



Visual Property Inspection Report

Complies with Australian Standard AS 4349.1-2007

The Conveyancer

Unit 1, 1-5 Perfect Street, Happyville



Mr James Jones

Alpha Building Services Pty Ltd Trading As *Inspect It FIRST*

ABN 47 103 963 471

+61 2 9629 3888

inspectitFIRST.com.au



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VISUAL BUILDING INSPECTION REPORT

BRIEF SUMMARY:

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to acting on this report.

INSPECTED PROPERTY

PROPERTY DESCRIPTION

Strata:

The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Please note that cost of repairs to common areas can be passed on as levies to owners. Recommend a strata report be commissioned.

Important Advice: -

1. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

2. Magnesite was commonly used in buildings as a floor leveler. This product is not readily detected due to floor coverings. If moisture is present and in contact with the magnesite a chemical reaction occurs causing the steel reinforcement to be attacked. Damage of this kind can be expensive to repair. Recommend the building records be evaluated and current vendor be requested to provide any history of floor concrete maintenance and or repairs and if magnesite is or was used in the building. If repairs and or replacement of concrete is identified recommend a certification and warranties be requested and that these documents and rectification be further evaluated by a concrete repair specialist qualified in metal corrosions. Magnesite if identified should be tested for asbestos. Although we are not qualified in the detection of asbestos material, this item may contain asbestos fibers. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present.

EXTERNAL AREAS

BALCONY

Defects Or Maintenance Items:

The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified.

Estimate cost from: Not available (Quotations should be commissioned)

INTERNAL AREAS

WINDOWS

Windows Condition:

Damaged window sashes were noted and will require maintenance, repair or replacement.

Estimated cost from: \$800.



WET AREAS

KITCHEN

Kitchen Fixtures:

Recommend kitchen cupboards be upgraded. Service penetrations through cabinets have been poorly finished and should be sealed or finished tightly to fixtures. Wear and tear is noted to cabinets and some maintenance or repairs will be required. Maintenance and adjustments should be considered to doors/drawers to provide smooth operation.

Estimated cost from: \$5000.

ENSUITE

Toilet Condition:

The toilet appears to be in working order. Toilet area is restrictive and the door swings inwards. In case of an emergency the door cannot be readily removed from the outside. Recommend liftoff hinges be installed to the door to comply with current Standards.

Estimated cost from: \$450.

CONCLUSION

SUMMARY

Major Defects In This Building:

No major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

Minor Defects In This Building:

The incidents of minor defects are consistent with the average condition of similar buildings of approximately the same age that have been reasonably well maintained.

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.



CONTACT THE INSPECTOR:

All discussions with the inspector regarding the details of the inspection report are by appointment. This is to ensure that the inspector has familiarised themselves with the property and has dedicated time for your discussion. Please call our office on 02 9629 3888 to arrange a convenient time to book an appointment with the inspector. Our business hours are 8:30am to 5:00pm Monday to Friday. Before talking with the inspector it helps to have specific items or questions ready to discuss. Should you have any difficulty in understanding anything contained within this report then you should immediately arrange an appointment and have the matter explained to you prior to acting on this report.

The inspection and report was carried out by:

A handwritten signature in black ink, appearing to read 'Ben Parkinson'.

Ben Parkinson
Senior Building Consultant
Alpha Building Services Pty Ltd Trading As Inspect It FIRST



VISUAL INSPECTION REPORT

REPORT DETAILS

Commissioned By:
The Conveyancer.

Client:
Mr James Jones.

Date Of Inspection:
07 November 2022.

Property Address:
Unit 1, 1-5 Perfect Street, Happyville.

Inspector:
Ben Parkinson
Senior Building Consultant
Alpha Building Services Pty Ltd Trading As Inspect It FIRST.

Persons At Inspection:
Real Estate Agent or Representative.

STRUCTURE(S) INSPECTED:

Building Type:
Multi level, residential building with this apartment located within the structure.

INSPECTION AGREEMENT:

Agreement Details:
Client has read and accepted the terms and conditions of our agreement prior to commencement of this inspection.

Special Conditions:
There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

Changes:
There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

Weather Condition:
The weather condition on the day of the inspection was generally fine.

Orientation
For the purpose of identification North is assumed to be approximately at the main street frontage of the property.



INSPECTED PROPERTY

BUILDING REPORT

Report Type:

Visual Pre Purchase Inspection.

Note: *If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential. We recommend a Pre-Settlement Inspection, 1 or 2 days before contract settlement, to confirm that the property is in an acceptable condition.*

Important Information: *If there has been a verbal discussion with the inspector or our company relating to this property the information in this report takes absolute priority.*

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 Appendix C AS4349.1-2007.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

PROPERTY DESCRIPTION

External Wall Construction:

Full or double brick.

Roof Construction:

The roof is of skillion style construction.

Roof Is Covered With:

Concrete.

Footings:

The building is constructed on the following footing type/s: Concrete slab. Concrete pier and beam.

Estimate Building Age:

Between 30 and 40 years old.

Heavily applied patching materials and paint textures were present. Defects may be covered or concealed.

Strata:

The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that an Owners Corporation inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Please note that cost of repairs to common areas can be passed on as levies to owners. Recommend a strata report be commissioned.

Important Advice: -

1. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

2. Magnesite was commonly used in buildings as a floor leveler. This product is not readily detected due to floor coverings. If moisture is present and in contact with the magnesite a chemical reaction occurs causing the steel reinforcement to be attacked. Damage of this kind can be expensive to repair. Recommend the building records be evaluated and current vendor be requested to provide



any history of floor concrete maintenance and or repairs and if magnesite is or was used in the building. If repairs and or replacement of concrete is identified recommend a certification and warranties be requested and that these documents and rectification be further evaluated by a concrete repair specialist qualified in metal corrossions. Magnesite if identified should be tested for asbestos. Although we are not qualified in the detection of asbestos material, this item may contain asbestos fibers. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present.



EXTERNAL AREAS

Important Note: The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but may be found to be inadequate during periods of heavy or consistent rain. Any comments made in this section are relevant only in light of the conditions at the time of inspection.

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

DRIVEWAY

Type & Condition:

The concrete driveway stands in fair condition.

FENCES & GATES

Type & Condition:

There are no fences erected on the lot or are not within 50 meters of the main structure and therefore no fences were inspected.

EXTERNAL WALLS

Wall Condition:

The condition of the walls is generally fair.

Weepholes And Vents:

Weep holes are present to the base of walls.

DAMPCOURSE

Type & Condition:

Aluminium core damp proof coursing material is present and should be considered effective against rising damp unless damaged or bridged.

LINTELS:

Type & Condition:

Lintel type/s noted: Galvanised steel: Reinforced concrete: The condition of the lintels is generally fair.

WINDOWS:

Condition:

The condition of the exterior of the windows is generally fair.



DOORS:

Condition:

The condition of the exterior of the doors is generally fair.

BALCONY

Position/Location:

Front elevation. Rear elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is fair.

Defects Or Maintenance Items:

The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified.



Estimate cost from: Not available (Quotations should be commissioned)



ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

EXTERNAL ROOF

Roof Style:

The roof is of skillion construction.

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. Please refer to the strata, present and historical records, as no roof top access was gained to this area, and there may be evidence of past or recent remedial works.

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Due to access limitations the guttering and associated areas were not inspected.



GARAGING

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

Garaging Type:

Garage.

Location:

Under the main building.

General Condition:

The structure is generally in fair condition.

Lintels - Type & Condition:

Lintel type/s noted: Reinforced concrete. The condition of the lintels is generally fair.

Front Doors - Type & Condition:

The main garage door is a tilt style door and is in fair condition.

Floor - Type & Condition:

Concrete floor is stained and marks may not be able to be removed.



Estimated cost from: NOTE ONLY.

Ceiling Condition:

The condition of the ceilings is generally fair.

Internal Walls Condition:

The condition of the walls is generally fair.



INTERNAL AREAS

INSPECTION LIMITATIONS:

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area. We note some timbers have been either heavily painted, filled or a combination of both. This is not necessarily unusual however, it does make determining evidence of timber pest attack more difficult and in some cases, can mask damaged timbers. Inspection was limited in the following locations and or areas: All internal areas.



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection of the area.

CEILINGS

Ceiling Condition:

The condition of the ceiling area is generally acceptable.

WALLS

Internal Walls Condition:

The condition of the walls is generally acceptable.

WINDOWS

Windows Condition:

Damaged window sashes were noted and will require maintenance, repair or replacement.





Maintenance and adjustments are required to some windows to ensure smooth operation. The windows show signs of age and weathering. Periodical maintenance will be required.



Location/Area:

Kitchen. Bedroom two. Sunroom. Balcony.

Estimated cost from: \$800.

DOORS

Doors Condition:

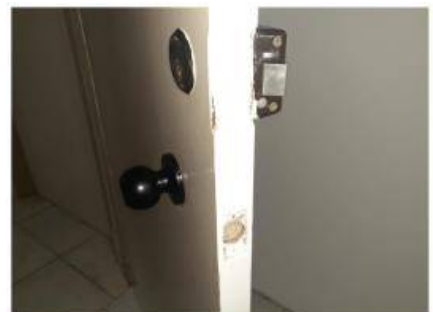
The sliding door/s have poor operation and require adjustment and or repair.



Door frames are scratched and will require repairs prior to next repainting.



Minor repairs are required to door/s.





Location/Area:

Kitchen. Main bedroom. Lounge room. Entry/Foyer.



Estimated cost from: \$800.

FLOORS

Floors Condition:

The condition of the floor area is generally acceptable. Recommend strata records be evaluated to determine approval status of timber flooring as these floors are generally not permitted in multi level residential buildings due to the noise levels when in use.

Estimated cost from: NOTE ONLY.



WET AREAS

Important Note: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

KITCHEN

Kitchen Fixtures:

Recommend kitchen cupboards be upgraded. Service penetrations through cabinets have been poorly finished and should be sealed or finished tightly to fixtures. Wear and tear is noted to cabinets and some maintenance or repairs will be required. Maintenance and adjustments should be considered to doors/drawers to provide smooth operation.



Estimated cost from: \$5000.

Tiles:

Some drummy, loose, cracked tiles were noted and damaged areas will require repair and or replacement.



Estimated cost from: \$250.

Sink & Taps:

Sink and taps appear in serviceable condition. Drain appears serviceable.

Important Note: Shower areas (where present) are visually checked for leakage, however leaks often do not show until the shower is put to prolonged use. It is very important to maintain adequate sealing in the shower & bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required to all shower & bath areas.



BATHROOM

Room Location:

Adjacent to hall.

Shower/Bath Condition:

The shower recess was not tested as there is no hob to contain the water during testing. Accordingly, no report or opinion on this area is offered.

Tiles:

Some drummy, loose, cracked tiles were noted and damaged areas will require repair and or replacement.



Estimated cost from: \$250.

Basin:

The basin & taps appear serviceable. Drain appears serviceable.

Vanity Unit:

Wear and tear is noted to vanity cabinet. Consider maintenance and adjustments to various doors/drawers to provide smooth operation.



Estimated cost from: \$250.

Toilet Condition:

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.



ENSUITE

Room Location:

Bedroom ensuite.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.

Tiles:

The condition of the tiles is generally fair.

Basin:

The basin & taps appear serviceable. Drain appears serviceable.

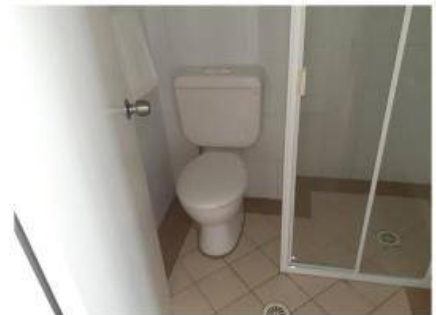
Vanity Unit:

Wear and tear is noted to vanity cabinet. Consider maintenance and adjustments to various doors/drawers to provide smooth operation. Mirror is damaged and will require maintenance or replacement.

Estimated cost from: \$600.

Toilet Condition:

The toilet appears to be in working order. Toilet area is restrictive and the door swings inwards. In case of an emergency the door cannot be readily removed from the outside. Recommend liftoff hinges be installed to the door to comply with current Standards.



Estimated cost from: \$450.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

LAUNDRY

Room Location:

Adjacent to hall.

Tub & Taps:

The tub, cabinet and taps appear serviceable. Drain appears serviceable.

Tiles:

The condition of the tiles is generally fair.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.



SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE:

Restrictions:

A subfloor is not present as the property is built within a unit/townhouse complex.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we **STRONGLY** recommend that access be gained to all inaccessible areas.

VENTILATION

Description:

The property is constructed on a concrete slab and ventilation is not applicable.

FOOTINGS

Type & Condition:

The building is constructed on a combination of strip footings, piers and concrete slab. The footings appear to be generally sound.

Recent Weather Conditions:

The weather of recent times has been wet and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.



ROOF SYSTEM INTERNAL

ACCESS LIMITATIONS:

Restrictions:

The entire roof is of skillion type construction and there is no accessible cavity for inspection.

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection inaccessible areas.



UTILITIES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

SERVICES

Details:

Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter.

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on.

An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested.

WATER LINES & PRESSURE

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

HOT WATER SERVICE

Hot Water Service Type/Condition:

The area containing the hot water service was locked or not accessible at the time of our inspection and therefore no report on this item is submitted.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.



CONCLUSION

GENERAL CONDITIONS

The Scope of the Inspection was to cover: The Building and the property within 30m of the building subject to inspection.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Note: Within the areas inspected some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Alarm/Intercom/Data Systems. Common Areas Inspection. Roofing Inspection. Mechanical Services. Appliance Inspection. Gas Fitting Inspection. Fire safety and equipment inspection. Timber Pest Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection.

It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this Property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.

SUMMARY

Major Defects In This Building:

No major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

Minor Defects In This Building:

The incidents of minor defects are consistent with the average condition of similar buildings of approximately the same age that have been reasonably well maintained.

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. Photographs in this report are not necessarily the only instance identified. It is possible that other instances of the item are at the property and have not been photographed.



TERMINOLOGY

TYPES OF DEFECTS:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage - The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting - The Item has moved out of shape or moved from its position.

Water Penetration, Dampness - Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational - The item or part does not function as expected.

Installation - The installation of an item is unacceptable, has failed or is absent.

RATINGS:

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

LOW (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL (Fair, Average) - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

HIGH (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

BELOW AVERAGE - The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

DEFINITIONS:

Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Building element - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

Major Defect - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.

Minor Defect - A defect other than a major defect.

Safety Hazard - Any observed item that may constitute a present or imminent serious safety hazard.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.



Site - Allotment of land on which a building stands or is to be erected.

Structural Defect - Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

IMPORTANT ADVICE:

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

REPORT CONTENTS:

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

VISUAL INSPECTION ONLY:

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

COMMENTS IN THIS REPORT:

This report does not and cannot make comment upon; defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any*



dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

ASBESTOS DISCLAIMER:

"No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

MOULD (Mildew and Non-Wood Decay Fungi) DISCLAIMER:

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

MAGNESITE FLOORING DISCLAIMER:

No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the



likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMERS:

DISCLAIMER OF LIABILITY:

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:

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 Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.