

Prepared for	Jane Smith	1. Executive Summary
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Executive Summary

OVERALL CONDITION
Fair -- Needs Attention

1 Critical	1 Major	3 Moderate	2 Minor
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This 3--bedroom brick veneer home in Sydney's inner west was inspected and shows a mix of conditions. The property is generally well--maintained with a modern kitchen and updated bathroom, but has several issues requiring attention. The main concerns are rising damp on the north wall, outdated electrical switchboard lacking safety switches, and deteriorating timber fascia boards. The subfloor has inadequate ventilation which is contributing to moisture issues. Overall, the home is liveable but buyers should budget \$15,000--\$35,000 for recommended repairs within the first 12 months.

Estimated Total Repair Costs: \$12,300 - \$28,300 AUD

Red Flags

!! Electrical switchboard has NO safety switches -- electrocution and fire risk. Must be upgraded before occupancy.

!! Rising damp is active and worsening. Without treatment, structural damage to wall framing is likely within 2--3 years.

!! Subfloor moisture levels are 30--45% above acceptable range -- this can attract termites.

Positive Observations

✓ Modern kitchen renovation (approximately 2019) is in excellent condition with quality fittings and no visible defects.

✓ Bathroom is fully updated and functional; waterproofing is sound despite the early signs noted above.

✓ Roof structure and tiling are in good order with no active leaks, sag, or broken tiles observed.

✓ Hot water system is a 5--year--old electric storage unit in good working order.

✓ No evidence of termite activity -- subfloor and roof void visually clear.

✓ Property has good natural light and cross--ventilation in the main living areas.

Questions to Ask the Seller

1. Has the rising damp on the north wall been previously treated or investigated?
2. When was the electrical switchboard last inspected, and are there plans to upgrade?
3. Have there been any termite treatments or pest inspections in the last 12 months?
4. Is the property connected to town stormwater, and has there been any flooding or drainage issues?
5. Were council approvals obtained for the bathroom renovation?

Findings Cost Summary

#	Finding	Severity	Est. Cost	Urgency	Page
1	Rising Damp -- North Wall	Major	\$3,000 -- \$8,000	Short--term	
2	Electrical Switchboard	Critical	\$2,500 -- \$4,000	Immediate	
3	Subfloor Ventilation	Moderate	\$2,500 -- \$6,000	Short--term	
4	Timber Fascia Deterioration	Moderate	\$1,500 -- \$3,500	Short--term	
5	Bathroom Waterproofing	Moderate	\$2,000 -- \$5,000	Long--term	
6	Cracking in External Render	Minor	\$500 -- \$1,200	Monitor	
7	Gutters and Downpipes	Minor	\$300 -- \$600	Short--term	
TOTAL ESTIMATED			\$12,300	-	
			\$28,300		

Key Findings

1. Rising Damp -- North Wall **MAJOR**

Description	Evidence of rising damp on the north--facing masonry wall with visible efflorescence (white salt deposits) up to 500mm above floor level. The damp--proof course appears compromised or absent. This is causing paint to blister and plaster to deteriorate.
Approx. Cost	\$3,000 -- \$8,000
Urgency	Short--term

2. Electrical Switchboard **CRITICAL**

Description	The main switchboard is an original ceramic fuse board from the 1970s with no safety switches (RCDs) installed. This does not meet current Australian standards AS/NZS 3000 and presents a serious electrocution and fire risk. Immediate upgrade required.
Approx. Cost	\$2,500 -- \$4,000
Urgency	Immediate

3. Subfloor Ventilation **MODERATE**

Description	Subfloor ventilation is inadequate with several air vents blocked by garden beds and debris. Moisture readings in the subfloor area are elevated at 18--22% (acceptable is below 15%). This is likely contributing to the rising damp issues.
Approx. Cost	\$2,500 -- \$6,000
Urgency	Short--term

4. Timber Fascia Deterioration **MODERATE**

Description	The timber fascia boards on the eastern and southern elevations show significant paint peeling and early rot. If left untreated, water will penetrate behind the gutters and damage the roof structure.
Approx. Cost	\$1,500 -- \$3,500
Urgency	Short--term

5. Bathroom Waterproofing **MODERATE**

Description	While the bathroom was renovated approximately 5 years ago, moisture readings around the shower recess are slightly elevated. The silicone sealant at the shower base junction is cracking. Re--waterproofing may be needed within 2--3 years.
Approx. Cost	\$2,000 -- \$5,000
Urgency	Long--term

6. Cracking in External Render **MINOR**

Description	Hairline cracks (less than 0.5mm) visible in the external cement render on the western wall. These are typical settlement cracks and are cosmetic only at this stage. Monitor for any widening.
Approx. Cost	\$500 -- \$1,200
Urgency	Monitor

7. Gutters and Downpipes MINOR

Description	Gutters contain leaf debris and one downpipe on the eastern side is slightly misaligned from the stormwater drain. Cleaning and realignment recommended to prevent water damage to foundations.
Approx. Cost	\$300 -- \$600
Urgency	Short-term

Recommendations

Priority 1 -- Immediate (before occupancy): Upgrade the switchboard to a modern panel with RCD safety switches (\$2,500--\$4,000). This is the single highest-risk item in the report and any licensed electrician can complete the work in a day. Priority 2 -- Within 3 months: Treat the rising damp on the north wall. Engage a damp specialist to cut in a new damp-proof course or install a chemical DPC (\$3,000--\$8,000). At the same time, clear the subfloor vents and add two additional vents on the south-facing wall (\$2,500--\$6,000) -- both problems share a cause and treating them together is more effective. Priority 3 -- Within 6 months: Strip and repaint the timber fascia boards, replacing the 4--5 sections that have visible rot (\$1,500--\$3,500). Clean gutters and realign the misaligned eastern downpipe (\$300--\$600). Priority 4 -- Monitor: Re-inspect the bathroom waterproofing in 18--24 months; re-silicone the shower base junction now to buy time (\$150). Monitor the cosmetic render cracks -- no action needed unless they widen beyond 1mm.

Jargon Glossary

Term	Meaning
Efflorescence	White salt deposits on masonry caused by moisture moving through the wall -- a visible sign of rising damp.
Damp--Proof Course (DPC)	A barrier installed in the wall (usually at ground level) to prevent moisture rising from the soil into the brickwork.
RCD / Safety Switch	A device that instantly cuts power if it detects electricity flowing through a person -- required by Australian standards in all homes.
AS/NZS 3000	The Australian/New Zealand Wiring Rules -- the electrical installation standard that all residential properties must comply with.
Fascia	The horizontal board that runs along the edge of the roof, to which the gutters are attached.

Subfloor Ventilation Air vents in the foundation walls that allow air to circulate under the house, preventing moisture buildup.

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