material deterioration |
| Description: | Previous leak has caused water damage to shelving below the vanity sink. |
| Ongoing Consequence: | Shelving will remain damaged. |
| Opinion of Cracking: | Not Applicable |
| Building Professional: | Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. |
| | Building Professional Required: Joiner |



Water damaged shelving

Defect 14. - Interior

| | |
|------------------------|--|
| Defect Location: | Bathroom 1, Laundry |
| Defect Summary: | Tiles |
| Type of Defect: | Material deterioration |
| Description: | Some tiles are loose and falling out of position. |
| Ongoing Consequence: | Tiles may continue to loosen and fall out of position |
| Opinion of Cracking: | Not Applicable |
| Building Professional: | Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. |
| | Building Professional Required: Tiler |



Site Defect 1. - Fencing (general)

Type of Defect:

Material deterioration

Direction:

North

Description:

Timber fence is loose

Ongoing Consequence:

May continue to deteriorate further.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Fencer



Timber fence is loose.

Site Defect 2. - Sheds

Type of Defect:

Material deterioration

Direction:

South, West

Description:

Garden shed walls and roof are rusting

Ongoing Consequence:

Continue to rust and deteriorate

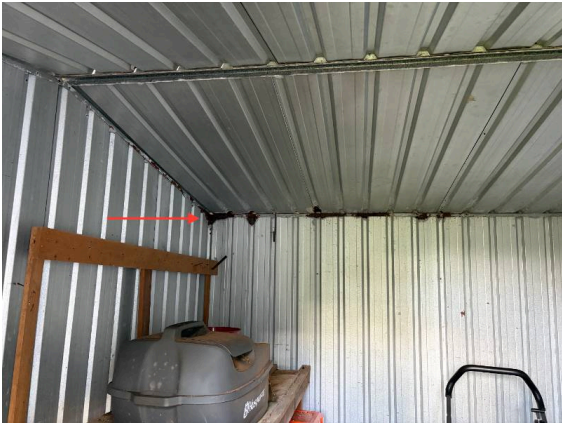
Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Builder



CONCLUSIONS

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations from the Report

- Carpenter
- Builder
- Roof Plumber
- Roof Tiler
- Glazier
- Tiler
- Plumber
- Landscaper.
- Bricklayer
- Waterproofing specialist.
- Joiner
- Fencer

Other Inspections Recommended

Electrical, Plumbing

SIGNED BY INSPECTOR

Date:

05/05/2026

Signed:



CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for it's intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or

undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to

prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
 - a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
 - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
 - c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.
10. Not Included in the Scope of the Inspection:
 - a. Common areas of Strata, Company and Community title type properties.
 - b. Timber Pest Activity.
 - c. Presence or absence of mould.
 - d. Identification of ACM (Asbestos Containing Material).

- a. Identification of flooring containing Magnesite.
 - b. Inaccessible or partly inaccessible areas.
 - c. Areas where access was denied.
 - d. Defects that may have been concealed.
 - e. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
 - f. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
 - g. Technical assessment of electrical, gas, plumbing and mechanical installations.
 - h. Site drainage.
 - i. Swimming and Spa Pools.
 - j. Identification illegal building works.
 - k. Breaking apart and/or dismantling.
 - l. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
 - m. Removing or moving stored goods and/or personal possessions.
 - n. Impact to the buildings footings when trees are in close proximity.
 - o. Septic tanks.
11. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.
12. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.