

the acceleration of corrosion in the gutters.

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It is suggested that the drains be cleaned out annually to minimise the potential blocking.

There is visible evidence that water may not be able to drain away from the house/yard. Additional drainage is required.

COMMENTS

We recommend that you obtain the latest water bill to assess the property's energy performance.

Drainage is required around the front of the house to divert overland flow paths that may affect any property after intense rains.

We recommend that you engage a Landscape Architect or designer. A Landscape architects designs with living plants and building materials, for future growth, maintenance and overall visual appeal.

Maintaining adequate drainage around a house will help prevent premature settlement of the house stumps or footings due to foundation swelling and movement. Excessive moisture around a house may also contribute to the attraction of termites.

Due to the trees around the property gutter guard should be installed or trees pruned or removed to prevent blockages.

INFO

An Overflow Relief Gully (ORG) is a fitting located outside your home that releases sewage in the case of a sewer blockage. If a sewer blockage occurs, the ORG fitting should pop off to release the excess pressure and direct sewage so it does not enter your home. ORGs should only be altered by a licensed plumber/drainer.

<http://www.premiseinspections.com.au/what-is-a-overflow-relief-gully-28org29.html>



8 ROOF SPACE CONDITION REPORT

CONDITION

N/A

SARKING

N/A

INSULATION

GOOD TO FAIR

Foil Insulation

FRAME

Hard Wood

ACCESS

INACCESSIBLE

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Where access is restricted and the purchaser requires a full inspection of the roof cavity, a special purpose inspection and report is available and recommended. Permission from the owner is required for any intrusive inspections.

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An annual general pest treatment is recommended to minimise vermin in the roof and house surrounds.