

CERTIFICATE OF PROPERTY INSPECTION

In accordance with

Australian Standard 4349.1 and 4349.3

Property Address: 22 Tor Road Dee Why NSW 2099

Date of Inspections: 18th Mar 2019

Company: CHL Properties Pty Ltd

Inspectors Name: Colin Lovett

Phone: 0410332749

Email: colin.l@expressbuildingandpestinspections.com.au

Type of Inspection:

The following areas of the property have been inspected

- ✓ *The interior of the building*
- ✓ *The roof space*
- ✓ *The roof exterior*
- ✓ *The property within the boundary and within 30m of the main building*
- ✓ *The exterior of the building*
- ✓ *The sub-floor (if applicable)*

Any coverage or limitation details are disclosed within the building report.

Certification:

I hereby certify that I am a licensed Building and Pest Inspector and I have carried out the property inspections on site at the above address to the Australian Standard 4349.1 Building Inspection and 4349.3 Timber Pest Inspection and I am competent to undertake these inspections.

The inspections were undertaken on a professional basis and seek to represent a factual, unbiased and balanced assessment of the property. We have no financial interest in work that may be recommended or share of any commissions if the property is sold. We are completely independent of any property vendor, any purchaser or any other party that holds a financial interest in the property.

The building and pest inspection reports on the above property are available to prospective purchasers at a discounted rate of \$99 Inc GST by calling the office on 0410332749.

In the event that you're successful purchasing the property there will be an addition fee payable of \$299 – Your names and details will be added to the reports at that point.

Signature



An inspection carried out in accordance with AS4349.1 and 4349.3 is not a statement that a property complies with the requirements of any act, regulation or bylaw, nor is it a warrantee against any problems developing after the date of the property report. Refer AS4349.1 and AS4349.3 for further details. Conditions apply.

www.expressbuildingandpestinspections.com.au