

DORIC PROPERTY INSPECTIONS

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Confidential Inspection Report 11 Rogers Street Lane Cove NSW

January 13, 2021



Prepared for: Mr P Mercer

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Inspection Table of Contents

Summary

PROPERTY REPORT DETAILS

PROPERTY DESCRIPTION

EXTERNAL AREAS

ROOF SYSTEM EXTERNAL

ROOMS/AREAS

BEDROOMS

WET AREAS

SUB FLOOR AND FOOTINGS

ROOF SYSTEM INTERNAL

UTILITIES

CONCLUSION

January 13, 2021

Mr P Mercer

RE: 11 Rogers Street
Lane Cove
NSW



Dear Mr Mercer:

A visual inspection of the above referenced property was conducted and an earnest effort was made to discover all visible defects. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects; the following is an opinion, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report/s.

REPORT SUMMARY

Overall the building appears to be constructed in a trades-manlike manner; consistent with the local building trades in effect at the time of construction. Please read the entire Inspection report/s, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreements carefully to fully assess the findings of the inspection (the building and timber pest inspection agreements are available on the Doric Property Inspections website).

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the dwelling. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

Building reports may often sound as though the home has many problems and can be quite negative. The purposes of building inspections are to purposely find defects! (even new homes have defects) if the repair costs are taken into account when buying the dwelling, the purchaser can then budget for them accordingly, helping to decide whether or not to proceed with the purchase.

It is common that un-maintained or inadequately maintained buildings; require replacement of decayed woodwork, guttering and downpipes, and possibly replacement or the sealing of roof coverings, also additional drainage and sub floor ventilation is often required, where buildings are constructed with suspended flooring (flooring on piers).

Older buildings commonly have rising damp; either due to old, damaged, or the absence of a DPC (damp proof course) and or bridging of the wall cavity, which allows lateral damp which can be costly or difficult/ unable to be rectified, and is classed as a major defect due to the ongoing maintenance/ decay of woodwork.

Settlement is also common to walls and ceilings (even within buildings which are constructed on concrete floor slabs) due to deflection or expansion in the floor slabs or the rise and fall within the piers and footings and the foundations which will cause cracking to the areas around the door and window openings (which is the weakest part of the wall).

It is recommended that the report be discussed with the consultant after reading; to clarify any areas or defect within the report.

Thank you for selecting Doric Property Inspections to do your inspection. If you have any questions regarding the inspection report or the building please do not hesitate to call me.

Sincerely,

Sean O'Connell

PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

<i>Commissioned By:</i>	We are acting on your instruction dated: 12th January 2021
<i>Building Furnished</i>	No
<i>Building Tenancy</i>	Unoccupied

Client: Mr P Mercer
Date Of Inspection: 13/01/2021 11:00 AM time
Property Address: 11 Rogers Street Lane Cove NSW
Note: *If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*
Inspector: Sean O'Connell
Doric Property Inspections
041-826-8552

Persons At Inspection: The real estate agent was present at the time of inspection.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type: Duplex

DETAILS OF THE INSPECTION AGREEMENT:

Agreement Details: Date of Agreement: 12th January 2021

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

Agreement Changes: There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

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

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

PROPERTY DESCRIPTION

BUILDING REPORT

Report Type: Visual Pre Purchase Inspection.

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age. If measurements are included, the measurements are only approximate and should be used as a basic guide only. Any exact dimensions of rooms or land sizes need to be carried out by a surveyor or suitably qualified professional.

INSPECTED PROPERTY DESCRIPTION

External Wall Construction: Brick veneer.

Roof Construction: The roof is of pitched style construction.

Roof Is Covered With: The roof was unable to be accessed due to the height of the building.

Footings: The building is constructed on the following footing type/s: Concrete slab

Recent Weather Conditions: The weather of recent times has had periods of wet and dry conditions and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.

Accommodation: Bedrooms: Four. Bathrooms: Three.

Estimate Building Age: This Building has recently been completed.

EXTERNAL AREAS

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

DRIVEWAY

Type & Condition: The concrete driveway stands in acceptable condition.

FENCES & GATES

Type & Condition: The fencing is generally in acceptable condition.

DRAINAGE

Surface Water: Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

EXTERNAL WALLS

Wall Condition: it would be advisable to obtain information; regarding the fire resistance of the cladding material to this building.



DAMP COURSE

Type & Condition: A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem. It is recommended that an invasive inspection is carried out to determine the status of the damp-proof course material.

WINDOW FRAMES:

Condition: The condition of the windows appear to be generally acceptable.

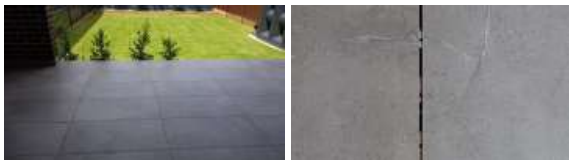
DOORS:

Condition: It would be advisable to have safety strips applied to all full height glass throughout to prevent accident or possible serious injury.

PATIO

Position/Location: Rear elevation.

Defects Or Maintenance Items: The floor tiles are drummy/ loose and may require maintaining/ repairs carrying out in the near future. There is incomplete grout visible to the tiles requiring completion.



ROOF SYSTEM EXTERNAL

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

EXTERNAL ROOF

Roof Style: The roof is of pitched construction.

Roof Access Limitations:

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

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

The gutters and downpipes appear to be in reasonable condition what was visible.

ROOMS/AREAS

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

ENTRY/ STAIRWELL:

Location

Front left hand side of house



Door/S

The door was tested and was in working order on inspection.

Hard Floor Finishes

The floor tiles are in good condition with no major defects visible. The stair treads were in good condition with no major defects visible.

Wall & Ceiling Finishes

The walls and ceiling are in good condition with no major defects visible.

Elec

The lights and power were tested and were in working order at the time of inspection.

GARAGE:

Location

Right hand side of entry



Door/S

The doors were tested and were in working order on inspection.

Hard Floor Finishes

The concrete flooring is in reasonable condition with no major defects visible.



Walls

The walls are in reasonable condition with no major defects visible.



Ceiling Finishes

The ceiling is in good condition with no major defects visible.

Elec

The lights and power were tested and were in working order at the time of inspection.

Joinery

The joinery was in working order and good condition at the time of inspection.

KITCHEN/ FAMILY/ DINING AREA:

Location

Rear of house



Door/S

The external doors were tested and were in working order on inspection. It would be advisable to have safety strips applied to all full height glass throughout to prevent accident or possible serious injury.



- Hard Floor Finishes
- Wall & Ceiling Finishes
- Elec
- Hot & Cold Water
- Joinery

The floor tiles are in good condition with no major defects visible.
 The walls and ceiling are in good condition with no major defects visible.
 The lights and power were tested and were in working order at the time of inspection.
 The hot and cold water was tested and both were running clear at the time of inspection.
 The joinery was in working order and good condition at the time of inspection.

WALK IN ROBE:

Location

Rear of en suite one



- Hard Floor Finishes
- Wall & Ceiling Finishes
- Elec
- Joinery

The floating flooring is in good condition with no defects visible.
 The walls and ceiling are in good condition with no major defects visible.
 The light was tested and was in working order on inspection.
 The joinery was in working order and appeared to be in reasonable condition at the time of inspection with the exception of ill-fitting shelving and an unsecured carcass.



BEDROOMS

BEDROOM ONE:

Location

Upper level rear of building left hand side



- Door/S
- Hard Floor Finishes
- Wall & Ceiling Finishes
- Elec
- Joinery

The door was tested and was in working order on inspection.
 The floating flooring is in good condition with no defects visible.
 The walls and ceiling are in good condition with no major defects visible.
 The lights and power were tested and were in working order at the time of inspection.
 The joinery was in working order and good condition at the time of inspection.

BEDROOM TWO:

Location

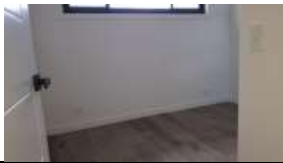
Right hand side of bedroom one



Door/S The door was tested and was in working order on inspection.
Hard Floor Finishes The floating flooring is in good condition with no defects visible.
Wall & Ceiling Finishes The walls and ceiling are in good condition with no major defects visible.
Elec The lights and power were tested and were in working order at the time of inspection.
Joinery The joinery was in working order and good condition at the time of inspection.

BEDROOM THREE:

Location Front of bathroom two



Door/S The door was tested and was in working order on inspection.
Hard Floor Finishes The floating flooring is in good condition with no defects visible.
Wall & Ceiling Finishes The walls and ceiling are in good condition with no major defects visible.
Elec The lights and power were tested and were in working order at the time of inspection.
Joinery The joinery was in working order and appeared to be in reasonable condition at the time of inspection with the exception of damage to the door edge trim.



MAIN BEDROOM:

Location Front of bedroom three



Door/S The doors were tested and were in working order on inspection.
Hard Floor Finishes The floating flooring is in good condition with no defects visible.
Wall & Ceiling Finishes The walls and ceiling are in good condition with no major defects visible.
Elec The lights and power were tested and were in working order at the time of inspection.

WET AREAS

Important Notes: Wet areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

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

BATHROOM:

Location Rear of garage



<i>Door/S</i>	The door was tested and was in working order on inspection.
<i>Floor & Wall Tiles</i>	The floor and wall tiles are in good condition with no defects visible.
<i>Ceiling Finishes</i>	The ceiling is in good condition with no major defects visible.
<i>Elec</i>	The extractor fan, lights and power were tested and were in working order at the time of inspection.
<i>Hot & Cold Water</i>	The hot and cold water was tested and both were running clear at the time of inspection.
<i>Joinery</i>	The joinery was in working order and good condition at the time of inspection.
<i>Toilet Condition</i>	The toilet was tested and was in working order on inspection.

BATHROOM TWO:

Location Front of bedroom two



<i>Door/S</i>	The door was tested and was in working order on inspection.
<i>Floor & Wall Tiles</i>	The floor and wall tiles are in good condition with no defects visible.
<i>Ceiling Finishes</i>	The ceiling is in good condition with no major defects visible.
<i>Elec</i>	The extractor fan, lights and power were tested and were in working order at the time of inspection.
<i>Hot & Cold Water</i>	The cold water was tested and was running clear at the time of inspection.
<i>Joinery</i>	The joinery was in working order and good condition at the time of inspection.
<i>Toilet Condition</i>	The toilet was tested and was in working order on inspection.
<i>Shower/Bath Condition</i>	The shower screen door clashes requiring modification/ door bumper to prevent damage.



EN SUITE ONE:

Location Front left hand side of main bedroom



<i>Door/S</i>	The door was tested and was in working order on inspection.
<i>Floor & Wall Tiles</i>	The floor and wall tiles are in good condition with no defects visible.
<i>Ceiling Finishes</i>	The ceiling is in good condition with no major defects visible.
<i>Elec</i>	The extractor fan, lights and power were tested and were in working order at the time of inspection.
<i>Hot & Cold Water</i>	The cold water was tested and was running clear at the time of inspection.
<i>Joinery</i>	The joinery was in working order and good condition at the time of inspection.
<i>Toilet Condition</i>	The toilet was tested and was in working order on inspection.

LAUNDRY:

Location

Rear of bathroom



Door/S

The door was tested and was in working order on inspection.

Floor & Wall Tiles

The floor and wall tiles are in good condition with no defects visible.

Ceiling Finishes

The ceiling is in good condition with no major defects visible.

Elec

The lights and power were tested and were in working order at the time of inspection.

Hot & Cold Water

The hot and cold water was tested and both were running clear at the time of inspection.

Joinery

The joinery was in working order and good condition at the time of inspection.

SUB FLOOR AND FOOTINGS

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

FOOTINGS

Type & Condition:

The building is constructed on a concrete slab.

ROOF SYSTEM INTERNAL

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Clearance within the roof was too low and the presence of air conditioning ductwork prevented body access within the roof void.



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

UTILITIES

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

SERVICES

Details:

The evaluation of air-conditioning is not part of a standard pre purchaser building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present, however, the operation or adequacy was not tested. The electrical distribution board was in good condition at the time of inspection. Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. Smoke detectors are fitted however were unable to be tested at the time of inspection and we strongly recommend an electrician or specialist fire safety consultant evaluate further.



WATER LINES & PRESSURE

Details:

The water was partially isolated and was unable to be fully tested.

HOT WATER SERVICE

Type/Condition:

The hot water service is a gas instantaneous type:



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

CONCLUSION

The Scope of the Inspection was to cover: The Building and the property within 30m of the building subject to inspection. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

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

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Air-conditioning Equipment Inspection. Gas Fitting Inspection. Roofing Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection/ Smoke Detector Test/ Installation. Council Plan Inspection.

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

CONCLUSION AND SUMMARY

Major Defects In This Building: The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered low.

Low:- The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Minor Defects In This Building: The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered low.

Low:- The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Overall Condition: Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is above average. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

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

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

TYPES OF DEFECTS:

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

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

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

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

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

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

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

RATINGS:

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

Cracking Defect Types:

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

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

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

Important

Regardless of the type of crack(s) a Building Inspector carrying out an 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 Visual 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 Owner resulting in major expensive rectification work been carried out. We strongly advise you act on the Recommended Action at the end of the Cracking Of Building Elements section.

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

Minor Defect - A defect other than a major defect.

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

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

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

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

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

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

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

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

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

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

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

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

1. REPORT CONTENTS:

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

2. VISUAL INSPECTION ONLY:

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

3. COMMENTS IN THIS REPORT:

This report does not and cannot make comment upon; defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

4. CONSUMER COMPLAINTS PROCEDURE:

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

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

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

5. ASBESTOS DISCLAIMER:

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

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

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

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.

8. ESTIMATING DISCLAIMER:

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

DISCLAIMER OF LIABILITY:

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

DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.