

PRACTICAL COMPLETION REPORT



Report Commissioned By:
Sample Practical Completion Report
PO Box 355
HELENSVALE QLD 4212

Property Address:
Sample Street
SAMPLE REPORT QLD 0000

Date of Inspection:
8th July 2014

Report Reference:
14324
HEAD OFFICE
PO Box 355 HELENSVALE QLD 4212
Phone: 1300 467 739

info@inspex.net.au - www.inspex.net.au



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VISUAL REPORT DEFINITIONS

Important Information:

1.0

The following forms an integral part of the report and MUST be read in conjunction with the entire report.

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

This report complies with Australian Standard AS 4349.0 - 2007 Inspection of Buildings.

Part 0: General requirements

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

The Scope of the Inspection: The inspection comprised a visual assessment of the property under normal lighting to identify and catalogue major and minor defects or omission to the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. The owner should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being inspected, but may include contribution to the whole of the common property.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.0-2007. **The purpose of the inspection is to provide advice to a owner regarding the condition of the property at the date and time of inspection.**

Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorized appliances. It is strongly recommended that appropriately qualified contractors check these services.

As a matter of course, and in the interests of safety, all owners should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

CLIENT & SITE INFORMATION

Client & Site Information.

2.1 Commissioned by:

Sample Practical Completion Report
PO Box 355
HELENSVALE QLD 4212

2.2 Job Number:

14324.

2.3 Date of Inspection:

8th July 2014

2.4 Inspection Address:

Sample Street
SAMPLE REPORT QLD 0000

2.5 Inspector' s Details:

Simon McNally
Mobile: 0408 746 661
Inspex Building & Pest Consultants Pty Ltd
ABN: 23 128 438 782
QBSA: 1143687.

Service Request.

2.6 Description of service requested:

Practical Completion Inspection Report to A.S 4349.0-2007

Orientation.

2.7 To establish the way in which the property was viewed:

Facade of the building faces the street.

Weather Conditions.

2.8 Weather conditions on day and at the time of inspection:

Overcast.

PROPERTY DESCRIPTION

Property Description.

3.1 Building Type:

Two Storey Townhouse.

3.2 External Walls:

Brick Veneer.

Fibrous Cement Cladding.

3.3 Attached Structures:

A garage is attached to the dwelling.

A pergola is attached to the dwelling.

A verandah is attached to the dwelling.

3.4 Foundations:

Building is constructed on a concrete slab and timber bearer & joist floor. No inspection conducted under the slab.

3.5 Roof Covering:

Concrete Tiles.

3.6 Estimate Building Age:

The building is new or of recent construction. As a general rule, the building is covered by builders warranty which is for six (6) years 3 months for Category 1 defects (structural problems and/or water penetration) and 6 months for minor defects. These periods are from the date of completion. We strongly advise that you make independent inquiries to accurately determine the exact age of the building and the provision of any warranties that may be applicable as they change from state to state. Nothing contained in this report should be taken as an indicator that the property is covered under a builders warranty.

The following information should be requested from the building contractor if applicable:

- Construction Final Certificate/Occupation Certificate
- Engineering certification for any detention tanks and structural steel work and any non standard timber beams.
- Council stamped and approved plans, development approval and specifications.
- Home Building Warranty Insurance including specific reference to the building contractor and this project.
- Manufacturer's certification for roof trusses if applicable.
- Survey certificate verifying correct set out of the work including height of building where necessary.
- Final certificates of compliance for gas, electrical and plumbing installations.
- Waterproofing guarantees for all wet areas.
- Certification of termite protection used in the structure and surrounds.

3.7 Strata:

The building may be part of a Body Corporate (Strata Title). The purchaser should ensure that a Body Corporate inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected. Further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liability for defects or faults in the common property.

Important Note: This is only a general overview of the property and must not be relied upon on its own. You MUST read the report in its entirety.

The purpose of this inspection is to provide advice to the client regarding the overall condition of the property at the time of the inspection under normal lighting. The inspection is a visual assessment only of the property to identify major defects and omissions to form an opinion regarding the condition of the property at the time of inspection.

Any summary within this report regardless of its placement in the report is supplied to allow a quick overview of the inspection results. These summary items are NOT the report and cannot be relied upon on their own. Any summary MUST be read in conjunction with the entire report and not in isolation from the report. If there should be any discrepancy between anything in the report and anything in a summary, the information in the report shall override that of the summary. In any event, should any aspect of this report not be fully understood, you should contact the inspector BEFORE relying on this report.

Occupancy & Furnished Status.

3.8 Was property occupied and furnished at time of inspection?

The property was unoccupied and unfurnished. Leaks/ high moisture may exist once normal use begins due to the fact that the showers and wet areas may not have been used for some period of time. Consult a licensed plumber for further advice. We also encourage you to attend the presettlement inspection to ensure that the dwelling is consistent with this report.

ACCESSIBILITY

Summary of areas inspected.

4.1 The inspection covered the following readily accessible areas:

Building exterior. Roof void. Building interior. Garage. Site including hard landscaping and fences within the boundaries of the property.

NOTE: The areas listed above are a broad indication of the areas inspected. Within these areas, 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.

Summary of areas not inspected.

4.2 Areas not inspected:

No inspection conducted under concrete slab and/or floor.

No physical access possible to external roof due to the Work Place Health and Safety Act which does not allow access to a roof that is not accessible from a 3.6 metre ladder placed on the ground. It should be noted that other aspects of the roof such as gutters, eaves, flashings, and valleys may not be inspected in detail if the roof exterior is not inspected and defects may be present but not within the sight of the inspector.

No inspection has been carried out or any comment made on the serviceability of the shower water proofing membrane. A qualified water proofing specialist should be consulted for further advice.

No access to areas under kitchen cupboards, vanities and any fixed cupboards or bathtub.

Floor coverings present and no inspection conducted to underside of any floor coverings.

Bearers and joists void to underside of the top floor was not inspected due to ceiling sheets or linings. Timber pest activity/damage or other defects may be present and unable to detect.

Building is part of a Body Corporate. Only common property areas in the immediate vicinity of the subject property inspected. No inspection of Body Corporate areas conducted and the purchaser should ensure that a Body Corporate inspection is carried out. Further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liable for defects/faults in the common property.

RECOMMENDATION: A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes.

Summary of areas inspection restricted.

4.3 Areas inspection were restricted:

Clearance within sections of roof void are too low for body access and this only limits a visual inspection from a distance to be carried out.

Insulation present in roof void. No inspection has been carried out to roofing timbers beneath the insulation. Removal of insulation is not within scope of a standard building inspection and timber pest activity and/or damage and building defects may be present and undetected.

Sarking paper covered tile battens restricting inspection.

Inspection restricted to eaves due to low pitch and construction method. This allows a limited visual inspection from a distance only to be carried out.

Presence of window furnishings restricted access to windows and reveals.

RECOMMENDATION: A further inspection is strongly recommended to areas that were not inspected or where access restricted or obstructed as timber pest activity and/or damage and building defects maybe present and undetected. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. Should there be any areas or elements listed above which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made.

Undetected Structural Damage Risk Assessment.

4.4 Details:

The overall degree of risk of undetected structural damage and conditions conducive to structural was considered LOW due to the level of accessibility for the inspection including the presence of obstruction.

SUMMARY OF FINDINGS

IMPORTANT NOTE

This Summary is not the Report.

The following Summary MUST be read in full in conjunction with the report. Some comments and recommendations may be contained in the body of the report and not in the 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.

Summary of Findings.

5.1 Evidence of structural damage:

No visible structural damage on day of inspection. Please read the report in it's entirety.

5.2 Conditions conducive to structural damage:

No visible conditions conducive to structural damage on day of inspection. Please read the report in it's entirety.

5.3 Major Defects in this Building:

No major defects to elements of this property. Please read the report in it's entirety.

5.4 Minor Defects in this Building:

Yes-There are minor defects to elements of this property. Please read report in it's entirety.

5.5 Evidence of Safety Hazards:

No visible safety hazards on day of inspection. Please read the report in it's entirety.

5.6 Evidence of incomplete works:

No visible evidence of incomplete works. Please read the report in it's entirety.

5.7 Level of Maintenance:

Property appears to be well maintained

5.8 Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SITE

Driveway.

6.1 Type & Condition:

Driveway built from concrete.

Visible cracking to driveway. Average size of cracking appears to be <1mm.

Driveway may be part of the Body Corporate (Strata Title). Further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liable for defects or faults in the common property.

6.2 Location:

Front section of property.



Driveway.

6.3 Type & Condition:

Driveway built from concrete.

Minor spalling to driveway.

Driveway may be part of the Body Corporate (Strata Title). Further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liable for defects or faults in the common property.

6.4 Location:

Front section of property.



Driveway.

6.5 Type & Condition:

Driveway built from concrete.
Concrete dropping on driveway.

6.6 Location:

Front section of property.



Pathways.

6.7 Type & Condition:

Pathway constructed from concrete.
Visible cracking to pathway. Average size of cracking appears to be <1mm.

6.8 Location:

Left side of property.



Fence & Gates.

6.9 Fence Type & Condition:

Fence constructed from treated timber.
General condition of fence appears to be good.
Fence may be part of a Body Corporate (Strata Title) and further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liable for defects or faults in the common property.

Retaining Walls.

6.10 Type & Condition:

Retaining wall is constructed from treated timber.
General condition of retaining wall appears to be good.
Inspection and comment on the retaining wall is based on a visual inspection only. No opinion or comment is made on the structural integrity of this wall. A further detailed report by a suitably qualified structural engineer is recommended.
Retaining wall may be part of a Body Corporate (Strata Title) and further advice should be gained from the Body Corporate in relation to any defects with the property as the purchaser may be liable for defects or faults in the common property.

Drainage-Surface Water.

6.11 Description:

Site drainage appears to be acceptable. The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope additional drains may be required.

Drain grate covered with bark.

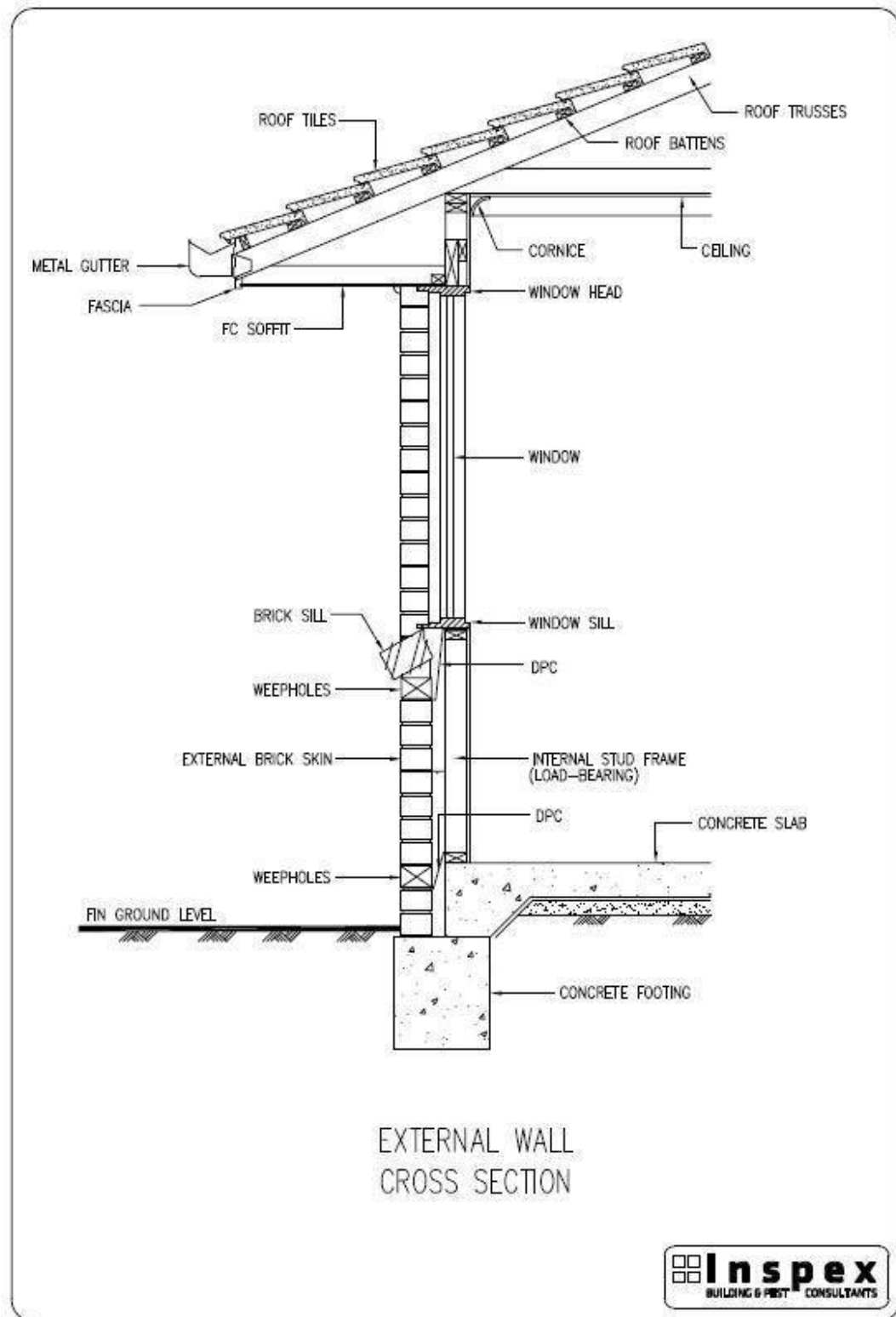
Note: Comments on surface drainage are limited when either little or no rainfall for a period of time. Surface drainage may appear to be adequate at the time of inspection but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.



BUILDING EXTERIOR

Glossary of Building Elements.

7.1 Cross Section:



External Walls.

7.2 Construction Type & Condition:

External walls are brick veneer.
Poor finish at mortar joints.

7.3 Location:

Front section of property.



External Walls.

7.4 Construction Type & Condition:

External walls are brick veneer.
Dirty brickwork.

7.5 Location:

Front section of property.



External Walls.

7.6 Construction Type & Condition:

External walls are brick veneer.
Penetration pipes sticking out of wall.

7.7 Location:

Front section of property.



External Walls.

7.8 Construction Type & Condition:

External walls are brick veneer rendered.
Painting required to wall.

7.9 Location:

Front section of property.



External Walls.

7.10 Construction Type & Condition:

External walls are brick veneer rendered.
Painting required to patch work.

7.11 Location:

Left side of property.



External Walls.

7.12 Construction Type & Condition:

External walls are brick veneer rendered.
Mortar spray over wall.

7.13 Location:

Left side of property.



External Walls.

7.14 Construction Type & Condition:

External walls are brick veneer rendered.
Damage to paint work of wall.

7.15 Location:

Rear section of property.



Rear section of property.



External Walls.

7.16 Construction Type & Condition:

External walls are brick veneer rendered.
Damage to wall under sliding door.

7.17 Location:

Rear section of property.



Window Sills & Lintels.

7.18 Type & Condition:

Window sills are brick.

General condition of exterior windows sills is good.

Eave.

7.19 Eave Type & Condition:

Eaves lined with fibrous cement sheeting.

Overall condition of eaves lining is good.

Fascia.

7.20 Fascia Type & Condition:

Fascia constructed of metal.

Overall condition of fascia is good.

Downpipes.

7.21 Downpipe Type & Condition:

Downpipes are PVC.

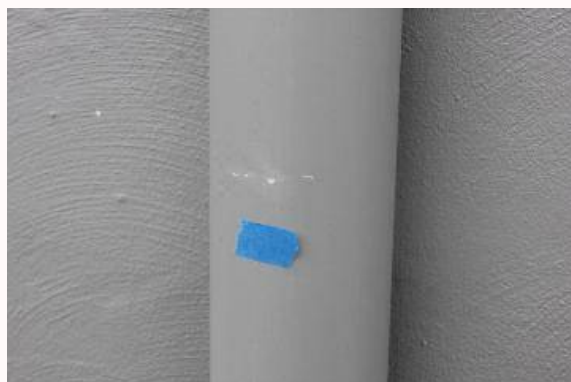
Painting required to downpipe.

7.22 Location:

Left side of property.



Left side of property.



Left side of property.



Downpipes.

7.23 Downpipe Type & Condition:

Downpipes are PVC.
Downpipe not painted.

7.24 Location:

Rear section of property.



Rear section of property.



PERGOLAS, VERANDAHS, DECKS, AWNINGS, BALI HUTS

Pergola.

8.1 Type & Condition:

Pergola construction is timber.

General condition of pergola is good.

No comment is made on the method or suitability of the fixing of pergola to fascia line and whether the fascia has been reinforced to take extra load. It is recommended that a licensed builder and/or engineer is consulted for further advice.

8.2 Roof Exterior:

Pergola has no roof covering.

Verandah.

8.3 Type & Condition:

Verandah constructed from timber.

General condition of this verandah is good.

It is recommended the structural integrity and construction method be assessed by a structural engineer or suitably qualified person. This inspection falls outside of the scope of this report.

8.4 Ceiling:

Ceiling constructed from plasterboard sheets.

Condition of ceiling is generally good.

8.5 Roof Exterior:

Under Main Roof.

8.6 Floor Type & Condition:

Floor is timber.

Cement smear to timber decking, Cleaning required.

8.7 Location:

Rear section of property.



Building Approval: No opinion is expressed as to whether all Building Approvals and/or Stage inspections have been obtained and/or complied with. It is recommended that you consult the builder to obtain all building approval documents and relevant certificates as this falls outside the scope of this inspection.

GARAGE & OTHER STRUCTURES

Garage.

9.1 Location:

Garage is attached to dwelling.

9.2 Construction Type & Condition:

External walls are brick veneer.

Overall condition appears to be good.

9.3 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.

Unpainted patch to ceiling.



9.4 Cornice Type & Condition:

Cornice is constructed from plasterboard.

Condition of the cornice is generally good.

9.5 Floor Type & Condition:

Floor is constructed from concrete.

General condition of floor appears to be good.

9.6 Wall Type & Condition:

Walls constructed from plasterboard.
Mark to wall as indicated by blue tape.



Mark to wall as indicated by blue tape.



Mark to wall as indicated by blue tape.



9.7 Door Frame Type & Condition

Door frame and architrave to garage door constructed from timber.
Finish coat required to architrave.



Finish coat required to architrave.



9.8 Door Frame Type & Condition:

Door frame and architrave constructed from timber.
Impact mark on door frame as indicated by blue tape.



Impact mark on door frame as indicated by blue tape.



9.9 Skirting Type & Condition:

Skirting material is timber.
Painting required to door stop.



ROOF EXTERIOR

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 maybe 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.

Restrictions to Inspection.

10.1 Restriction to inspection:

No physical access possible to the external roof area due to the Work Place Health and Safety Act which does not allow access to a roof that is not accessible from a 3.6 metre ladder placed on the ground.

Roof exterior viewed from ground only.

External Roof.

10.2 Type & Condition:

Roofing material is concrete tile.
Mortar droppings on barge capping.

10.3 Location

Left side of property.



INTERNAL CONDITION REPORT

Important Note: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the 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 in the future.

Important Note: In regards to plumbing and 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.

Restrictions to Inspection.

11.1 Details:

Presence of window furnishings restricted access to windows and reveals.

Entry.

11.2 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.3 Cornice Type & Condition:

Cornice constructed from plasterboard.
Condition of the cornice is generally good.

11.4 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.5 Skirting Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

11.6 Floor Type & Condition:

Floor is tiled.
Condition of floor is generally good.

11.7 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.8 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

11.9 Door Type & Condition:

Doors constructed from timber.
Condition of the doors is generally good.

11.10 Door Frame/Architrave Type & Condition:

Timber.

Poor finish and installation to keeper plate.



Hallway.

11.11 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Unpainted manhole frame and architrave.



Manhole cover not fitting correctly in frame.



11.12 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.13 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.14 Skirting Type & Condition:

Skirting material is timber.
Unpainted skirting board.



11.15 Floor Type & Condition:

Floor covered with carpet.
Condition of floor is generally good.

Lounge Room.

11.16 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.17 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.18 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.19 Skirting Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

11.20 Floor Type & Condition:

Floor is tiled.
Condition of floor is generally good.

11.21 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.22 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

Dining Room.

11.23 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.24 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.25 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.26 Skirting Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

11.27 Floor Type & Condition:

Floor is tiled.
Condition of floor is generally good.

11.28 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.29 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

11.30 Door Type & Condition:

Doors constructed from glass and aluminium.
Condition of the doors is generally good.

11.31 Door Frame/Architrave Type & Condition:

Timber.
Condition of woodwork is generally good.

Main Bedroom.

11.32 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.33 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.34 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.35 Skirting Type & Condition:

Skirting material is timber.
Mark on skirting as indicated by blue tape



11.36 Floor Type & Condition:

Floor covered with carpet.
Condition of floor is generally good.

11.37 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.38 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

11.39 Door Type & Condition:

Doors constructed from timber.
Condition of the doors is generally good.

11.40 Door Frame/Architrave Type & Condition:

Timber.
Condition of woodwork is generally good.

11.41 Wardrobe:

Condition of the built-in wardrobes is generally good.

Walls constructed from plasterboard.

Mark on wall as indicated by blue tape



Mark on wall as indicated by blue tape.



Mark on wall as indicated by blue tape.



Bedroom 2.

11.42 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.43 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.44 Wall Type & Condition:

Walls constructed from plasterboard.
Poor finish to internal corner at both sides of wall
adjacent to wardrobe frame.



Poor finish to internal corner at both sides of wall
adjacent to wardrobe frame.



Gloss paint on wall.



11.45 Skirting Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

11.46 Floor Type & Condition:

Floor covered with carpet.
Condition of floor is generally good.

11.47 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.48 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

11.49 Door Type & Condition:

Doors constructed from timber.
Condition of the doors is generally good.

11.50 Door Frame/Architrave Type & Condition:

Timber.
Condition of woodwork is generally good.

11.51 Wardrobe:

Condition of the built-in wardrobes is generally good.
Marks on shelf support.



Bedroom 3.

11.52 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.53 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.54 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

11.55 Skirting Type & Condition:

Skirting material is timber.
Condition of skirting is generally good.

11.56 Floor Type & Condition:

Floor covered with carpet.
Condition of floors is generally good.

11.57 Window Type & Condition:

Windows constructed from glass and aluminium.
Condition of the windows is generally good.

11.58 Window Sill/Architrave Type & Condition:

Window sill and architrave constructed from timber.
Condition of woodwork is generally good.

11.59 Door Type & Condition:

Doors constructed from timber.
Condition of the doors is generally good.

11.60 Door Frame/Architrave Type & Condition:

Timber.
Condition of woodwork is generally good.

11.61 Wardrobe:

Condition of the built-in wardrobes is generally good.

Internal Stairs.

11.62 Type & Condition:

Stairs are constructed from timber
Stairs are in good condition.

11.63 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

11.64 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

11.65 Wall Type & Condition:

Walls constructed from plasterboard.
Marks to wall as indicated by blue tape.



Marks to wall as indicated by blue tape.



Marks to wall as indicated by blue tape.



Marks to wall as indicated by blue tape.



Marks to wall as indicated by blue tape.



Mark to wall as indicated by blue tape.



Marks to wall as indicated by blue tape.



11.66 Skirting Type & Condition:

Skirting material is timber.

Condition of skirting is generally good.

11.67 Floor Type & Condition:

Floor covered with carpet.

Condition of floors is generally good.

WET AREAS

Kitchen.

12.1 Condition:

Condition of the kitchen is generally good.

12.2 Sink and Taps:

Sink and taps appear to be in a serviceable condition.

12.3 Cupboards:

Condition of the kitchen cupboards is generally good.

Paint over spray on cupboards.



Condition of the kitchen cupboards is generally good.

Paint over spray on cupboards.



12.4 Benchtop:

Condition of the benchtop is generally good.

12.5 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.

Condition of the ceiling is generally good.

12.6 Cornice Type & Condition:

Cornice is constructed from plasterboard.

Condition of the cornice is generally good.

12.7 Floor Type & Condition:

Floor is tiled.

Condition of floor is generally good.

12.8 Wall Type & Condition:

Walls constructed from plasterboard.
Poor finish to window set plaster return.

**12.9 Skirting Type & Condition:**

Skirting material is timber.
Condition of skirting is generally good.

Main Bathroom.

12.10 Condition:

Overall condition of bathroom is generally good.

12.11 Shower:

Overall condition of shower is generally good.
Shower screen doors require adjustment.



12.12 Vanity Unit:

Condition of vanity unit is generally good.
Gap filling required at edge of tile and vanity to wall.



12.13 Basin & Taps:

Basin appears serviceable.

12.14 Bathtub:

Overall condition of bathtub is good.

12.15 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

12.16 Cornice Type & Condition:

Cornice is constructed from plasterboard.
Condition of the cornice is generally good.

12.17 Floor Type & Condition:

Floor is tiled.
Condition of floor is generally good.

12.18 Wall Type & Condition:

Walls constructed from plasterboard.
General condition of walls appears to be good.

12.19 Skirting Type & Condition:

Skirting material is tile.

Condition of skirting is generally good.

Ensuite.

12.20 Condition:

Overall condition of bathroom is generally good.

12.21 Shower:

Overall condition of shower is generally good.

12.22 Vanity Unit:

Condition of vanity unit is generally good.

12.23 Basin & Taps:

Basin appears serviceable.

12.24 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.

Condition of the ceiling is generally good.

12.25 Cornice Type & Condition:

Cornice is constructed from plasterboard.

Condition of the cornice is generally good.

12.26 Floor Type & Condition:

Floor is tiled.

Condition of floor is generally good.

12.27 Wall Type & Condition:

Walls constructed from plasterboard.
Painting required to patch repair.



Walls constructed from plasterboard.
Mark on wall as indicated by blue tape.



Walls constructed from plasterboard.
Mark on wall as indicated by blue tape.



Walls constructed from plasterboard.
Mark on wall as indicated by blue tape.



12.28 Skirting Type & Condition:

Skirting material is tile.
Condition of skirting is generally good.

Laundry.

12.29 Condition:

Overall condition of laundry is generally good.

12.30 Tub & Taps:

Tub and cabinet appear serviceable.

12.31 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.

Condition of the ceiling is generally good.

12.32 Floor Type & Condition:

Floor is tiled.

Condition of floor is generally good.

12.33 Wall Type & Condition:

Walls constructed from plasterboard.

General condition of walls appears to be good.

12.34 Skirting Type & Condition:

Skirting material is timber.

Condition of skirting is generally good.

Toilet.

12.35 Condition:

Ground floor toilet appears to be in generally good condition.

12.36 Wall Type & Condition:

Walls constructed from plasterboard.

General condition of walls appears to be good.

12.37 Floor Type & Condition:

Floor is tiled.

Condition of floor is generally good.

12.38 Skirting Type & Condition:

Skirting material is tile.

Condition of skirting is generally good.

Toilet.

12.39 Condition:

Toilet on 1st floor appears to be in generally good condition.

12.40 Ceiling Type & Condition:

Ceiling material is plasterboard sheets.
Condition of the ceiling is generally good.

12.41 Wall Type & Condition:

Walls constructed from plasterboard.
Mark on wall as indicated by blue tape.



12.42 Floor Type & Condition:

Floor is tiled.
Tile marked from door scraping on floor.



12.43 Door Type & Condition:

Door is timber.
Door binding on floor.



12.44 Skirting Type & Condition:

Skirting material is tile.
Condition of skirting is generally good.

Toilet.

12.45 Condition:

Ensuite toilet appears to be in generally good condition.

ROOF VOID CONDITION REPORT

Roof Void.

13.1 Inspection Restrictions:

Insulation in roof cavity restricted the inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

Clearance within sections of the roof void is too low for body access and this only allows a limited visual inspection from a distance to be carried out.

Sarking membrane covered tile battens restricting inspection.

Inspection over eaves restricted due to the low pitch and construction method. This only allows a limited visual inspection from a distance to be carried out.

13.2 Roof Void Type & Condition:

Roof trusses constructed from prefabricated timber.

Overall condition of roof void is good.

Insulation & Sarking.

13.3 Insulation Status:

Insulation is installed in the roof void and the type is fibreglass or a polyester form of insulation batts.

13.4 Sarking Status:

Sarking installed to under side of roof covering.

Fire Separation Wall.

13.5 Type & Condition:

A party wall is present in the roof space separating adjoining properties and is constructed from frychek sheeting.

Overall condition appears to be good.

SERVICES

Important Note: It should be noted that we are *not* a plumber or an electrician 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.

Electrical.

14.1 Comment:

No inspection or comment made in regards to any electrical wiring, meter box or appliances. These items fall outside of the scope of this report and need to be checked by a licensed electrician.

Smoke Alarms.

14.2 Details:

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

2 x Smoke detectors present at time of inspection to the following location/s.

14.3 Location of Smoke Detectors:

Kitchen.

Hallway.

AS 3786 advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors. Testing of the smoke detectors has not been carried out.

Appliances.

14.4 Appliance Type:

Dishwasher appears to be in a satisfactory condition.



Oven appears to be in a satisfactory condition.



Hot plate appears to be in a satisfactory condition.



Electrical and testing of appliances fall outside the scope of this report and therefore has not been conducted. Any comment is based on a visual inspection only. It is recommended that an electrician be consulted to advise further on the condition and serviceability of the appliances.

Safety Switch.

14.5 Details:

A residual current device (RCD) noted in the electric meter box. It is recommended that a licensed electrician is consulted to determine if all the power outlets are connected to this circuit and that it works.



Plumbing.

14.6 Comment:

No inspection or comment made in regards to the plumbing of this dwelling and these items fall outside of the scope of this report.

Hot Water Service.

14.7 Type:

Instantaneous gas hot water system. Hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



We give no comment or opinion on the condition of the hot water system. It is recommended that a licensed plumber or suitability qualified person is contacted to obtain further advice on the hot water system.

IMPORTANT INFORMATION

Important Information:

15.0

The following forms an integral part of the report and **MUST** be read in conjunction with the entire report.

General definitions used in this report.

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in a Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear which may require some repairs or maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions (Above Average), (Average), (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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 will be areas or items requiring some 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

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.

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.

Structural Defect - Where in the inspector's 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.

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

Higher Than normal - 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

Typical - The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Lower than normal - 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.

General and Important Information.

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.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrade: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrade to ensure the safety of all occupants and visitors in a building. Many balustrade and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given.

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 advise on the best course of action with regards to the trees.

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.

No pool safety certificate: A Swimming Pool safety certificate has been issued for this pool, It is a requirement under the Queensland Building Act 1975 to have a Pool Safety certificate at time of sale or within 90 days of settlement failure to comply can lead to fines, a non compliant pool fence is also a safety issue therefore this has been mentioned in this report

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.

1) 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, to 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.

2) **THIS IS A VISUAL INSPECTION ONLY** limited by natural light and 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.

3) 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.)**

4) **CONSUMER 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.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to

any directions of Arbitrator, will proceed in the following manner:

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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.

5) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. Buildings built prior to 1982 may have wall / ceiling / roof sheeting and other products that contains asbestos. Even buildings built after this date and up until the early 90s may contain some asbestos. Asbestos sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos present within the property then you should seek advice from a qualified asbestos 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 people's health. You should seek advice from a qualified asbestos expert.

6) 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 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.

7) Magnesite Flooring Disclaimer: No inspection for magnesite flooring was carried out at the property and o 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

8) 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.

9) Cracking of Building Elements: The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

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.

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.

Structural Defect: Where in the inspector's 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.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

10) CONDITIONS: This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

11) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

- a) Obtain a statement from the owner as to

- i. any Timber Pest activity or damage;
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork issued and the details of all work carried out

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

12) The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

13) You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects

14) Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

15) The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorized to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to any other Person although there is no obligation for Us to do so.

16) You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

IMPORTANT DISCLAIMER

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.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

..... End Of Report

GENERAL PHOTOS

Site Photos.

16.1 Front:



16.2 Left Side:



16.3 Rear:



16.4 Garage:



16.5 Pergola:

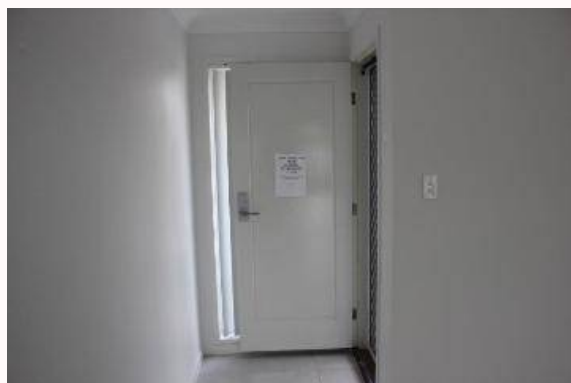


16.6 Roof Exterior:



Internal Photos.

16.7 Entry:



16.8 Lounge Room:



16.9 Dining Room:



16.10 Kitchen:



16.11 Hallway:



16.12 Main Bedroom:



16.13 Ensuite:



16.14 Bedroom 2:



16.15 Bedroom 3:



16.16 Bathroom:



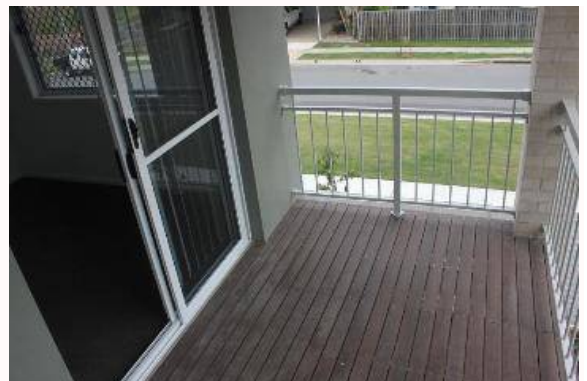
16.17 Laundry:



16.18 Toilet:



16.19 Verandah:



16.20 Roof Void:

