



GUARANTEED ♦ QUICK ♦ COMPREHENSIVE



Owner Builder Warranty Report

10 Smith Street, Smith Town

ACT

A First Floor, Unit 6, 31 - 37 Townshend Street, Phillip ACT 2606

P 1300 767 741 ♦ F 02 6282 7163

E actsales@property-works.com.au

Property Works Pty. Ltd. Trading As
Property Works (ACT) ABN 72 107 817 121

NSW

A 45 Pyang Avenue, Malua Bay NSW 2536

P 02 4471 3175 ♦ F 02 4471 1736

E southsales@property-works.com.au

Austco Building Services Trading As
Property Works (South Coast) ABN 81 097 333 849

Date:

Date of Inspection:

Customer:

Sample Only

Site Address:

Sample Only

Property Description:

Front Aspect: West Facing.

No of Storeys: Double Storey.

Cladding: Besser Block, Texture Coated Fibro and Metal.

Roof: Metal.

Garage: Double Detached.

Decks: Timber.

Floors: Timber.

Sample Only

Disclaimer:

While all reasonable care has been taken to compile this report Property Works South Coast can not be held liable for any defects that either were not readily visible or were in areas not able to be accessed at the time of inspection.

An inspection relating to white ants, termites or similar was not performed. We recommend that an accredited pest inspection firm perform the inspection.

This report does not address items re compliance with the building regulations or investigations of unapproved works.

The building inspection does not include inspection of household appliances such as stoves, dishwashers and air conditioners. The inspection of swimming pools, spas, electrical wiring, concealed plumbing, fireplaces, alarms and hazards is also not included. Inspections of these items need to be carried out by a professional in the respective fields.

This report was prepared specifically for Sample Only. We accept no responsibility or liability for any other party who may use or rely upon the contents of this report.

The contents of this report are only valid for a period of three months after inspection date.

This inspection has been performed in accordance with AS4349.1 Inspection of Building-Residential Buildings.

This is not an Engineer's structural report.

General Overview:

Generally this home is in very good condition, has been well constructed and appears to be structurally sound.

Second Hand Materials Used

Recycled timber flooring.

List of Incomplete Works

There are no architraves fitted to the inside of the wardrobes.

Defects Noted

Minor settlement cracking.

Please see the body of the report for full detail.

List of Inaccessible Areas

Nil.

IMPORTANT NOTE: Please ensure this general overview is read in conjunction with our disclaimer, legend and the entire report.

Please do not hesitate to call me if I can be of any further assistance.



Andrew Hearne
Property Works Building Consultant
Licence No BC 287
Tel: 02 44 713 175

Legend

1. Description of condition

Each of the following categories is measured in relation to the age of the building.

a) Good:

Items are of a quality standard and generally no repairs are required.

b) Fair:

Items have undergone normal wear and tear. These items may require repairs or maintenance in the future.

c) Poor:

Items are of a sub-standard finish or inadequate structural condition. These items require immediate repair.

2. Important items

Asbestos:

Asbestos roof and fibre cement products used in the past are known to contain asbestos fibres, which are a health hazard when inhaled. These products while often painted and in good condition present a minimum health risk however if the material in question is brittle, deteriorated, flaky, unpainted or unsealed the health risk is much greater and removal should be considered by a specialist company.

It is not possible to determine the date whereby asbestos was removed from fibro-cement products. We strongly suggest you have any product tested that is in doubt.

Woodrot:

Woodrot is quite common in this area. It is caused by timbers absorbing water over a period of time. It generally occurs with hardwoods and "Oregon" timber (Douglas Fir). In the past, these were the commonly used timbers for the construction of most parts of the building. These days, Treated Pine, which is resistant to woodrot is used in the open.

Earth Leakage:

Earth Leakage is a system where a short in the electrical wiring will trigger the relevant switch to cut off. This system was not mandatory in the past, although it is now mandatory in all new buildings. For safety purposes it is highly recommended that old systems be upgraded to the new standards.

Building Regulations:

Current Council and Building Codes may differ to the regulations in place at the time of construction of the inspected buildings. An item quoted as not meeting current regulations is not necessarily considered illegal and may be acceptable given it meets with the old regulations. Items such as low balustrades may pose a safety risk.

Lead Paint:

Older houses are known to contain lead paint. Future renovation work and paint scraping can be hazardous to children and to health. Precautions are recommended. Dust accumulated in roof voids in older industrial suburbs will most likely contain particles of lead. Further investigation should be carried out.

Foundations:

As our inspection is visual we cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. This manifests in the building fabric by cracking or causing windows and doors not to operate efficiently, hence to fully assess the sub strata on which the building structure rests a Geo-technical report is required. Alternatively the Local Council may be contacted regarding potential site instability. Local Councils can also advise on local flooding and the adequacy of stormwater reticulation.

The C.S.I.R.O can provide brochures on stabilising a building's foundations.

Sample Only

Report Detail

External:

Level: 1

Wall North

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Wall South

Retaining Walls

Comments:

There are loose capping bricks.

Recommendations:

Re-secure the brickwork where necessary.

Overall Condition: Fair



Wall East

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Water Tank

Comments:

No defects noted.

Overall Condition: Good

Wall West

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Roof (General)

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Subfloor (General)

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Walls (General)

Brickwork

Comments:

There is some cracking of the mortar.

Recommendations:

This cracking is only a minor issue and is quite commonly found.

Overall Condition: Fair



Internal:

Level: 1

Dining

Wall (Gyprock)

Comments:

There are minor settlement cracks.

Recommendations:

This is only a minor issue and is quite commonly found.

Overall Condition: Fair

Main Bedroom

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Study

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Kitchen

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Garage

Floor (Concrete)

Comments:

There is settlement cracking.

Recommendations:

This is only a minor issue and is quite commonly found.

Overall Condition: Fair

Lounge

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Smoke Alarm

Comments:

No defects noted.

Overall Condition: Good

Family Room

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Main Ensuite

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Toilet

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Level: 2

Hall

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Smoke Alarm

Comments:

No defects noted.

Overall Condition: Good

Walls (General)

Wardrobe

Comments:

There are no architraves fitted to the inside of the wardrobe.

Recommendations:

Fit the architraves where required.

Overall Condition: Fair



Bedroom Two

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Bedroom Three

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Bedroom Four

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Main Bathroom

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good

Laundry

General

Comments:

This area was found to be in good condition with no significant defects noted.

Overall Condition: Good