

# ACCURATE PROPERTY INSPECTIONS

A DIVISION OF FRESHWATER PROPERTIES P/L

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## PRE-PURCHASE BUILDING INSPECTION REPORT

**Complies with AS 4349.1- 2007 Inspection of Buildings Part 1:**

**Pre-Purchase inspections- Residential buildings- Appendix "C"**

Client:

Michelle Smart

2 Barnes Road

Frenchs Forest NSW 2086.

Contact: 0402 145 560

Email: michelle@hydrate.net.au

Subject Property:

2 Barnes Road

Frenchs Forest

Tax Invoice Number: 01398/15

Copy of the pre purchase building inspection as requested.

Please contact our office on (02) 9453 0666 if you require any further assistance. Matt Phillips



**ACCURATE PROPERTY INSPECTIONS  
BUILDING INSPECTION REPORT**

**Agreement Details**

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 does not include an estimate of the cost for rectification of the defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

<b>An Agreement was sent via:</b> Email	<b>Date &amp; Time of Agreement Sent:</b> 9:31am; 28th September, 2015
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**Date of inspection:** 2<sup>nd</sup> October, 2015

**Note:** This report should not be relied upon if the contract for sale becomes binding more than 60 days after the date of initial inspection. A re-inspection after this time is essential.

**Time of inspection:** 10:00 am

**Weather conditions at time of the inspections:** Dry

**Recent weather conditions:** Dry with wet periods.

**General Property Description:**

Domestic, multi-level, brick veneer, timber and concrete floors and a tiled roof.

The front entry leads onto the foyer and fifth bedroom with ensuite.

There is a staircase leading up to the first floor, main bedroom with ensuite, bathroom and second bedroom, third bedroom and fourth bedroom.

From the front entry there is a staircase leading down to the lounge/dining area, separate toilet, living area, kitchen and laundry.

There is a two car garage to the front of the property.

**The property was furnished at time of inspection:** Yes

**Orientation of Building:**

The property is approximately facing west.

The land slopes towards the rear and north side of the property.

**The Areas Inspected Include:** The site, building interior, building exterior, roof space, roof exterior and sub floor.

The inspection includes the building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

**Important Note Regarding Strata Title:**

**The Common Areas of this property fall outside the scope of this report.**

It is recommended that an inspection and report of the common areas be obtained prior to your decision to purchase this property. Obtaining these reports will better equip the purchaser to make an informed decision.

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**Restrictions to the Inspection**

**Areas NOT Inspected including Reason(s) were:**

- Underneath the concrete floor area to the lower level as there is no access underneath this type of floor construction.
- No Inspection was made of concealed frame timbers or any areas concealed by wall linings/siding, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, sarking and insulation, ducting, hollow blocks/posts or any other obstructions to visual inspection.

**Areas NOT Fully Inspected including Reason(s) were:**

- The sub floor area towards the front and south side where there is minimal access and parts concealed by ducting.
- The main roof area where access is minimal to the perimeter of the roof and there is sarking, insulation and stored goods.
- The internal perimeter walls and floor concealed by furniture, stored goods or appliances.
- The external parts of the building concealed by soil, vegetation, plumbing pipes, downpipes, conduits and other services against the building.
- The wall framing concealed behind wall cladding and coverings. The internal floor surface including carpet smooth edge and the covered sections of timber joinery covered by floor coverings. Timber joinery concealed by furniture, stored goods and appliances.
- The perimeter walls of the garage where there is stored goods.
- Fences and retaining walls concealed with vegetation, soil and other structures.

**Important:** If a complete inspection of the above areas was not possible, significant damage may exist in these areas.

**Recommendations to gain Access and Reinspect**

**The Area(s) and/or Sections(s) to which Access should be gained or fully gained:**

The sub floor area, roof void, the internal areas of the building, the external areas of the building, garage and fences.

Further Inspections and Reporting of these areas is Essential once access has been obtained prior to a Decision to purchase to determine if any major defect or safety hazard exists in these areas.

**Other Inspections and Reports Required**

It is Strongly Recommended that the following Inspections and Reports are obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and Reports fall outside the guidelines for a Standard Property as specified in AS4349.1-2007 and excluded from this Report:

- Timber Pest Inspection
- Drainage Inspection
- Structural Engineer Inspection
- Electrical Inspection
- Plumbing & Gas Inspection
- Mechanical & Hydraulics Inspection
- Appliances Inspection
- Geotechnical Inspection

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- Asbestos Inspection
- Damp/Mould Inspection
- Air conditioning Inspection
- Fire/Chimney Inspection
- Hazards Inspection
- Estimating Report

**Site Inspection:**

**External Timber Structures**

*Note:* A Structural Engineer's inspection is recommended to all External Timber Structures.

**External Timber Structure** means timber decks, verandas, pergolas, balconies, handrails, stairs, retaining walls, play equipment, fences, garages, carports, sheds, gazebos or out buildings.

The following is recommended;

- A detailed inspection of the condition and structural stability of the external timber structure be carried out.
- Annual inspections are required to all External Timber Structures to determine their condition and if there is any maintenance or rectification work required, for safety reasons.
- If people are likely to use the External Timber Structure, that care is taken not overload the External Timber Structure.

**Cracks and/or evidence of repaired cracks**

*Note:* It should be noted that all cracks and/or repaired cracks to hard surfaces, concrete slabs, masonry construction and/or load bearing walls should be inspected by an engineer to determine the cause of the cracking, the rectification work required and the associated costs involved in the rectification prior to your decision to purchase this property.

**Boundary Fences:**

Condition: The fences are in average condition for the site's age and type.

**North side timber & brushwood fence:**

A new fence has recently been completed.

**South side brushwood fence:**

The timber sleeper retaining wall behind the brushwood fence is decayed and leaning and will need to be assessed by a builder to determine whether the retaining wall requires rectification.

**Site Drainage:**

Condition: The drainage appears to be in average condition for this site.

Inspection could only be made in light of the conditions present at the time of inspection.

*Note;* A lack of drainage to the site and sub floor area can cause significant cracking of the external walls and movement of the floor structure. The retention of water from surface runoff could have an effect on the foundation material which in turn could affect the footings to the building.

The site should be monitored during wet conditions to determine whether the existing drainage is adequate and to determine if rectification work is required.

It is recommended that a drainage expert be consulted to determine any illegal connections, blocked or broken drains.

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**Tree Growth:**

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.

The large trees growing on and around the property will need to be trimmed down and kept back well clear.

All gardens and vegetation should be moved at least one metre away from the perimeter of the house because the vegetation acts as an entry point for termites and other pests and can also retain different water levels in comparison to the surrounding areas. The difference in water levels can cause cracking to the surrounding brickwork and movement to the floor structure.

**Garage:**

Condition: The garage is in average condition for the property's age and type.

There is a two car garage to the front.

Concrete Floor

There is hairline cracking evident to the concrete. The cracks appear to be an appearance defect only.

Garage Door

There is an automatically controlled, colorbond metal panel-lift door fitted. No inspection has been made to the garage door operation or motor as they fall outside the scope of this inspection.

Although the garage door was operational at the time of inspection, a recommendation is that you have the garage door inspected and tested by a garage door expert for peace of mind.

**Driveway, Paths & Paving:**

Condition: The driveway, paths and paving are in average condition for their age.

*Note:* It should be noted that all cracks in hard surfaces, concrete and masonry including paths and/or retaining walls should be inspected by an engineer to determine the cause of the cracking, the rectification work required and the associated costs involved in the rectification prior to your decision to purchase this property.

Front concrete driveway:

There is hairline cracking evident. The cracks appear to be an appearance defect only.

**Veranda's and Entries:**

Condition: The veranda's and entry areas are in average condition for their age.

*Note:* A Structural Engineer's inspection is recommended to all External Timber Structures.

*Note:* All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder.

Rear & north side tiled veranda:

There is cracking evident to the edge of the veranda. The cracks appear to be an appearance defect only.

The timber to the rear awning and entry doorways will need to be maintained to prevent further weathering. The joint in the timber awning, to the northeast corner will need to be secured.

First floor rear tiled veranda:

No inspection could be made to the veranda structure as it is concealed. It is recommended that vents or inspection point be installed to the ceiling below the veranda to allow for regular inspection and to determine if any rectification work is required.

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It could not be determined if or how the veranda has been waterproofed. It could not be determined if or how the handrail has been waterproofed to the veranda.

The drainage to the veranda area will need to be assessed under wet weather conditions to determine if it is adequate for this situation and to ensure there is no damage occurring to the underside of the veranda.

**Spa:**

Spas are not part of the standard Building Report under AS4349.1-2007 and are not covered by this report. It is strongly recommended that a spa expert be consulted to examine the spa and the spa equipment and plumbing as well as the requirements to meet the standard for spa fencing. Failure to conduct this inspection and to put into place the necessary recommendations could result in fines for non compliance under legislation.

Ensure that the spa has been registered with the State wide online swimming pool register and there is a valid Certificate of Compliance or relevant occupation certificate attached to the sale contract.

The Spa Equipment; It is recommended that the spa equipment be further inspected by a professional pool company to determine the working order of the equipment and if there is any maintenance or rectification work required.

**The Sub Floor area (underfloor space):**

**Sub Floor area:**

Condition: The sub floor area is in average condition for its age and type.

No inspection or make comment is made on the geotechnical condition of the ground on which the building is constructed or if it is flood prone. If these particular issues are of concern further investigation will be required by your solicitor and/or a geotechnical survey carried out to the property.

There are drains fitted to the sub floor area. The drains will need to be assessed by a drainage expert to ensure the drainage system is adequate for this situation. The drains will need to be maintained to operate correctly.

The sub floor ventilation is important in minimising infestations by timber pests and preventing damp problems. The ventilation will need to be assessed by a ventilation expert to determine if any rectification work is required.

**Access Restrictions:**

Access is generally satisfactory, although it is minimal towards the front and south side.

To the lower ground floor level the floor structure is concrete. There is no access underneath this type of floor construction.

**Inspection Restrictions:**

Ducting associated with air-conditioning or heating, this restricts inspection to some floor structure timbers. Removal of ducting is not within the scope of a standard visual building report.

**Floor Structure:**

Condition: The floor structure is in average condition for its age and type.

To the lower ground floor level there is a concrete slab. To the front entry, masonry walls support the concrete slab. No inspection could be made to the concrete as there are floor coverings fitted and there is either no access underneath or the metal formwork has been left in position.

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To the fifth bedroom and ensuite area, brick perimeter walls and brick piers support the timber bearers, joists and chipboard floor sheeting. There are water stain marks adjacent to the ensuite shower. Although there was no evidence of current water leakage the shower will need to be inspected and tested by a shower repair expert to determine if there is any current water leakage and if rectification work required.

The first floor is timber framed and covered with timber floor sheeting. No inspection could be made to the floor structure as it is concealed with floor coverings and ceiling linings.

**The Exterior of the Building:**

**Cracking of Building Items**

**If cracks have been identified in this report, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.**

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Building Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural problems for the home owner resulting in major expensive work been carried out.

**External Walls**

Condition: The external walls are in average condition for their age and type.

*Note:* All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder. An engineer will be required to oversee and rectification to cracked surfaces (Brickwork and concrete, etc).

The external walls of the building are masonry (brick) that have been texture rendered and painted.

*Note:* No inspection could be made to the cavity between the inside and outside walls to the perimeter of the building. Therefore it could not be determined whether or not there are any blockages to the cavity or if the flashings, damp course, brick ties or services have been fitted correctly.

There is hairline cracking evident to the render adjacent to the ground floor and to the first floor rear veranda. Although the cracks appear to be an appearance defect an engineer's inspection is recommended.

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**External Painting:**

Condition: The external painting is in above average condition for its age.

**Windows:**

Condition: The windows are in average condition for their age and type.

There are powder coated aluminium sliding windows and doors fitted.

Some of the windows to the first floor level are less than 1 metre high from the internal floor level. A recommendation is that these windows have security/safety screens fitted to prevent a potential fall hazard.

**Roof:**

**Roof Space/Structure:**

Condition: The roof structure is in average condition for its age and type.

The roof and ceiling structure is pitched.

The roof has been constructed with timber trusses.

Period of 48 hours prior to inspection was dry and no visible evidence was seen of current roof leakage sufficient to cause staining or damage to the ceiling structure.

There is sarking fitted.

There is insulation fitted. Although there was no sign of defect at the time of the inspection a recommendation is that the roof area covered with insulation be inspected by a licensed electrician to ensure that the insulation has been installed correctly and does not pose a fire hazard to the property.

**Access Restrictions:**

There are cathedral/raked ceilings fitted towards the middle part of the building. There is no access inside this type of roof construction. It could not be determined what material has been used to build the roof frame or if sarking and insulation have been fitted.

The low parts to either side of the roof and the top plates to the perimeter of the building as access is not deemed reasonable.

**Inspection Restrictions:**

Where insulation is present in the roof cavity, this restricts inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building report.

Where sarking paper is covering the tile battens, this restricts inspection to some roofing timbers. Removal of sarking is not within the scope of a standard visual building report.

**Roof Covering:**

The inspection 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 a prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factors, further investigations should be carried out prior to purchase.

Condition: The roof covering is in average condition for its age and type.

*Note:* All repairs and rectification work recorded to this section of the report should be carried out by a licensed builder and/or roofing expert.

The roof is covered with cement roofing tiles and ridge cappings.

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Some of the ridge cappings will need to be resecured and the joins sealed to prevent possible water penetration inside the building.

The chipped and cracked tiles will need to be replaced to prevent possible water penetration inside the building.

Some of the tiles will need to be refitted and secured to prevent possible water penetration inside the building.

*Note:* It is recommended that a licensed roof plumber inspect and detail the requirements to ensure that the roof cappings and flashings are functional and adequate for the situation.

The split flashings that seal the join between the tiles and the wall of the building/gable will need to be sealed and repaired to prevent possible water penetration inside the building.

**Eaves:**

Condition: The eaves are in average condition for their age and type.

There is hairline cracking evident to some of the eaves ceiling joints. The cracks appear to be an appearance defect that can be rectified by a plasterer and painter.

**Gutters and Downpipes:**

Condition: The gutters and downpipes are in average condition for their age and type.

The roof gutters are colorbond metal quad type. The gutters will need to be maintained to operate correctly.

The downpipes are 100x75mm colorbond metal.

*Note:* It is recommended that a licensed roof plumber inspect the roof to determine if the guttering and downpipes are adequate for the situation.

**Services:**

All of the internal and external services to the property (For example; alarms, heating and cooling devices, ceiling fans, garden sprinklers, water features, automatic blinds and awnings) should be inspected and tested by the appropriate trade/expert to ensure their working order for peace of mind before purchase.

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

**Electrical Service:**

It is recommended that a licensed electrician be consulted to determine the condition of the electrical wiring, the electrical meter board, switches, power points, appliances and other associated electrical items to the property as the checking of any electrical item is outside the scope of this report.

The electrical meter board is fitted on the south side of the building, in a metal cabinet.

**Gas Service:**

It is recommended that a licensed gas plumber be consulted to determine the condition of the gas service to the property.

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**Water Service and Hot Water Unit:**

It is recommended that a licensed plumber be consulted to determine the condition of the hot water service and the buildings plumbing service.

The hot water unit is located to the south side of the building.

It is a Rinnai, instantaneous, gas operated water heater.

**Note regarding septic tanks:** No inspection is made to any septic tanks or pumps as they fall outside the scope of this inspection and a recommendation is that septic tanks and pumps be inspected and tested by a licensed plumber for peace of mind.

**Internal Services:**

Condition: The internal services are in average condition for their age and type.

The toilets were operational at the time of the inspection.

The taps were functional at the time of the inspection.

The lights were operational at the time of the inspection.

**Note regarding the bathrooms:** Shower leaks can occur at anytime and may not be able to be detected during a visual inspection, especially if the shower has not been used for sometime. Monitor the shower recess regularly for any signs of leaks. If leaks occur, the shower recess will need to be waterproofed and maintained.

**Smoke Detectors:** There are smoke detectors fitted to the property. Please note: Australian Standard AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that a licensed electrician be consulted to advise on those installed or install these detectors.

**Fire boxes/Fireplaces** need to be burning fuel to test if the units operate correctly. This test is outside the scope of this inspection and a recommendation is that you have the units inspected and tested for peace of mind.

**Air conditioning and heating units** were not tested as they fall outside the scope of this inspection and a recommendation is that you have the units inspected and tested for peace of mind.

Although no inspection has been made to the Air conditioning, some of the ducting to the north side of the sub floor area is loose and will require rectification by an air conditioning company.

**The Interior of the Building:**

**Ceilings:**

Condition: The ceiling linings are in average condition for their age and type.

The ceilings are lined with plasterboard sheeting. There is hairline cracking to some of the ceiling and cornice joints. The cracks appear to be an appearance defect only that can be rectified by a plasterer and painter.

**Walls:**

Condition: The wall linings are in above average condition for their age and type.

The internal walls are lined with plasterboard sheeting.

There is a masonry garden bed adjacent to the main entry staircase. It could not be determined if or how the garden beds have been waterproofed. There were relatively higher moisture meter readings towards the bottom of the north side garden bed compared to the other areas. The garden beds should be inspected by a damp expert to determine if rectification work is required.

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**Internal Wall Coatings:**

Condition: The internal painting is in above average condition for its age and type.

**Floor Coverings:**

Condition: The floor coverings are in average condition for their age and type.

There is carpet and tiles fitted to the living areas. There are minor chips to the edge of some floor tiles.

**Timber Joinery:**

Condition: The timber joinery is in above average condition for its age and type.

**Kitchen:**

Condition: The kitchen is in above average condition for its age and type.

No inspection is made on the kitchen appliances or equipment. The gas and electrical equipment in the kitchen will need to be further inspected by a licensed electrician and/or gas expert to ascertain if the equipment is operational and functioning correctly.

**Bathroom:**

Condition: The bathroom is in above average condition for its age and type.

The type of ventilation provided is mechanical and it appears to be generally adequate. Replace the damaged heat globe.

**Ensuite:**

Condition: The ensuite is in above average condition for its age and type.

Some of the tile joins will need to be resealed to be finished more neatly for aesthetic reasons.

The type of ventilation provided is mechanical and it appears to be generally adequate.

**Separate Toilet:**

Condition: The separate toilet is in above average condition for its age and type.

The type of ventilation provided is mechanical and it appears to be generally adequate.

**Laundry:**

Condition: The laundry is in average condition for its age and type.

Maintain the waterproof flexible sealant to the perimeter of the laundry cabinet and to the splashback for aesthetic reasons and to help prevent any possible water leakage.

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**Front View**



**South Side**



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Rear View



North Side



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Roof Covering



Recement some of the ridge capping joints.

Replace the chipped and cracked tiles.

Some of the tiles will need to be refitted and secured.

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Roof Structure



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Floor Structure



Ventilation is important in minimising infestations by timber pests and preventing damp problems. The ventilation will need to be assessed by a ventilation expert and upgraded if required by fitting open mesh access doors wherever possible and by fitting the correct cross flow ventilation.



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Kitchen



Bathroom



Ensuite



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**Bathroom**



**Separate Toilet**



**Laundry**



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**SUMMARY.**

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 a visual assessment of the property in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building is still fit for purpose.

**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 happens to be any discrepancy between anything in the report and anything in the summary, the information in the report shall override that in this summary.**

The building appears to be approximately 20 years old.

No inspection has been carried out to determine if this property is currently council approved.

A property survey is recommended to determine if this property is within its boundary or if any part of the property is encroaching on the adjoining properties.

The building condition at time of inspection was above average for its age, type and for the general expectations of similar properties.

The general incidence of **major** defects in the subject residence compared with otherwise similar properties of approximately the same age that have been reasonably well maintained is considered low.

The general incidence of **minor** defects in the subject residence compared with otherwise similar properties of approximately the same age that have been reasonably well maintained is considered typical.

The exterior of the building was average for its age and type.

The floor structure was average for its age and type.

The roof structure was average for its age and type.

The roof covering was average for its age and type.

The interior of the building was above average for its age and type.

It is recommended that all defects reported may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed and insured person.

If you are unsure, all repairs and rectification work noted in this report should be overseen by a licensed builder or please contact the inspector for further clarification and assistance.

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**Terminology**

**Major Defects;** Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defects;** Is any defect other than what is described as a major defect.

**Accessible area;** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

The definitions (high), (typical) and (low) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions:

High	The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
Typical	The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
Low	The frequency and/or magnitude of defects are lower than the inspector's 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:

Definitions:

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 reasonable standard of workmanship when compared with buildings 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.

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**Cracking of Building Elements**

The definitions (Appearance Defect), (Serviceability Defect) and (Structural Defect) relate to the inspectors opinion of the Overall Condition of a cracked element:

Definitions:

Appearance Defect	Where in the inspector's 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 inspector's 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.

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**Important Information Regarding the Scope and Limitations of the Inspection and this Report** **Rapid Solutions Copyright**

Important Information 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 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/sarking, 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, 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 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 enclosure 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); 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.

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.

**ACCURATE PROPERTY INSPECTIONS**  
**BUILDING INSPECTION REPORT**

5. **ASBESTOS; 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 report. Buildings built prior to 1990 may have wall and/or ceiling sheeting and other products including roof sheeting, eaves and fences that contain Asbestos. 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 sealing or of 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.
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 Mould is noted as present within the property 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 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.



**ACCURATE PROPERTY INSPECTIONS  
BUILDING INSPECTION REPORT**



**PACIFIC  
INTERNATIONAL**

Pacific International Insurance Pty Ltd  
ACN: 169 311 193  
Locked Bag 3  
Cardiff NSW 2285  
Telephone: 1300 309 169  
Fax: +61 (2) 4954 3660  
Email: [insurance@pacificintins.com](mailto:insurance@pacificintins.com)

**CERTIFICATE OF CURRENCY**

This is intended for use as evidence that the cover summarised below has been effected and shall be subject to all terms and conditions and exclusions of the Policy document and Schedule.

If the Insured has a Premium Funding agreement in place, this Policy may be cancelled in accord with the terms of the Insurance Contracts Act if the Insured fails to make the required payments.

**The Insured:** Freshwater Properties Pty Ltd  
T/as Accurate Property Inspections & Strata Roll Searches

**Address:** 2/80 Prince Charles Road  
FRENCHS FOREST NSW

**PARTICULARS OF INSURANCE COVER**

**Insurer:** Pacific International Insurance Pty Ltd

**Policy Number:** AUS-15-245

**Period of Insurance Cover:** 09 April 2015 To 09 April 2016

**Limit of General & Public Liability:** \$5,000,000 Any one claim and in the aggregate during the period of insurance.

**Limit of Professional Indemnity:** \$1,000,000 In the aggregate and \$500,000 in any one claim during the period of insurance.

**Pacific International accepts no responsibility for any failure to notify the recipient of this Certificate of Currency in the event of the policy being cancelled.**

Monday, 13 April 2015