



Property Condition Report

Inspection Date: 7 Jul 2021

Property Address: Glenroy Area



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: Glenroy Area

Date: 7 Jul 2021

Client

Name: Private

Email Address: private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type:	Townhouse
Storeys:	Three storey
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	Not Applicable
Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Timber framed, Brick veneer, External cladding, External light weight walling system, Finished with render, Internal gypsum plasterboard
Main building – roof construction:	Timber framed, Flat roof, Finished with sheet metal roofing
Other timber building elements:	Architraves, Doors, Skirting, Various other timbers in many areas., Timber In Garden, Fences
Other building elements:	Garage, Balcony

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building interior
- Building exterior
- Limited Areas
- The site

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Ceilings
- Wall linings
- Built up areas abutting the building
- Above safe working height.
- Appliances and equipment
- Plaster Installation is a HIGH obstruction in this particular property.
- Newly Painted
- Incomplete Paint Work
- Ceiling

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling cavity
- Exterior Roof
- Roof Exterior

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	Found
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Evidence of Major Defect	Not Found
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Evidence of Minor Defect	Not Found
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Evidence of Non Compliant items	Not Found
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Additional specialist inspections

The following inspections / reports are recommended

- As identified in the summary and the defect statements in this report.
- Registered / Licensed Builder
- Re-Inspection By Master Property Inspections.
- A Methamphetamine Remediation Specialist
- Further assessment and or testing by master property inspections or suitable company
- Various Other Professionals
- Electrician
- Gas Licensed Plumber

Significant Items

Safety Hazard

Safety Hazard 1.01

Location: Plaster Damage & Old Camera/Alarm

Finding: Garage - Plaster & Duct Damage

Due to the electrical works, alarm installation and camera installation, also the disassembly in part of the electrical, alarm and camera installation, there is now various damage taken place to the plasterwork and paint work.

There has been very crude and substandard workmanship repair done, however certainly not satisfactory for a property of 7 to 8 months old.

A qualified electrician, plasterer and painter is required, but due to the illegal electrical work that can be seen, we do not know the severity of the damage in the ceiling space area of electrical work that may be a fire risk and safety hazard and I highly recommend further invasive works to the plaster in order to visually see the ceiling space areas to identify any illegal wiring that is a fire risk or a safety hazard. All electrical is to be inspected by a qualified electrician. Once the electrical is all repaired and safe the plasterwork repairs and painting can then be finished.

A registered builder should take control of this job so that all the appropriate works are done in the appropriate orders.

It is important that the building become completely compliant to the building codes and the wiring is all safe, otherwise the builders warranty may not apply to this building.





Safety Hazard 1.02

Location: Plaster Damage & Old Camera/Alarm

Finding: Laundry - Plaster & Duct Damage

Due to the electrical works, alarm installation and camera installation, also the disassembly in part of the electrical, alarm and camera installation, there is now various damage taken place to the plasterwork and paint work.

There has been very crude and substandard workmanship repair done, however certainly not satisfactory for a property of 7 to 8 months old.

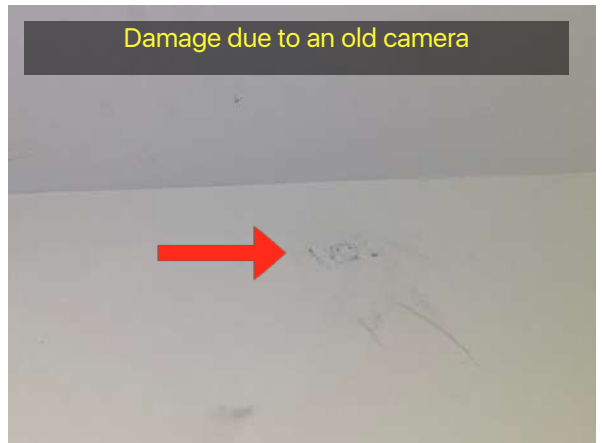
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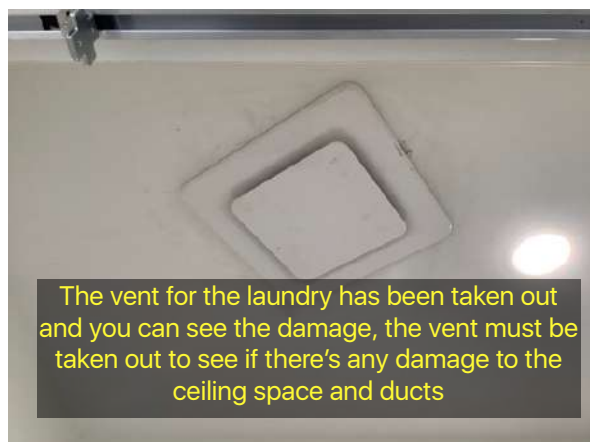
You can identify that the exhaust fan vent has been taken out by the damaged painted ceiling, This is how some of the the electrical wiring has been performed between the floor levels and ceilings spaces.

All electrical is to be inspected by a qualified electrician. Once the electrical is all repaired and safe the plasterwork repairs and painting can then be finished.

A registered builder should take control of this job so that all the appropriate works are done in the appropriate orders.

It is important that the building become completely compliant to the building codes and the wiring is all safe, otherwise the builders warranty may not apply to this building.





Safety Hazard 1.03

Location: Plaster Damage & Old Camera/Alarm

Finding: Kitchen and family room

There was some type of shelf installed above the kitchen bench and additional PowerPoints installed, more than likely this was installed for the camera system and/or other illegal activity.

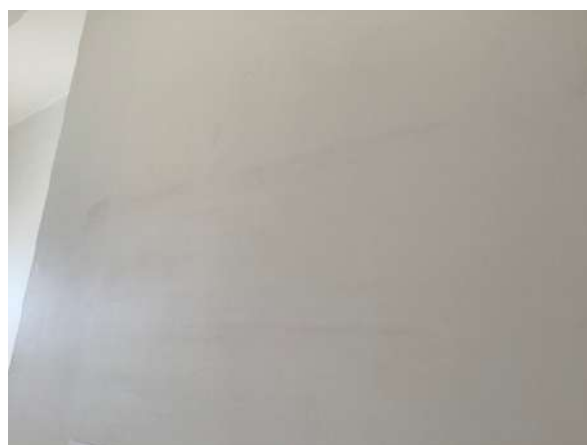
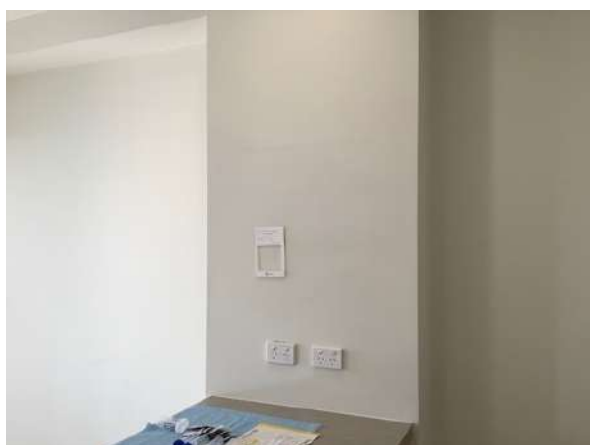
Also there appears to be what may have been a TV bracket on the wall and the crude plasterwork and patchwork is well below acceptable tradesmen like qualities including all other plaster and paint repairs are all well below try to like quality.

A qualified electrician, plasterer and painter is required.

The extra PowerPoint that has been installed needs to be taken out in the wiring placed back to safe practices again.

A registered builder should take control of this job so that all the appropriate works are done in the appropriate orders.

It is important that the building become completely compliant to the building codes and the wiring is all safe, otherwise the builders warranty may not apply to this building.







Safety Hazard 1.04

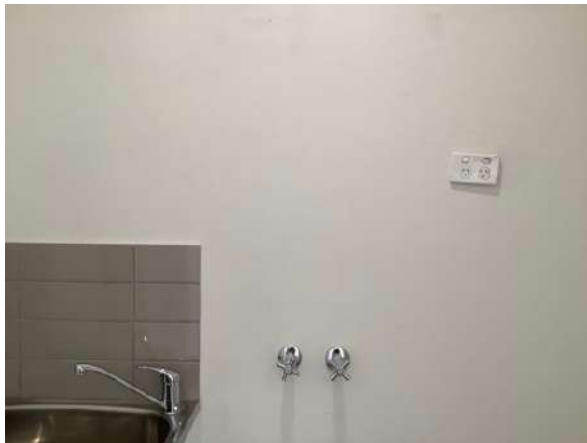
Location: Laundry

Finding: Damaged Power Point

The PowerPoint is structurally compromised and very much a safety hazard. This PowerPoint should not be used until it is replaced and the electrical wiring is inspected to this location and all locations.

It is unknown as to how this type of damage can occur in this location.

There is the strong possibility that this PowerPoint is compromised due to excessive power load caused by illegal activity and this PowerPoint could have something to do with the illegal wiring outside as well.



Safety Hazard 1.05

Location: Garage

Finding: Garage Back Door Damaged

The door frame, door and security door are all damaged

Garage backdoor severely damaged , Due to somebody trying to break in, once again this would certainly be related to the illegal activity that was being performed in this property. You can also identify that the tenant has added additional security locks as well three in fact. It is certainly not typical to have three different locks on one door.

A carpenter and security door expert are required to complete all the repairs, followed by a painter.



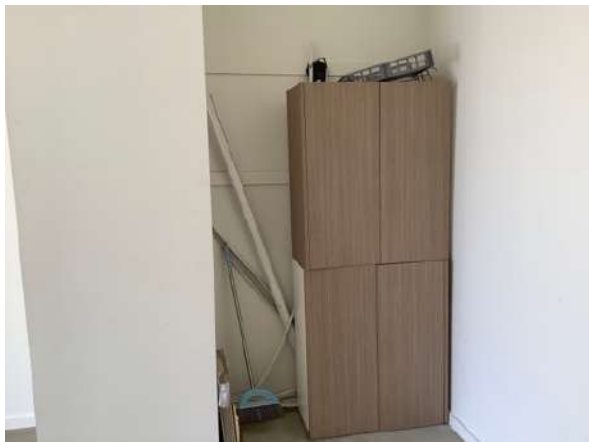
Safety Hazard 1.06

Location: Garage

Finding: The old camera ducts and cupboards

These cupboards are not from this property, and in addition all this ductwork is part of the electrical, camera and alarm systems that have been partially taken out.

All this material needs to be taken away for rubbish. It is very important as the place is contaminated with methamphetamine that this product be treated as contaminated as well.



Safety Hazard 1.07

Location: Front exterior

Finding: Damage due to old cameras and alarms

The front exterior ceiling area is damaged by the camera system that has been taken out and there has been crude workmanship taken place that is certainly not acceptable.

Once the alarm system gets taken out there will be damage as well, not just at this location there will be varied locations damaged inside the property and outside the property as well from the alarm system to the plaster, timber work, brickwork, exterior render , door switches etc.

Due to the crude workmanship no work that has been performed by this tenant can stay on this property as it may affect the builders warranty and also be a fire risk.

Varied trades are required and once again all should be overlooked by a registered builder.



Safety Hazard 1.08

Location: Back Yard

Finding: Illegal wiring performed

The tenant stated to the managing agent that this wiring was like this at the time of signing her contract. This is an absurd comment to make and once again the managing agent has all her photos to identify this property was brand-new and this illegal electrical work is only one location of many that needs to be taken out and once again a qualified electrician needs to check all locations are safe and put back to normal, so that the builders warranty is not compromised and also people's lives will not be at risk.



Safety Hazard 1.09

Location: Back Yard

Finding: Paper type material on ground - Evidence of suspected methamphetamine use

All paper on the ground, possibly linked to methamphetamine manufacturer or use, This product has also put a terrible smell through the backyard and inside the house.

Evidence of suspected methamphetamine use, or potentially its manufacture, was found during the inspection.

However the more significant issue is that there may be residual environmental contamination throughout the property if Methamphetamine has been used or manufactured in the property. Residual environmental contamination caused by Methamphetamine use can have serious health implications and effects on occupants. Consequently we have listed this as a Safety Hazard.

Remediation of methamphetamine affected properties can also be a significant investment loss.



Safety Hazard 1.10

Location: Back Yard
Finding: Back door damaged

It appears someone has tried to break in, as there is the high possibility of a illegal activity, well we certainly do know for certain that the property is contaminated with methamphetamine and we do know the high levels of security with the additional locks, camera system and alarm system in which the tenant had no authority to install particularly since the tenant has left so much damage, of course it was related, that's why the tenant never notified us and added additional locks, cameras and alarm systems with all the damage left.

A carpenter is required for all the repairs to install new doors and timber work including locks, followed by a painter.



Safety Hazard 1.11

Location: Kitchen

Finding: PowerPoint Installed in kitchen.

There was already a PowerPoint above the bench in the kitchen. A PowerPoint in this location is more than enough, however this tenant had installed camera system and you can see the crude workmanship repair of the shelf in this location and now an additional PowerPoint has been installed a legally and once again this PowerPoint needs to be removed the electrical wiring place back to its original state and the plasterwork and paintwork repaired.



Major Defect

No evidence was found

Minor Defect

No evidence was found

Non Compliant

No evidence was found

Additional comments

Please note that this is only a condition report and is absolutely imperative that each tradesperson required for each individual repair must do all their own investigations as well into any repairs.

Particularly the electrical, as it is absolutely clear that every level of ceiling space has been affected by illegal wiring And other matters not just related to electrical.

For Your Information

For Your Information 5.01

Location: Site Photos
 Finding: Site photos
 Site photos are for your general reference.



For Your Information 5.02

Location: Alarm Installed
 Finding: Alarm - Damage
 An alarm has been installed to this property without the consent of the vendors, there is various damages to the property due to the alarm system, however this is just to show indication that an alarm has being installed and damage to this area has taken place.



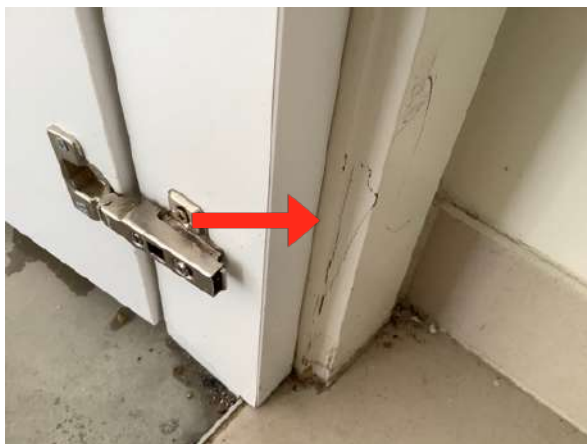
For Your Information 5.03

Location: Laundry

Finding: Timber Damage

The timber work has wood rot, this is due to excessive water on the ground caused by carelessness . Once again this was a brand-new property under eight months ago.

A qualified carpenter is required to do all the timber repairs following a painter.





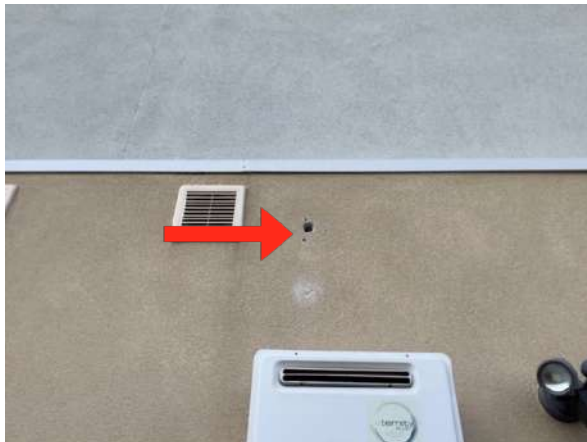
For Your Information 5.04

Location: Back Yard

Finding: Damage to the exterior wall

This appears to be damage from the old camera system the brickwork needs to be repaired and the render needs to be repaired and also the electrician needs to check the ceiling space areas that there are no fire hazards or any legal wiring left.

Once again this should all be overseen by a registered builder.



For Your Information 5.05

Location: Back Yard

Finding: Garage security door damaged

The garage security door is completely damaged and requires replacement.



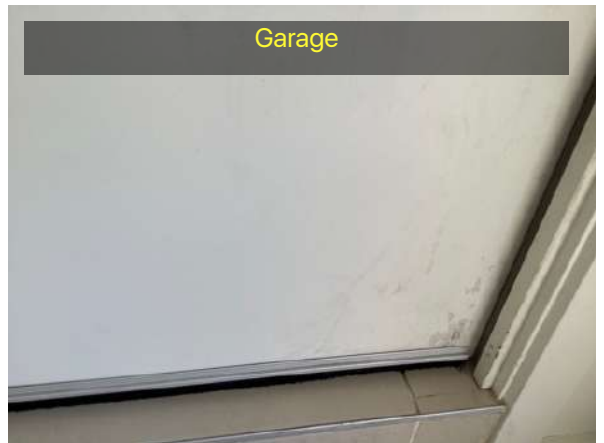
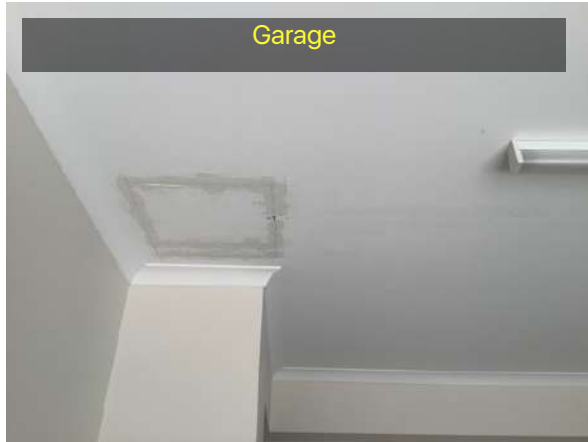
For Your Information 5.06

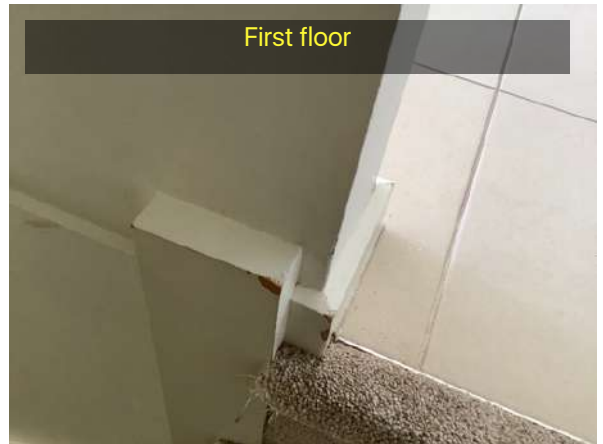
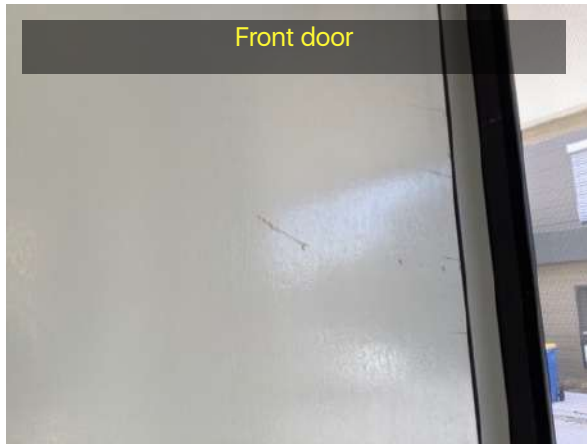
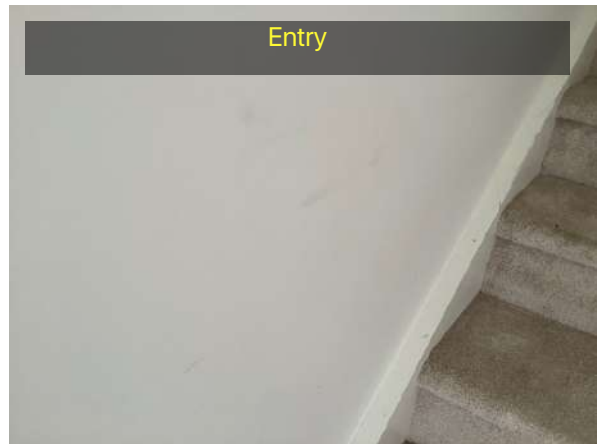
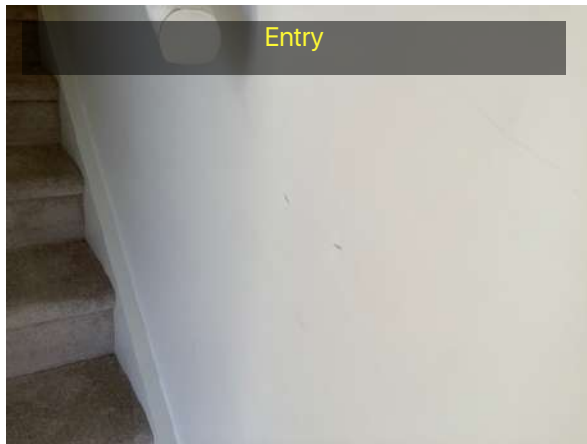
Location: Paint And Plaster Damage Throughout The Property

Finding: There is paint and plaster damage throughout the property.

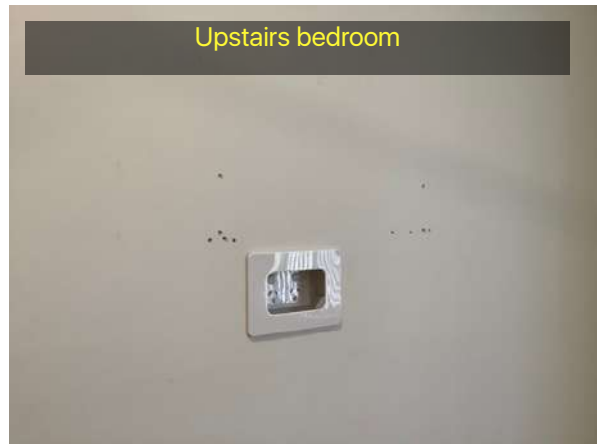
There is paint and plaster damage throughout the property, some of it related to the tenant installing ilegal electrical works, the alarm system and cameras and due to their ilegal activity and some of it is through the general carelessness.

I would like to remind the reader that this property was brand-new and never been lived in, Only under eight months ago.









For Your Information 5.07

Location: Carpet On The Staircase

Finding: Carpet on staircase is well worn

The carpet on the staircase is well worn and stained, please note that this property has only been rented For under eight months and the damage is not just wear and tear, it has stains and marks and once again due to the activity of this property, in which the activity what type of activity has added to the damage.

The carpet requires replacement.





For Your Information 5.08

Location: Rangehood
Finding: Rangehood
Rangehood light not working



For Your Information 5.09

Location: Upstairs Bedroom
Finding: Broken blind
The blind appears to be broken



For Your Information 5.10

Location: Upstairs Bedroom

Finding: Suspicious burn marks in the carpet

Evidence of suspected methamphetamine use, or potentially its manufacture, was found during the inspection.

The evidence identified was staining and marking of surfaces that could be consistent with use or manufacture of methamphetamine. Evidence of suspected methamphetamine use

The evidence identified was staining of surfaces consistent with use of particular chemicals that are present in meth and can be used in its Manufacture.

However the more significant issue is that there may be residual environmental contamination throughout the property if Methamphetamine has been used or manufactured in the property. Residual environmental contamination caused by Methamphetamine use can have serious health implications and effects on occupants. Consequently we have listed this as a Safety Hazard.

Remediation of methamphetamine affected properties can also be a significant investment loss.

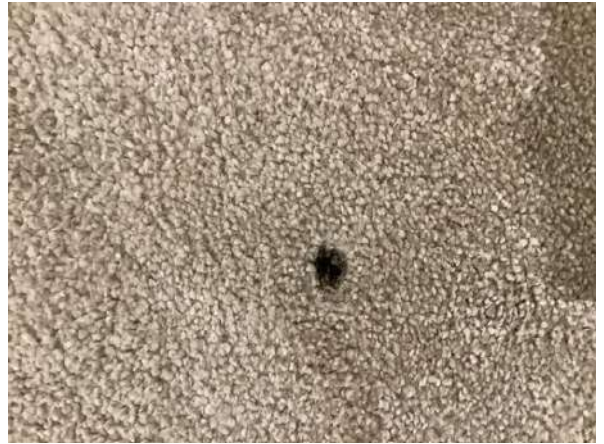
We recommend a Methamphetamine Screening Assessment which includes Sampling to make an initial determination as to the presence of methamphetamine or to rule out its presence.

It is strongly recommended that this be completed prior to acquisition and certainly prior to occupation.

We can assist in performing a methamphetamine screening assessment as we are certified for this specialist work at your request .

Methamphetamine - Suspected Methamphetamine Use - Staining / Smoke Damage and Burns







For Your Information 5.11

Location: Suspicious Activity

Finding: Suspicious activity

There is various suspicious building material activity in this property, various cameras spread throughout, alarm system installed, additional back locks, additional power points put in the kitchen, illegal wiring, upstairs suspicious staining on the walls and carpet, burn marks in carpet, Suspicious stains on the ceilings, Various stains to the ceilings as down-lights, vents have been taken out .

Once again the tenant had no right to do such extensive works to the property as this has now impacted the builders warranty insurance and all the ceiling spaces, to all three levels need to be fully inspected by a qualified electrician and registered builder and sign off that the building is as per it was built as without this we may have a compromise builders warranty.









Conclusion

Building consultant's summary

This inspection and report is a Condition Report to determine the condition of the property compared to when the property was least to the tenant.

Master Property Inspections (my company) is the the building consultant, and along with my wife, we are also the owners of the property.

Master Property Inspections is not an advocate for the client and all statements and information in this report are completely of an unbiased proffesional opinion on all matters in this report.

We welcome any other professional companies at other parties expense, who want to challenge this report and any of the methamphetamine assessments as whilst I am extremely proud of my company Master Property Inspections, my reputation is everything and I will not compromise anything in this report, just because I am the owner.

I say all the above because I want to make sure everything is transparent and there would appear to be no reason why I cannot perform and be responsible for all reports and inspections as the job of the inspections and reports is typical of what I do day in day out.

This particular case is a quite straightforward case as the property was 100% brand-new handed to the tenant and in addition just before the tenant moved in Master Property Inspections performed methamphetamine assessment on the property, which determined that the property was all clear of methamphetamine traces, so we officially gave our managing agent a clearance certificate on methamphetamine to this property, because

methamphetamine assessment must be done before and after every tenant and if the property does have traces of methamphetamine assessment you cannot determine if the person on the lease is responsible for the damage. This particular case the tenant was given the property with a clearance certificate and the tenant was well aware that we did a methamphetamine assessment and we would be doing another methamphetamine assessment at the end of the lease or as in this particular case there was a suspicion that illegal activity may be taking place.

Taking methamphetamine assessments prior to tenants moving in, has and is now becoming quite normal, so that any persons or tenant responsible for a lease has very clear knowledge and direction of the condition of the property and their responsibilities.

The tenants responsibility's for the lease began on the 25/3/2020 and from the date of the tenants lease to the day of the inspection was only 7 months and 27 days (241 days)

The property was brand-new just completed by the builder and has never been lived in prior to this tenant. I also have reports, prior to the tenant moving in as I was doing inspections as the builder was building the property.

In addition my managing agent has comprehensive photos of the condition of everything, and the entire property was absolutely brand-new without compromise.

The reason for this emergency condition report

We were made aware by our managing agent that the tenant was looking at moving out, however we did not have an official date as my managing agent did not have an official date.

The reason for the tenant moving out was because she was not getting along with the neighbour across from her, this is what she told my managing agent. Something in relation to car parking and where they park etc.

There has never been at any point of time from when the tenant moved in until now that the property has been broken into or attempted to be broken into, which is clear and that there was security issues and cameras and alarms needed to be installed, with so much damage caused to the property.

If the tenant felt so threatened within a extremely short time frame in a brand-new property where all the neighbours are a tightknit community, I would've thought the tenant would've told the managing agent this unless the tenant had concerns for her own reasons and didn't want to bring attention to the property.

I was rung by another owner who has a townhouse two doors up from this townhouse who is also in the body corporate Committee only 3 days before this report and he told me that he needs to make it clear to me that many of the tenants are quite concerned due to the very suspicious nature of activity to this property. People are coming and going throughout the night on a continual basis, even through lockdown and on a constant basis and that they believe that there is drug associated dealings going on. Nobody wanted to bring this forward earlier because they were concerned to get involved due to the nature of the people coming and going. This was not brought up to myself by my managing agent or anyone else prior to me finding this out which was only 3 days before the date of this inspection report.

The tenant told us that she put a TV up in the family room and she had to patch up some plaster, so this did not seem to be anything of great concern and we took the tenants word for this. The tenant did not bring up anything else, nothing else whatsoever.

My managing agent told the tenant our suspicious concerns and the tenant also only around this time told the managing agent she is moving out over the weekend , however the property at the time we went was completely empty, so we were entitled to do our inspection as we had permission from our managing agent . So with the tenant saying she is moving and with everything we knew at the time, we wanted to visually see the condition of the property and make up our mind about these serious accusations and suspicions of what people are saying.

From the moment I got to the property alarm bells rang, because in my profession and performing inspections and methamphetamine assessment on properties all the time as I sighted typical installations that are common in relation to methamphetamine manufacture and/or dealings.

This tenant has installed an alarm system, a camera system, two additional locks to the back garage door and performed various electrical works and also illegal electrical works amongst with other damages to the property that we knew nothing off whatsoever and this is all in this short time frame of 241 days.

This report will show all my concerns and the damages. But an overall view is that the camera system has been

This report will show all my concerns and the damages. But an overall view is that the camera system has been pulled out with various damage remaining and very poor attempts of repairs.

The alarm system is still installed with various damage remaining, there is illegal electrical wiring with evidence that persons have gotten to all the ceilings on all three levels, which needs to be further investigated.

The carpets are severely damaged with actual burn marks, the burn marks appear to be from cigarette burns but more importantly other associated damages related to methamphetamine use or manufacture burn marks as well and whilst these are strong words, I have various reports from other jobs that are not related to this property but other properties that show the exact same examples of damage and also that will show methamphetamine detected in the property just as methamphetamine has been detected in this property.

To go to such high levels of security for somebody who's been in the property seven months with such a tightknit community is incredibly strange and expensive for the tenant, and if the tenant had any concerns the tenant never ever told the managing agent anything whatsoever. It was also very clear that the property was broken into from the back door or attempted to be broken into as the doors damage to the door frame is damaged and the security door is damaged and the tenant told the managing agent there is no damage at the back door and we have never been broken into, The statement was on the exact day of the inspection for this report, however the cleaner at the time of my inspection told me that the reason the alarm and camera was installed was because she was broken into.

It is so very clear that there is so much security in the property and the fact that the property has been broken into is quite simply because of the activities going on.

Whilst we are providing a separate methamphetamine assessment and we have also performed forensic level methamphetamine assessment which we will be getting further laboratory results mid next week, but we are 100% certain with the tests performed and the results that the levels of methamphetamine to this property is above the acceptable levels that NATA and the government have allowed people to be living here. So right now this property is non-livable and a safety risk until remediation works takes place, however remediation works cannot take place until further methamphetamine results and we know the extent of the damage, generally cleaning methamphetamine if the levels are not too high as this property is \$5000-\$10,000 a room and any materials such as carpet and electronics must be thrown out in a safe manner and treated exactly like asbestos removal which is such an incredibly expensive exercise.

We do not know the full extent of the methamphetamine contamination throughout the property however we do know as of now that the property cannot be lived in as the levels are above .5 µg which is the legal acceptable level set by NATA and the government.

The methamphetamine contamination will be further detailed in a separate report.

The tenant has done various repairs and originally wanted to do the rest of the repairs, however the repairs that have been completed 100% and painted are well below a tradesman like manner of acceptance and this report will show that, so for the tenant to continue down this path of substandard workmanship on a brand-new property is not acceptable and actually harder to repair.

Finally, without compromise I highly recommend that a registered builder take full control of all repairs to this property, as this property is under a year old and so much illegal work has taken place on this property and questionable activities, a registered builder can oversee everything and put their business name to the Repairs, so that in the unfortunate incident there is a builders warranty claim that comes up, whether it is related to a building material, electrical wiring, a fire etc it is much easier to deal with the one builder then all the various trades.

Terms on which this report was prepared
