



State of Repair Report

ALL Irrinova Darek applications must be accompanied by a state of repair report prepared by an architect and civil engineer.

The state of repair report should include:

1. Age of Building: Specify the age of the original building and the year of any renovations. When the age of the building is not known, an age estimation must be listed.
2. Information regarding the state of the slabs overlying the property including:
 - a) Any structural defects observed.
 - b) Any signs of water ingress, penetration or moisture.
 - c) Condition of ceiling, and finishes of slab below exposed roof.
 - d) If the lifetime or durability of the slab is compromised
3. Condition of walls including:
 - a) Any signs of water or moisture
 - b) Any significant signs of settlement or cracking
 - c) type of internal finish (pointing, painting, gypsum etc.)
4. Any signs of rising dampness in walls or other structural elements.
5. Condition of roofing surface and any visible waterproofing in external areas.
6. Condition of external apertures.
7. The Condition of External walls, including an indication if any masonry is exposed and the presence of pointing or rendering.
8. The condition of internal floor tiling.
9. The type of water plumbing system and drainage system installed where this is visible.
10. The type of electrical system installed where this is visible (surface mounted, embedded in the wall, trunking etc.).