



LEADING BUILDING & PEST INSPECTIONS

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BUILDING REPORT COPY

TEST ST
5000

Sample Report
JANUARY 12, 2019



Inspector

Andrew Reed - Adelaide

Andrew Reed

BLD252592 / PEST MANAGEMENT LIC:86234

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TABLE OF CONTENTS

1: INSPECTION DETAILS	6
2: Roof & Drainage System	7
3: Exterior of the Building	12
4: Attached Garage - Under main roof	21
5: Site/Grounds	27
6: Sun Room	35
7: Front Entry	37
8: Hall/Passage	39
9: Living Room	41
10: Bedroom 1	42
11: Bedroom 2	44
12: Bedroom 3	46
13: Laundry	48
14: Bathroom	50
15: Toilet (WC)	53
16: Kitchen	55
17: Dining Room	57
18: Attic/Roof Void	58
19: Subfloor Space	63
20: PROPERTY SUMMARY	67

Please find my completed report below; I encourage you to read the report in its entirety.

Dear Client,

Thanks very much for choosing us to perform your property inspection. The inspection itself and this report comply with the requirements of the Australian Standard AS4349.1 2007. This document defines the scope of a home inspection.

Clients sometimes assume that an inspection will include many things that are beyond the scope.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. The inspector cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection.

Again, thanks very much for choosing us to perform your home inspection and please carefully read through the report in its entirety. If you are unsure of anything within the report please call me for clarification before acting on this report.

TERMS AND DEFINITIONS :

You should read and understand the following definitions of words used in this report and the signed Agreement.

This will help You understand what is involved in this building and property inspection, the difficulties faced by the inspector and the contents of this Report.

Acceptance Criteria:

1. The Building is 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.
2. Access hole (cover) means an opening in the structure to allow for safe entry to carry out an inspection.
3. Accessible area means an area of the site where sufficient safe and reasonable access was available to allow inspection within the scope of the inspection.
4. Building Element means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.
5. Client means the person(s) or other legal entity for which the inspection was carried out for or on behalf of. If ordered by the person(s) agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)
6. Defect means a fault or deviation from the intended condition of the material, assembly or component.
7. Inspector means the person or organisation responsible for carrying out the inspection. (See also "Our/Us/We" below.)
8. Limitation means any factor that prevents full achievement of the purpose of the inspection.
9. Major defect means a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
10. Defect means a defect other than a Major defect.
11. Maintenance means an item that is worn or in need of repair or service.
12. Person means any individual, company, partnership or association who is not a Client.
13. Property means the structures and boundaries etc up to thirty (30m) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.
14. Report means the document and any attachments issued to You by the Us following Our inspection of the property.
15. Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The Report will not include those items noted in Appendices D of AS 4349.1-2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation etc.
16. Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.
17. The Standard defines the extent of safe and reasonable access as follows: "The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the inspection.
18. The inspector also determined whether sufficient space was available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal within this report." It also defines access to areas as defined access as below. Access per AS 4349.1-2007
19. Roof void access hole (access cover) 400 x 500mm
20. Crawl space above access hole 600 x 600mm minimum clearance
21. Assess hole from a 3.6m ladder placed against a wall
22. Sub-floor, sufficient space minimum of 600 x 600mm must be available to enable safe access

23. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers. Subfloor areas sprayed with Chemicals should not be inspected unless it is safe to do so.

24. Our/Us/We means the provider inspection service allocated Your order.

25. You/Your means the party identified in the engagement agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

26. You agree that on acceptance, accepting the pre-purchase engagement agreement, You read and understood the contents of the agreement and that the inspection was carried out in accordance with the engagement agreement document.

The following definitions of comment descriptions represent this inspection report.

All comments by the inspector should be considered and acted on before purchasing this home.

INSPECTED - (IN) = The item, component, or system was inspected, and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED - (NI) = The item, component, or system was not inspected due to one or more reasons and no representations could be made of whether or not it was functioning as intended.

NOT PRESENT - (NP) = The item, component, or system was not in this home or building.

RECOMMENDATION - (REC) = The item, component, or system was inspected and a concern, observation, deficiency and/or safety issue was found and falls under one of the following categories below.

MAINTENANCE - Maintenance items, DIY/Handyman items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Defect and Major Concerns and/or Safety Issues if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

DEFECT - Most items will fall into this category. These are concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or maybe more complicated to remedy, and can typically be corrected by a qualified handyman or qualified & licensed contractor.

MAJOR DEFECT/SAFETY ISSUE - A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property (Safety Issue). These Concerns are often imminent or may be very difficult or expensive to remedy, and should be evaluated and corrected by a qualified & licensed contractor.

SUMMARY

162

ITEMS INSPECTED

9

MAINTENANCE/MONITOR

9

DEFECT

- ⊖ 3.1.1 Exterior of the Building - Eave/Soffit linings: Lining has dropped in area/s
- 🔧 3.2.1 Exterior of the Building - Wall Cladding : Cracking - Damage Category "1" - Fine (up to 1mm)
- 🔧 4.1.1 Attached Garage - Under main roof - Wall Condition: Evidence of repairs observed
- 🔧 4.1.2 Attached Garage - Under main roof - Wall Condition: Defect - Significant CRACKS noted
- ⊖ 4.2.1 Attached Garage - Under main roof - Ceiling Lining Condition: Main support beam is decayed and will require repairs/replacement
- ⊖ 4.3.1 Attached Garage - Under main roof - Window Conditions: In the inspectors opinion the windows/frames are near the end of their useful life
- 🔧 4.6.1 Attached Garage - Under main roof - Personal Access Door Condition: Hardware is damaged
- ⊖ 5.1.1 Site/Grounds - Driveway : Cracking and/or heaving to driveway noted
- 🔧 5.2.1 Site/Grounds - Walkway : Common cracks and heaved/settled areas observed
- 🔧 5.3.1 Site/Grounds - Fences: Damaged fence in one or more areas observed
- ⊖ 5.6.1 Site/Grounds - Grounds Observations: Termite conducive conditions
- ⊖ 6.6.1 Sun Room - Floor Condition: Damaged grout areas observed
- ⊖ 6.6.2 Sun Room - Floor Condition: No level
- 🔧 9.4.1 Living Room - Ceiling Conditions: Common cracking
- ⊖ 18.3.1 Attic/Roof Void - Ceiling Insulation : In the inspectors opinion the insulation is near the end of its useful life due to
- 🔧 18.5.1 Attic/Roof Void - Ventilation : Kitchenor/ Bath exhaust vents directly into roof space
- 🔧 19.2.1 Subfloor Space - Support Post/stumps Comments: Ant capping are not installed to piers in areas
- ⊖ 19.3.1 Subfloor Space - Crawlspace Floor Condition: Moisture present at the time of inspection

1: INSPECTION DETAILS

		INS	DEF /M	N/I	N/P	REC
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INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

In Attendance

Leading Building & Pest
Inspector, Listing Agent

Inspection Type:

Pre-purchase property condition
report

Building Information:

This is a family home, This pre-purchase inspection does not review permits or determine if they exist prior to Settlement. To ensure all additions and structures were built with all permits. We can conduct a property search and inspection to identify any structures that have not been approved. This is an important inspection due to the fact that building works that are not registered can be very costly to obtain the permit or worse the structure may need to be removed.

Building Structure:

Brick veneer - Timber floors -
Metal Windows - Tiled roof,
Timber windows

Levels:

Single Level

Occupancy:

The property is vacant

Weather conditions:

Clear sky, Rain today/recently

Other Recommended Inspection:

Brick layer/Stone mason
inspection, Roofing specialists,
Asbestos detection

2: ROOF & DRAINAGE SYSTEM

		INS	DEF /M	N/I	N/P	REC
2.1	Roof images	X				
2.2	Roof Cladding	X				
2.3	Gutter Condition	X				
2.4	Roof Flashing Condition	X				
2.5	Valley gutter(s) condition	X				
2.6	Facia/Bargeboards	X				
2.7	Downpipes	X				

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Information

Comments

The roofs overall condition appeared SATISFACTORY at time of inspection. No prediction of future performance or warranties can be offered.

Methods Used to Inspect Roof

Roof inspected from a ladder., Higher Roof not inspected due to excessive height and safety concerns. Recommendation: A licensed roofing contractor be engaged to carryout a thorough inspection., Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high; is too steep; is wet; or is composed of materials which can be damaged if walked upon; the roof is not mounted. Therefore; client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Roof Cladding Material

Concrete Tile, Suspected asbestos over garage

Roof Flashing Material

Metal

Gutter & Downpipe Material

Colorbond Steel gutters

Roof images: Roof images



**Downpipes: In serviceable
condition at time of inspection**

No warranty on performance is
implied



Roof Cladding : The accessible roof cladding appeared to be in serviceable condition.

NOTE: Not all components were inspected due to its height and complexity and inaccessible areas. No prediction of future performance or warranties is offered. Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of the roof system.



Gutter Condition: General gutter images



Gutter Condition: Gutter and downpipes maintenance information

Your job is to monitor the gutters and to make sure that they are free of debris and function during and after a rainstorm. Look for loose parts, debris, sagging gutter ends, and water leaks especially in joints. The rainwater should be diverted far away from the house foundation, preferably diverted to the gutter if not the case.

Gutter Condition: Box Gutter/s Installed To The Roof

NO

Preventative maintenance is important with box gutters, If debris is allowed to build up at the box gutter water discharge point heighten the risk of the box gutter overflowing into the building particularly in periods of heavy rain. Regular cleanout should be considered as part of regular maintenance program.

Roof Flashing Condition: The roof flashing, where visible, appears to be in satisfactory condition

The assessable roof flashing appeared satisfactory.

A yearly inspection is recommended.

Flashing is an impervious material (usually galvanized or lead sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.

**Valley gutter(s) condition: Valley Gutters in serviceable condition at time of inspection**

Tip: Keeping valley gutters clean and free of leaves and debris, debris build-up tends to collect at the bottom of the valley gutter and cause water to pool behind the debris in heavy rain to flow over the sides enter the attic/roof space, this can cause extensive damage to ceilings and other building components. Keep gutters clean!



3: EXTERIOR OF THE BUILDING

		INS	DEF /M	N/I	N/P	REC
3.1	Eave/Soffit linings	X				X
3.2	Wall Cladding	X				X
3.3	Window/Frames	X				
3.4	Differential Movement	X				
3.5	Fretting	X				
3.6	Mortar eroding	X				X
3.7	Weep holes/Vents	X				
3.8	Control joint	X				
3.9	Visible Foundation				X	
3.10	Protective paint condition				X	
3.11	Porch	X				
3.12	Hot Water Unit/s	X				
3.13	Electric Meter	X				
3.14	Gas supply	X				

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Information

Mortar eroding: All mortar joints appear found to be in serviceable condition at the time of inspection

Weep holes/Vents: Found to be in serviceable condition at the time of the inspection

Protective paint condition: Protective paint coatings found to be in serviceable condition at the time of inspection

NA

Exterior Comments

The purpose of exterior caulking is to minimise air flow and moisture through cracks; seams; and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition; good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install., This exposed wood surface should be routinely monitored and kept well painted to prevent rot & deterioration of the wood., An effective water management program is required for all homes. This includes maintenance of all wooden components; caulking of all openings and ongoing vigilance of water handling systems; roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection; NO STATEMENT referring to future performance can be made due to changing weather and structure conditions., This is a limited partial review of the exposed and visible general structure of this building with the focus being the suitability for general and complete remodeling and rehabilitation. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest; termite or wood destroying insect inspection was performed. We strongly recommend that any rehab project begin with an architectural review by a

Deck Material

No deck observed

Electric Meter Location

Front

qualified licensed architect and complete cost projections to determine project feasibility., This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn floor coverings and the like. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

Exterior Wall Cladding Material

Face Brick

Flashing Material

Metal

Foundation Materials

Crawlspace

Gas supply Location

Front

Patio/Pergola Material

No pergola present

Porch Material

Concrete

Window/Frame MaterialsAluminium window/s, Timber
Frame window/s**Eave/Soffit linings:** In serviceable condition at the time of inspection

Porch : In serviceable condition at time of inspection



Hot Water Unit/s: Instant gas wall unit

Gas continuous flow hot water systems provide unlimited volumes of hot water from a compact space efficient appliance. The systems have a rated flow of hot water per minute. For instance, a continuous flow hot water systems of 20L/minute and showerhead rated at 9L/minute, you should be able to run two showers at the same time, this would depend on the water pressure/flow rate available at the home.

The appliance only ignites and burns fuel when hot water is required.



Electric Meter : Electrical systems are required by law to be assessed and reported on by a licensed electrician.

An electrical inspection is not covered in a building inspection as outlined in AS4349.1. Any safety issues observed will be noted in body of the report.



Gas supply : Gas Meter

Information:

It is generally recommended that gas appliances are serviced regularly by a qualified service person, such as a licensed gas fitter or factory trained technician.

You should always refer to the owner's manual of your individual appliances for the manufacturer's recommended service frequency and guidelines around correct operation.



Limitations

Mortar eroding

DETERIORATED MORTAR OBSERVED

Recommendation: contact a licensed brick layer/stone mason to evaluate.



Observations

3.1.1 Eave/Soffit linings

LINING HAS DROPPED IN AREA/S

will require repair to restore integrity to prevent water/vermin entry

Recommendation

Contact a qualified professional.





3.2.1 Wall Cladding

CRACKING - DAMAGE CATEGORY "1" - FINE (UP TO 1MM)



MAINTENANCE/MONITOR

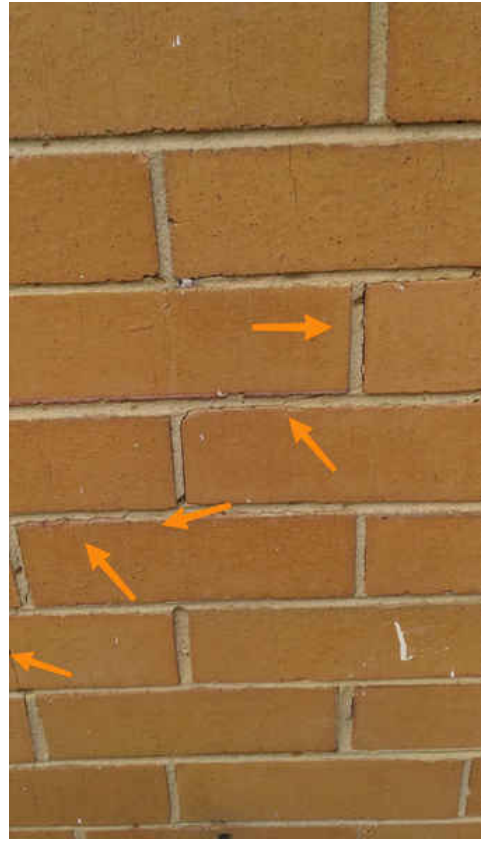
Information: Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. bricks, render, paint, etc.) along joints.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should crack(s) widen, lengthen, or become more numerous.

Recommendation

Contact a qualified masonry professional.



4: ATTACHED GARAGE - UNDER MAIN ROOF

		INS	DEF /M	N/I	N/P	REC
4.1	Wall Condition	X				X
4.2	Ceiling Lining Condition	X				X
4.3	Window Conditions	X				X
4.4	Floor Condition	X				
4.5	Vehicle Door Condition	X				
4.6	Personal Access Door Condition	X				X

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Information

Identification image

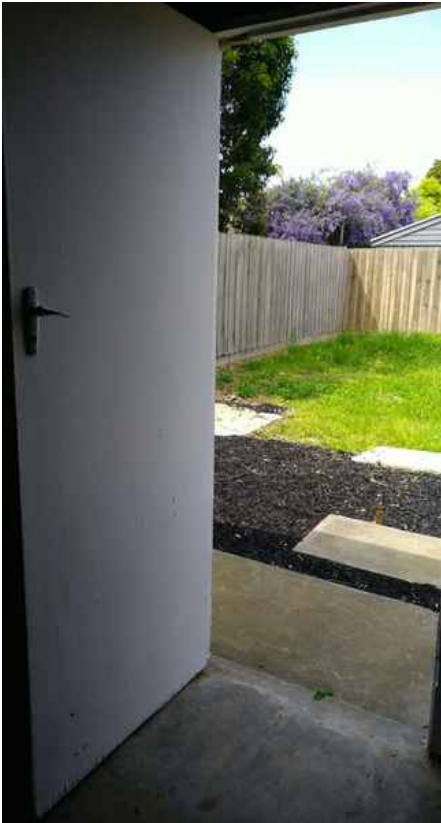


Ceiling Lining Condition: In serviceable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection

Personal Access Door Condition:
In serviceable condition at time
of inspection



Limitations

Vehicle Door Condition

ROLLER DOOR(S) NOT TESTED

The roller door(s) were not tested for correct operation due to no access.

Observations

4.1.1 Wall Condition

EVIDENCE OF REPAIRS OBSERVED

Unable to determine the effectiveness of these repairs.

Recommend sanding back and re painting to enhance cosmetic appearance

Recommendation

Contact a handyman or DIY project





4.1.2 Wall Condition

DEFECT - SIGNIFICANT CRACKS NOTED



Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations

Recommendation

Contact a qualified structural engineer.



4.2.1 Ceiling Lining Condition

MAIN SUPPORT BEAM IS DECAYED AND WILL REQUIRE REPAIRS/REPLACEMENT

Recommendation

Contact a qualified professional.



4.3.1 Window Conditions

IN THE INSPECTORS OPINION THE WINDOWS/FRAMES ARE NEAR THE END OF THEIR USEFUL LIFE

Recommendation

Contact a qualified professional.





4.6.1 Personal Access Door Condition

HARDWARE IS DAMAGED

The hardware is damaged or not functioning as intended, will require repair or replacement to restore correct function.

Recommendation

Contact a qualified door repair/installation contractor.





5: SITE/GROUNDS

		INS	DEF /M	N/I	N/P	REC
5.1	Driveway	X				X
5.2	Walkway	X				X
5.3	Fences	X				X
5.4	Gate/s	X				
5.5	Lot Grade and Drainage	X				
5.6	Grounds Observations	X				
5.7	Clothes Line				X	
5.8	Exterior Tap/s	X				
5.9	Rainwater Tanks				X	

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Information

Driveway Material

Concrete

Walkway Material

Concrete, Pavers

Fence Material

Brick, Timber pales

Gate Types

Steel frame gate, Timber frame,
Timber pales

Site Comments

This exposed wood surface should be routinely monitored and kept well painted to prevent rot & deterioration of the wood., This is a limited partial review of the exposed and visible general structure of this building with the focus being the suitability for general and complete remodeling and rehabilitation. No mechanical systems were inspected or operated and the general cosmetic conditions were not considered. No pest; termite or wood destroying insect inspection was performed. We strongly recommend that any rehab project begin with an architectural review by a qualified licensed architect and complete cost projections to determine project feasibility., This inspection report recognizes the fact that this property is suffering from some deferred maintenance and is in need of updating in a number of areas. With this in mind we have purposefully overlooked things such as worn floor coverings and the like. The main intention of this report is to identify major operational defects and areas of necessary maintenance.

Retaining Wall Materials

Brick, Timbers

Off street parking has been provided for?

2 Cars

Walkway : Identification

Fences: In serviceable condition at time of inspection



Gate/s : Gate operation

Lot Grade and Drainage : Multilevel Lot

NO

Exterior Tap/s : Exterior Tap/s Location

Front, Rear

Driveway : In serviceable condition at time of inspection**Lot Grade and Drainage : Flat Lot**

Y

Flat lot

**Grounds Observations: Grounds Photos****Grounds Observations: Reticulation System Installed**

NO

What is a Reticulation System? - The reticulation system allows for the reinstatement of a chemical barrier around the foundations of the home utilising a network of drilled holes and injected pesticide. Using precise control of the chemical application, this system helps to protect against invasion by termites which would otherwise enter from the outside of your home.

Grounds Observations: Termite baiting system installed

NO

How a Termite Bait Station Works

Typically, termite bait stations will be installed to form a perimeter around your home, about 1 meters or so from your homes foundation. One bait station will be placed every 3 meters in narrow holes drilled by a specialized tool. Once installed, bait stations will be filled with non-toxic termite food until the presence of termites is confirmed. Then, the non-toxic food will be replaced by a toxic termite bait. Unlike standard termite barriers, which apply a liquid termiticide directly into the soil to kill termites that pass through it, termite baits allow for the toxic bait to be carried back to the nest and shared with other insects in the colony.

Observations

5.1.1 Driveway

CRACKING AND/OR HEAVING TO DRIVEWAY NOTED



Due to driveway cracking we recommend a concrete professional assess with a view to replacing the affected areas.

Recommendation

Contact a qualified concrete contractor.



5.2.1 Walkway

COMMON CRACKS AND HEAVED/SETTLED AREAS OBSERVED



Cracking was detected to sections of concrete pathways and / or driveway. This is a common issue with a large percentage of homes and can be caused by many differing factors including poor ground preparation, inadequate steel reinforcing, etc. Repairs are not considered essential, monitor for further changes.

Recommendation

Contact a qualified concrete contractor.



5.3.1 Fences

DAMAGED FENCE IN ONE OR MORE AREAS OBSERVED

 MAINTENANCE/MONITOR

Requires repair

Recommendation

Contact a qualified fencing contractor



5.6.1 Grounds Observations

TERMITE CONDUCTIVE CONDITIONS

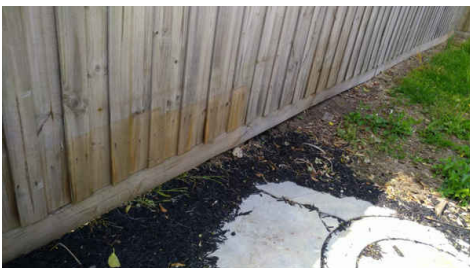
 DEFECT

Recommend removal of items from the building exterior.
These items create conditions prone for termites activity

Recommendation

Contact a qualified professional.







6: SUN ROOM

		INS	DEF /M	N/I	N/P	REC
6.1	Sunroom Image(s)	X				
6.2	Door Conditions	X				
6.3	Window(s) Condition	X				
6.4	Wall Condition	X				
6.5	Ceiling Conditions	X				
6.6	Floor Condition	X				X

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Information

Sunroom Image(s): Sun room Image(s)



Door Conditions: In serviceable condition at time of inspection



Window(s) Condition: In serviceable condition at time of inspection



Ceiling Conditions: In serviceable condition at time if inspection



Wall Condition: In serviceable condition at time of inspection**Observations**

6.6.1 Floor Condition

DAMAGED GROUT AREAS OBSERVED

suggest re-grouting as necessary.

Recommendation

Contact a qualified professional.



DEFECT



6.6.2 Floor Condition

NO LEVEL

could be due to movement or poor preparation when laid.

Recommendation

Contact a qualified professional.



DEFECT



7: FRONT ENTRY

		INS	DEF /M	N/I	N/P	REC
7.1	Door(s) Condition	X				
7.2	Window Condition				X	
7.3	Wall Condition	X			X	
7.4	Ceiling Conditions	X				
7.5	Floor Condition	X				

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Information

Entry image(s)

Room identification



Door(s) Condition: In serviceable condition at the time of inspection



Wall Condition: In serviceable condition at the time of inspection



Ceiling Conditions: In serviceable condition at the time of inspection

Floor Condition: In serviceable condition at the time of inspection



8: HALL/PASSAGE

		INS	DEF /M	N/I	N/P	REC
8.1	Door(s) Condition				X	
8.2	Window(s) Condition				X	
8.3	Wall Condition	X				
8.4	Ceiling Conditions	X				
8.5	Floor Condition	X				
8.6	Linen Cupboard	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Hall/Passage image(s)

Room identification



Ceiling Conditions: Smoke alarm present but not tested



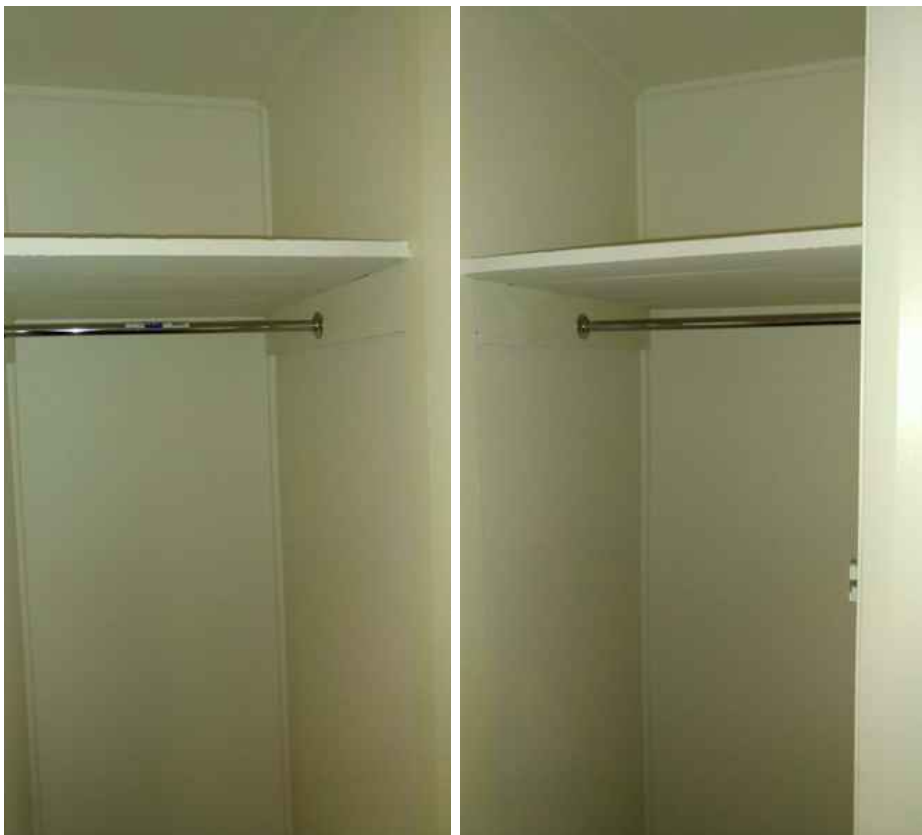
Floor Condition: In serviceable condition at time of inspection



Wall Condition: In serviceable condition at the time of inspection



Linen Cupboard: In serviceable condition at time of inspection



9: LIVING ROOM

		INS	DEF /M	N/I	N/P	REC
9.1	Door Conditions	X				
9.2	Window(s) Condition	X				
9.3	Wall Condition	X				
9.4	Ceiling Conditions	X				X
9.5	Floor Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Living room image(s)



Door Conditions: In a serviceable condition at time of the inspection



Window(s) Condition: In serviceable condition at time of inspection



Wall Condition: In serviceable condition at time of inspection

Ceiling Conditions: In serviceable condition at time of inspection

Floor Condition: In serviceable condition at time of inspection

Observations

9.4.1 Ceiling Conditions

COMMON CRACKING

These are cosmetic by nature usually from minor substrate movement. Recommend repair and repaint to enhance cosmetic appearance.

Recommendation

Contact a handyman or DIY project



10: BEDROOM 1

		INS	DEF /M	N/I	N/P	REC
10.1	Door(s) Condition	X				
10.2	Window(s) Condition	X				
10.3	Wall Condition	X				
10.4	Ceiling(s) Condition	X				
10.5	Floor(s) Condition	X				
10.6	Robe/Cupboard	X				

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Information

Bedroom identification image

Room Identification



Door(s) Condition: In serviceable condition at the time of inspection



Window(s) Condition: In serviceable condition at the time of inspection



Ceiling(s) Condition: In serviceable condition at the time of inspection

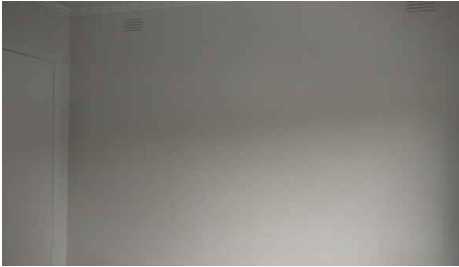


Floor(s) Condition: In serviceable condition at the time of inspection



Robe/Cupboard: In serviceable condition at the time of inspection

Wall Condition: In serviceable condition at the time of inspection



11: BEDROOM 2

		INS	DEF /M	N/I	N/P	REC
11.1	Door(s) Condition	X				
11.2	Window(s) Condition	X				
11.3	Wall Condition	X				
11.4	Ceiling(s) Condition	X				
11.5	Floor(s) Condition	X				
11.6	Robe/Cupboard	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bedroom identification image

Room Identification



Door(s) Condition: In serviceable condition at the time of inspection



Window(s) Condition: In serviceable condition at the time of inspection



Ceiling(s) Condition: In serviceable condition at the time of inspection



Floor(s) Condition: In serviceable condition at the time of inspection



Robe/Cupboard: In serviceable condition at the time of inspection



Wall Condition: In serviceable condition at the time of inspection



12: BEDROOM 3

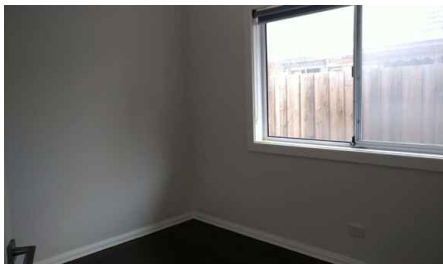
		INS	DEF /M	N/I	N/P	REC
12.1	Door(s) Condition	X				
12.2	Window(s) Condition	X				
12.3	Wall Condition	X				
12.4	Ceiling(s) Condition	X				
12.5	Floor(s) Condition	X				
12.6	Robe/Cupboard	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bedroom identification image

Room Identification



Door(s) Condition: In serviceable condition at the time of inspection



Window(s) Condition: In serviceable condition at the time of inspection



Ceiling(s) Condition: In serviceable condition at the time of inspection

Floor(s) Condition: In serviceable condition at the time of inspection



Robe/Cupboard: In serviceable condition at the time of inspection



Wall Condition: In serviceable condition at the time of inspection



13: LAUNDRY

		INS	DEF /M	N/I	N/P	REC
13.1	Door/s Condition	X				
13.2	Window Condition	X				
13.3	Walls Condition	X				
13.4	Ceilings Condition	X				
13.5	Floor Condition	X				
13.6	Exhaust Fan Condition				X	
13.7	Splashback	X				
13.8	Laundry Tap/s	X				
13.9	Laundry Tub/Sink Condition	X				
13.10	Waste Water Trap/s Condition	X				
13.11	Washer Hook-ups	X				
13.12	Cabinet Condition	X				
13.13	Linen Cupboard	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Laundry image(s)

Room identification



Door/s Condition: In serviceable condition at the time of inspection



Window Condition: In serviceable condition at the time of inspection



Walls Condition: In serviceable condition at the time of inspection



Ceilings Condition: In serviceable condition at the time of inspection



Floor Condition: In serviceable condition at the time of inspection



Splashback: In serviceable condition at the time of inspection



Laundry Tap/s: laundry tap functionality

Waste Water Trap/s Condition: In serviceable condition at the time of inspection

Washer Hook-ups: In serviceable condition at the time of inspection

Linen Cupboard: Room identification

14: BATHROOM

		INS	DEF /M	N/I	N/P	REC
14.1	Door(s) Condition	X				
14.2	Window(s)	X				
14.3	Walls Condition	X				
14.4	Ceiling(s) Condition	X				
14.5	Floor condition	X				
14.6	Exhaust Fan Condition	X				
14.7	Shower Base Condition	X				
14.8	Shower surround	X				
14.9	Shower Door/Curtain Condition	X				
14.10	Shower Rose/Mast Condition	X				X
14.11	Bathtub/Spa Condition	X				
14.12	Bath surround	X				
14.13	Mirror Condition	X				
14.14	Splashback	X				
14.15	Tap(s) Condition	X				X
14.16	Sink/s condition	X				
14.17	Vanity/Cabinets Condition	X				
14.18	Waste Water Trap/s Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bathroom image



Door(s) Condition: In serviceable condition at time of inspection

Walls Condition: In serviceable condition at the time of inspection



Ceiling(s) Condition: In serviceable condition at time of inspection



Floor condition: In serviceable condition at time of inspection

Exhaust Fan Condition: In serviceable condition at time of inspection

No warranty or guarantee given to future performance.



Shower surround: In serviceable condition at time of inspection



Bathtub/Spa Condition: In serviceable condition at time of inspection

Although not filled with water and tested.



Bath surround: In serviceable condition at time of inspection



Mirror Condition: In serviceable condition at time of inspection



Splashback: In serviceable condition at time of inspection



Sink/s condition: Tap Function



Waste Water Trap/s Condition: In serviceable condition at time of inspection



Window(s): In serviceable condition at time of inspection**Shower Base Condition: In serviceable condition at time of inspection**

Regular chaulking and grout maintenance is always recommended to ensure correct water dispersement in these areas

**Limitations**

Shower Rose/Mast Condition

UNABLE TO TEST WATER OFF AT TIME OF INSPECTION

Tap(s) Condition

WATER OFF AT THE TIME OF INSPECTION.

15: TOILET (WC)

		INS	DEF /M	N/I	N/P	REC
15.1	Doors Condition	X				
15.2	Windows Condition	X				
15.3	Wall Condition	X				
15.4	Ceiling Condition	X				
15.5	Floor Conditions	X				
15.6	Toilet Condition	X				
15.7	Exhaust Fan Condition				X	

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Information

Toilet (W/C) image

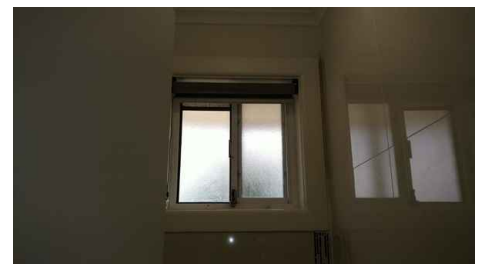
Room identification



Doors Condition: In serviceable condition at the time of inspection



Windows Condition: In serviceable condition at time of inspection



Wall Condition: In serviceable condition at time of inspection



Ceiling Condition: In serviceable condition at time of inspection



Floor Conditions: In serviceable condition at time of inspection



Toilet Condition: In serviceable condition at the time of inspection

Toilet functioned as intended



16: KITCHEN

		INS	DEF /M	N/I	N/P	REC
16.1	Door(s) Condition	X				
16.2	Windows Condition	X				
16.3	Walls Condition	X				
16.4	Ceiling Conditions	X				
16.5	Floor Condition	X				
16.6	Exhaust Fan Condition	X				
16.7	Splashback	X				
16.8	Sink Condition	X				
16.9	Tap(s) Condition	X				
16.10	Bench Top Condition	X				
16.11	Cabinet Condition	X				
16.12	Waste Water Trap	X				
16.13	Pantry Shelving/Draws Condition	X				
16.14	Pantry Walls & Ceiling Condition	X			X	

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Kitchen image(s)

Room identification

Door(s) Condition: In serviceable condition at the time of inspection

Windows Condition: In serviceable condition at the time of inspection

Walls Condition: In serviceable condition at the time of inspection

Ceiling Conditions: In serviceable condition at the time of inspection

Floor Condition: In serviceable condition at the time of inspection

Exhaust Fan Condition: Exhaust fan operation

Operated as intended at the time of inspection.

Splashback: In serviceable condition at the time of inspection

Tap(s) Condition: Tap function



Waste Water Trap: In serviceable condition at the time of inspection



Bench Top Condition: Cook Top functionality

The cooktop was switched on to test for functionality. appeared serviceable at the time of inspection although not every function tested. No warranty or guarantee is given to future performance.

Bench Top Condition: In serviceable condition at the time of inspection

Consistent with the age and type of construction.



17: DINING ROOM

		INS	DEF /M	N/I	N/P	REC
17.1	Door Conditions				X	
17.2	Window(s) Condition	X				
17.3	Wall Condition	X				
17.4	Ceiling Conditions	X				
17.5	Floor Condition	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Dining room image(s)



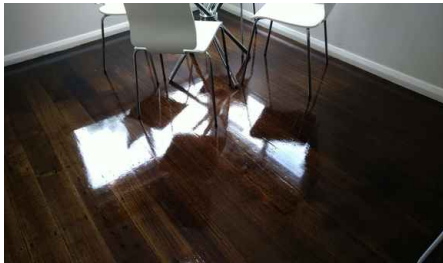
Wall Condition: In serviceable condition at time of inspection



Ceiling Conditions: In serviceable condition at time of inspection



Floor Condition: In serviceable condition at time of inspection



Window(s) Condition: In serviceable condition at time of inspection



18: ATTIC/ROOF VOID

		INS	DEF /M	N/I	N/P	REC
18.1	Framing	X				
18.2	Roof Cladding Underside	X				
18.3	Ceiling Insulation	X				X
18.4	Sarking				X	
18.5	Ventilation	X				

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Roof Void Images



Roof Cladding Material

Tiles

Comments

Rodent droppings observed., TV antenna in roof observed., Kitchen and/or bathroom vent fans are improperly venting into attic/roof void. Recommend extending fan exhaust to the exterior to prevent damage and/or deterioration from moisture and/or condensation., This roof void is insulated between rafters; no ventilation for roofing surface. Shingle life will be shorted with this arrangement.

Framing Type

Hardwood truss

Insulation Material

Fiberglass batts

Methods Used to Inspect

Accessible - the visibly accessible roof-space was inspected from within the roof space, however, not every component is inspected due to varying heights, design, insulation, mechanical services and the like, Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Damage and or defects may be present and not detected in areas where inspection was limited; obstructed or access was not gained.

Roof Ventilation

No vents observed

Sarking : NO sarking/sisalation provided to the underside of the roof cladding

Framing : General photos



Roof Cladding Underside : Roof cladding appeared to be in serviceable condition

Please note. Not all areas are visible to the inspector, buyer needs to be aware these areas may contain hidden defects and these areas and items are excluded from the report. Requesting information from the vendor About known issues with the roof cladding is recommended.



Ventilation : No roof ventilators observed

A roof ventilation system works by providing a continual flow of air through the attic/roof space, helping remove overheated air and moisture from the attic and roof system and reduce the impact of changing temperatures and moisture conditions both inside and outside the home.

Observations

18.3.1 Ceiling Insulation

IN THE INSPECTORS OPINION THE INSULATION IS NEAR THE END OF ITS USEFUL LIFE DUE TO



NO urgency but consider eventually

Recommendation

Contact a qualified professional.



18.5.1 Ventilation

KITCHENOR/ BATH EXHAUST VENTS DIRECTLY INTO ROOF SPACE



Not recommended should be vented externally to ensure dirty air does not attract vermin to ceiling space.

Recommendation

Contact a qualified professional.



19: SUBFLOOR SPACE

		INS	DEF /M	N/I	N/P	REC
19.1	Bearers/Joist Condition	X				
19.2	Support Post/stumps Comments	X				X
19.3	Crawlspace Floor Condition	X				X

INS = Item Inspected DEF /M = Deferred Maintenance N/I = Not Inspected N/P = Not Present REC = Recommendations

Information

Bearers/Joist Material/Style

Timber beams and floor joists

Comments

External timbers are in contact with or close to soil areas. This practice is conducive to timber pest attack and we recommend modifications be made to prevent timber and soil contact., Gas odor detected at the gas supply lines. Recommend review by a licensed heating contractor for repair or replacement; as necessary; prior to close., Inspection of the sub-floor/crawlspace is limited to a visual review of conditions at time of inspection only. Weather conditions; storage of personal property; changing foundation wall conditions wall finishes etc. all contribute to inconclusive predictions of foundation and ventilation performance. While there may not be visible evidence of water intrusion at time of inspection; the inspector CANNOT warranty this or any of the sub-floor against water entry., Rodent droppings observed.

Crawlspace Access

Limited access due to low headroom. Therefore; the review of joists; plumbing; structural support; etc. is limited., Musty odor observed.

Crawlspace Floor Material

Dirt

Crawlspace Walls Material

Brick

Foundation Style

Crawlspace

Insulation Material

No insulation present

Subfloor Material

Timber Plank

Support Post/stumps Material

Concrete

Ventilation Type

Exterior Door, Vents in exterior walls

Visible Plumbing Material

Copper, Galvanized

Bearers/Joist Condition: The visibly accessible Beams and joists appear in serviceable condition relation to age

Sub-floor



Support Post/stumps Comments: In serviceable condition at time of inspection



Observations

19.2.1 Support Post/stumps Comments

ANT CAPPING ARE NOT INSTALLED TO PIERS IN AREAS

 MAINTENANCE/MONITOR

Ant capping are installed to deter termites forcing them to build their mud tubs around the ant capping enabling detection during inspection. Regular pest inspection is recommended.

Recommendation

Contact a qualified professional.

19.3.1 Crawlspace Floor Condition

MOISTURE PRESENT AT THE TIME OF INSPECTION

 DEFECT

Moisture present on floor

Recommendation

Contact a qualified professional.



20: PROPERTY SUMMARY

	INS	DEF /M	N/I	N/P	REC
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Information

Electrical Summary:

Whilst we are not electricians; It is recommended that an electrical inspection be carried out by a licensed electrician to assess the condition of these services. An electrical inspection or assessment is not covered in this building inspection

Plumbing Summary:

Whilst we are not plumbers; it's always recommended that a licensed plumber be engaged to undertake a full assessment of the plumbing and drainage system.

Areas Not Inspected:

Nil; Reasonable access was gained to all areas.

Areas of Limited Inspection

Partial access to under floor due to owners storage., Partial access to roof due to type of construction., Limited access to roof void due to ducting and insulation; recommend a more intrusive inspection prior to settlement., Limited access to roof void due to being heavily insulated, Limited inspection and access due to heavy Insulation., Subfloor, Limited access to subfloor due to owners storage., Limited access to roof void due to roof framing, Limited access to subfloor due to natural rocks

Areas To Gain Access:

Nil; Reasonable access was gained as needed.

Site Drainage:

Inadequate; The site drainage appears inadequate. Recommendation: contact a licensed drainage plumber for further assessment.

Sub Floor Ventilation:

Inadequate subfloor ventilation; recommendation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems; contact a licensed builder for further details., Unable to determine as no access was available to inspect due type of construction. Ventilation is important in minimising infestations by timber pests and helps prevent damp problems I recommend assessment be carried out by a qualified licensed contactor to evaluate.

Structural Summary:

No significant structural defects were observed at the time of inspection; however this should be observed closely annually, Minor Structural Defects were observed and noted at the time of inspection; we recommend monitoring these defects closely; if worsens or deteriorate further then engage a structural engineer for assessment and recommendations.

CONCLUSION SUMMARY: ABOVE AVERAGE CONDITION

The overall condition is above average compared with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a good standard of workmanship when compared with buildings of similar age and construction. There will be areas requiring repair or maintenance as listed in the body of the report.

Original house seems to be built in 1975 and looks recently refurbished. There were no major structural issues of the house however following things need consideration

- 1] Shade behind Garage is to end of life and need replacement**
- 2] Please check if asbestos is used for Garage roof**
- 3] Walls of Garage need fixing as there are significant cracks**
- 4] Roof timber of Garage need painting and few of them need replcement**
- 5] Garage window is to end of life[need replacement]**
- 6] Subfloor stumps ant caps needed**
- 7] Ventillation needed in subfloor as floor wasnot dry at the time of inspection**
- 8] Remove all Termite conducive material from the property**
- 9] Consider termite prevention / Chemical barrier for structure**
- 10] Riif insulation is near end of its life. Consider replacement in future**
- 11] Consider whirlybird for roof void ventilation**
- 12] Floor in sunroom is out of level.**

Please read full report as summary is not full report

INSPECTION TERMS AND CONDITIONS

For full terms and conditions, please refer to the pre-Inspection engagement agreement that you signed prior to Us undertaking the property inspection. The agreement form an integral part of this inspection service.

1. We have carried out the inspection in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to you regarding the condition of the property at the date and time of inspection. Areas for Inspection cover all safe and accessible areas.

2. The inspection comprises a visual assessment of the items listed in Appendix C to AS4349.1 2007 for the structures within 30 metres of the building and within the site boundaries, including fences. Subject to safe and reasonable access (See Definitions below) the Inspection normally report on the condition of each of the following areas:

The interior >> The roof void >> The subfloor >> The roof exterior

3. We have reported individually on Major Defects and Safety Hazards evident and visible on the date and time of the inspection. The report will also provide a general assessment of the property and collectively comment on Maintenance issues and Defects which would form a normal part of property maintenance.

4. Where a Major Defect has been identified, we have given an opinion as to why it is a Major defect and specify its location within the body of the report below.

LIMITATIONS:

5. The Inspector conducted a non-invasive visual inspection which is limited to those accessible areas and sections of the property to which Safe and Reasonable Access (see Definitions below) that was both available and permitted on the date and time of this inspection. Areas where reasonable entry was denied to the inspector, or where safe and reasonable access was not available, are excluded from and do not form part of, the inspection and reported accordingly within this report. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access. You may want to consider a pre-property handover inspection prior to taking possession of the property. Additional fees apply.

6. The Inspection DID NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

7. The Inspection and Report compare the inspected building 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 durability.

8. The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, concealed plumbing, and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.

9. The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

10. The "Building" Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, certified and insured Timber Pest Inspector. Let us know if you require a timber pest inspection at our discounted rate. Additional fees apply.

11. If Timber Pest Damage is found, then it will be reported. The inspector will only report on the damage which is visible.

12. 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 general remarks section of the report. If asbestos is noted as present within the property, then you agree to 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. We can undertake an Asbestos Survey Report and asbestos sample testing as an additional service at your request. Additional fees apply.

13. MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER: No inspection or report was made for Mould (Mildew) and non-wood decay fungi.

ESTIMATING DISCLAIMER:

14. Any estimates provided in the 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 inspector accepts no liability for any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.

15. The written report shall be considered the final exclusive findings of us. You understand and agree you will not rely on any oral statements made by the inspector prior to the issuance of the written report and further understand and agree, the inspector reserves the right to modify the report for a period of time that shall not exceed seventy-two hours (72) hours after the inspection report has first been delivered to you.

16. If this property as 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 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.

17. The Inspection did not cover or report the items listed in Appendix D to AS4349.1-2007.

18. Where the property is a strata or similar title, we have inspected the interior, and immediate exterior of the particular unit requested being inspected as detailed in Appendix B in AS4349.1-2007. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.

19. The Inspection and Report DID NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.

20. 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.

21. 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 the 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.

22. The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as an existing usage property.

THIRD-PARTY DISCLAIMER:

23. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement. Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 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.

24. Prohibition on the Provision or Sale of the Report. The Report may not be sold or provided to any other Person without Our express written permission unless the Client is authorised 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 entered into from the other Person to comply with this clause and regulations. However, We may sell the Report to any other Person although there is no obligation for Us to do so.

25. Release You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission. The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

26. Indemnity 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.

27. IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

28. Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

If you have any queries or don't understand anything contained within this report or require further information, please do not hesitate to contact us as we are more than happy to help, and thank you for entrusting us to undertake your building inspection.