



90 Defect Liability Report

4 Smith Street
Smithtown NSW/ACT

PROPERTY & ASSESSMENT DETAILS

DETAILS OF THE ASSESSMENT

Client:

Mrs Sample

Address of Property Assessed:

4 Smith Street, Smithtown

ASSESSOR DETAILS

Contact Phone:

0408 309 507.

Technician Name:

Brendan Trevaskis



Accreditation Number:

5616.

ASSESSMENT DATE

17/02/2016.

TIME OF ASSESSMENT

9 AM.

REPORT PREPARED DATE

18/02/2016.

PURPOSE OF ASSESSMENT

The purpose of the assessment is to provide detail on the quality and adequacy of the completed structure and finishes for a newly constructed building or addition to a building.

SCOPE OF ASSESSMENT

The assessment and report provided is on an exceptions basis as set out in AS4349.1-2007 section 4, clause 4.1. Non-defective items and areas or items and areas performing to the correct standard will not necessarily be reported on.

The assessment comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the assessment.

The assessment & report in accordance with AS4349.1-2007 is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law. It does not include the

identification of unauthorised building work or of work not compliant with building regulations. The standard assumes that the existing use of the building will continue.

An estimate of the cost of rectification of defects is outside the scope of the assessment and therefore does not form part of this report.

The assessment included the building and the property within 30 metres of the building subject to inspection.

INSPECTION AGREEMENT

AGREEMENT NO:

15901.

DATE OF AGREEMENT:

n/a.

ACCEPTANCE CRITERIA

The building has been 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.

WEATHER & ORIENTATION

Weather Conditions:

Sunny.

Orientation:

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

PROPERTY DETAILS

Building Type:

Free Standing Domestic House.

No of Storeys:

Single Storey.

Flooring:

Concrete Slab on Ground.

Piers Type:

Nil.

Internal Walls:

Timber with Plasterboard.

External Walls:

Polystyrene Cladding.

Roofing:

Colorbond.

Roof Type:

Pitched.

Garages:

Double Attached.

Carports:

Nil.

Decks:

Timber.

Pergolas:

Nil.

Outbuildings:

Metal Shed/s.

Fences:

Colorbond.

THE AREAS ASSESSED

Details:

Interior, Exterior, Roof Voids, Garages, Roof Exterior, Fences, Grounds, and Decks.

HIGH RISK AREAS/S TO WHICH ACCESS SHOULD BE GAINED OR FULLY GAINED, SINCE THEY MAY SHOW EVIDENCE OF MAJOR FLAWS, TIMBER PESTS OR TIMBER DAMAGE

Details:

Nil.

EXPLANATORY NOTES

Definitions/Terminology:

Accessible Area:

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

Inaccessible Area:

An area on the site where sufficient, safe and reasonable access is **not** available to allow assessment within the scope of the assessment.

Major/Significant Flaw:

A flaw 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 Flaw:

Minor flaws are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to material and finishes, such as de-silvering of mirrors. It is expected that flaws of this type would be rectified as part of normal ongoing property maintenance.

Safety Concern:

Any observed item that may constitute a present or imminent serious safety concern.

Further Investigation Required:

A matter identified requiring further investigation by an appropriately qualified expert.

Site:

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

Operational:

Items are in working order and able to be used at the time of the assessment.

Not Operational:

Items are NOT in working order and were unable to be used at the time of the assessment.

Explanation of codes used within the report

Relevant Specialist Description:

Relevant Specialist - the relevant expert who may be able to provide assistance in relation to repair or replacement of a particular item or area.

BUILDING REPORT SUMMARY

PURPOSE OF REPORT

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

The Definitions (High), (Typical) and (Low) noted in the summary below relate to the assessors opinion of the overall condition of the building:

Low:

The frequency and/or magnitude of flaws are lower than the assessors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical:

The frequency and/or magnitude of flaws are consistent with the assessors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

High:

The frequency and/or magnitude of flaws are beyond the assessors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

PROPERTY CONDITION

Details:

When compared with properties of a similar age this property is generally in:
Good Condition.

MAJOR FLAWS

Details:

The incidence of Major Flaws to this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
Low.

MAJOR FLAWS REQUIRING ACTION

Details:

The Major Flaws requiring action are:
Nil.

MINOR FLAWS

Details:

The incidence of Minor Flaws in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
Typical.

SAFETY CONCERNS

Details:

The incidence of Safety Concerns in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
Low.

SAFETY CONCERNS REQUIRING ACTION

Details:

The significant Safety Concerns to this property are:

Incorrect construction of stairs:

The stairs have not been constructed in accordance with the correct standards. A Licensed Builder should be consulted regarding modification or replacement of the stairs.

FURTHER ASSESSMENT

Details:

The incidence of items requiring further investigation by an appropriately qualified expert in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:
Low.

FURTHER ASSESSMENT ACTIONS REQUIRED

Details:

The Significant Items requiring further action for this property are:

Stairs & Steps not constructed to correct regulation:

To be assessed by a Licensed Builder.

ASSESSOR'S ADDITIONAL COMMENTS

Details:

A number of cornice joins are cracked, repair and repainting of these area is required.

The plaster joins to the wall appear to have been inadequately sanded and paint, resanding and repaint is required to these walls.

There are a number of doors that have been dented or damaged, repair and repainting of these doors is required.

A number of architrave and skirting joins are cracked as well as been damaged, repair and repainting of these area is required.

The finish to the floating timber floor has been installed poorly, sanding and re-finishing as required.

The floating timber floor is spongy in various areas, it is recommended the supplier or manufacture be contacted for advice on the correct method of installation and if the sponginess is within standards.

INTERNAL

AREAS ASSESSED

Details:

Main dwelling: Bathroom one, Bedroom two, Bedroom three, Bedroom four, Entry, Family room, Garage, Hall one, Kitchen one, Laundry one, Lounge, Main bedroom, Main ensuite, Meals area, and Toilet.

Garage



Kitchen



Family room



Bedroom four

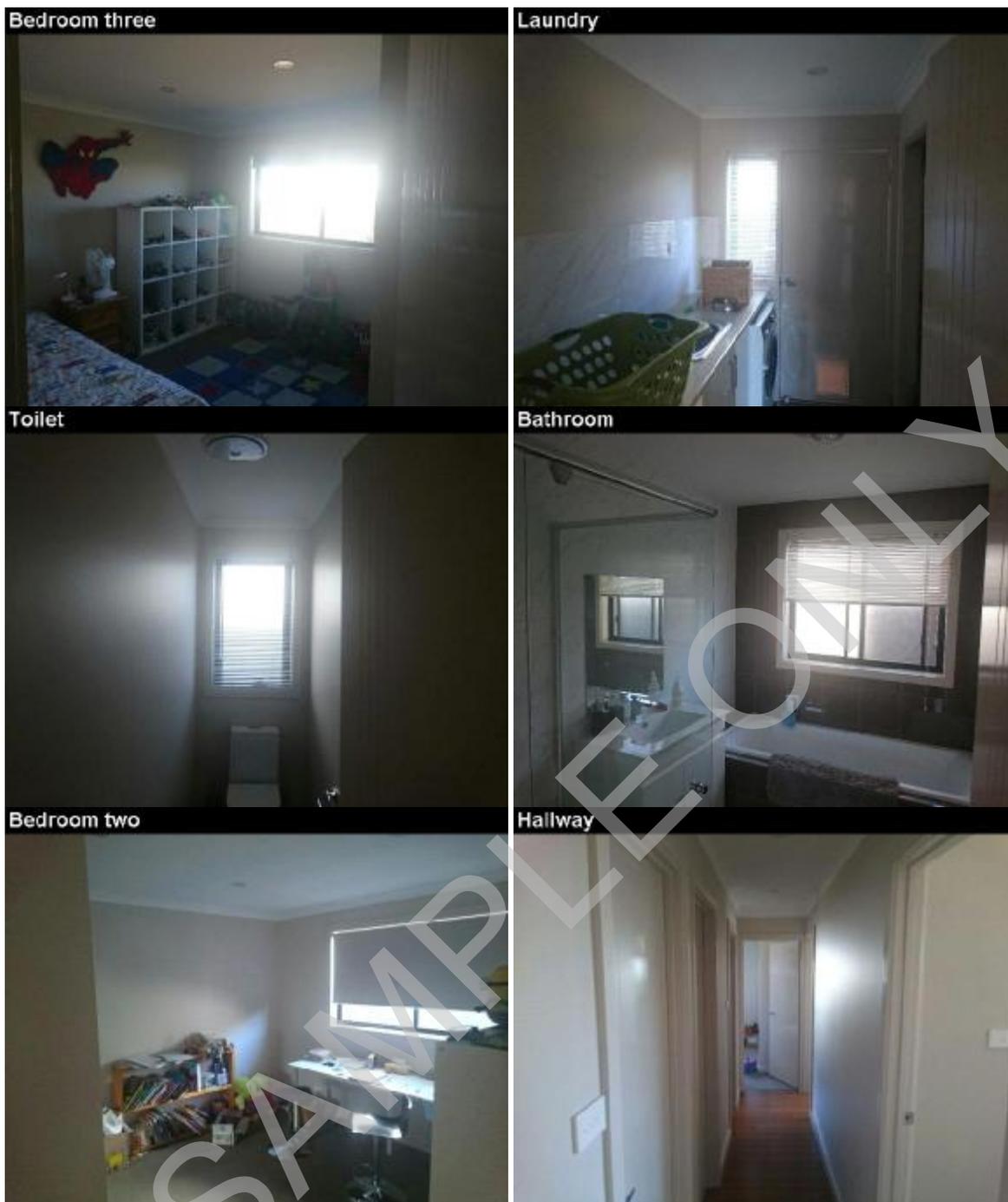


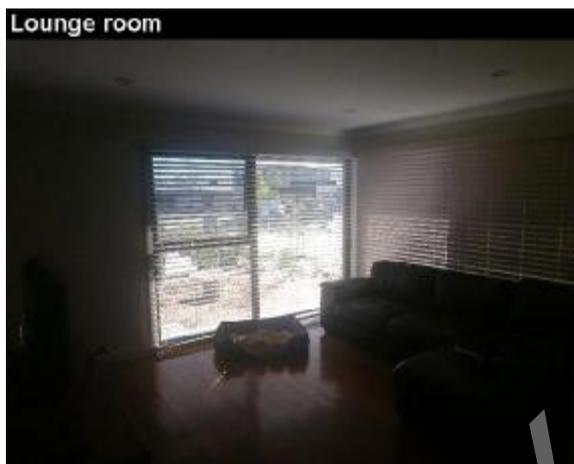
Ensuite



Main bedroom







ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately limited: Main dwelling because of Furnishing against the wall.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas: Main dwelling Lounge.

SAFETY/AMENITY

Smoke Alarm

OPERATIONAL SMOKE ALARM
This alarm appeared to be operating correctly at the time of the inspection.

Repair priority: No repairs required at this stage
Location: The item identified is located in Entry and Hall one
Further inspection or advice required from specialist: No

Stairs

STAIRS OUT OF ALIGNMENT

A Licensed Builder should be engaged to assess the stairs and provide advice on the correct method of repair.

Repair priority: Immediate

Location: The item identified is located in Entry

Further inspection or advice required from specialist: Yes, by a Licensed Builder

INCONSISTENT RISER HEIGHT

The stairs have not been constructed in accordance with the correct standards and may pose a trip hazard. A licensed builder should be engaged to provide advice on the repairs required. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Entry

Further inspection or advice required from specialist: Yes, by a Licensed builder



MAINTENANCE ITEMS

Architrave

POORLY FINISHED

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Toilet

Further inspection or advice required from specialist: Qualified Painter

Ceiling

CRACKING TO PLASTER

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Family room

Further inspection or advice required from specialist: Qualified Painter

POPPED SCREWS

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Garage and Meals area

Further inspection or advice required from specialist: Qualified Painter

POOR PAINT FINISH

Repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Bedroom four

Further inspection or advice required from specialist: Qualified Painter

DAMAGED CEILING

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Kitchen

Further inspection or advice required from specialist: Qualified Painter

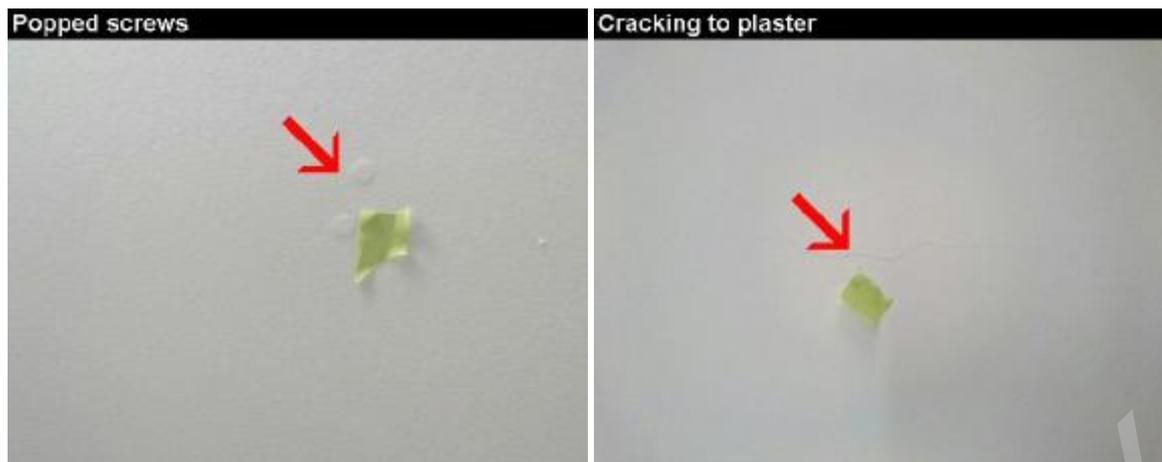
RESIDUE TO CEILING

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Meals area

Further inspection or advice required from specialist: Qualified Painter



Door

CATCHING AT BASE

Adjustment of the weather strip is required to prevent any further damage.

Repair priority: Immediate

Location: The item identified is located in Entry

Further inspection or advice required from specialist: Licensed Builder

DOORS NOT SEALED IN WET AREAS

Painting of the top and bottom of these doors is required.

Repair priority: Immediate

Location: The item identified is located in bathroom, laundry, toilet and ensuite

Further inspection or advice required from specialist: Qualified painter

DOOR FRAME NOT PAINTED

Painting of the affected frame is required.

Repair priority: Immediate

Location: The item identified is located in Garage

Further inspection or advice required from specialist: Qualified painter



Door (Internal Sliding)

SCRATCHED DOOR

Repair or replacement of the doors is required.

Repair priority: Immediate

Location: The item identified is located in Entry, Hall one, and Main bedroom

Further inspection or advice required from specialist: Qualified Painter



Floor (Concrete)

HAIRLINE CRACKING VISIBLE

Aesthetic issue only. Not affecting structural integrity.

Repair priority: No repairs required at this stage

Location: The item identified is located in Garage

Further inspection or advice required from specialist: No



Floor (Timber)

GAP IN FLOOR BOARDS

Repairs to the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Meals room

Further inspection or advice required from specialist: Qualified Carpenter

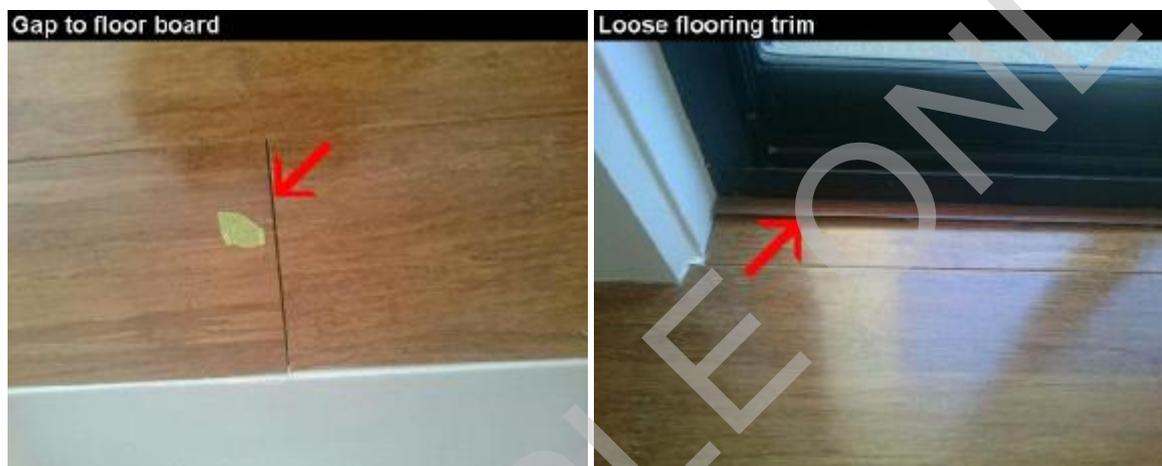
LOOSE TRIM TO FLOOR BOARDS

Repairs to the affected trim is required.

Repair priority: Immediate

Location: The item identified is located in Family room

Further inspection or advice required from specialist: No



Kitchen Cupboards

INCORRECTLY OPERATING DRAWER

Should be adjusted to allow for correct operation.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Qualified Joiner

INADEQUATELY SECURED PANEL

Repairs to the affected panel is required.

Repair priority: Immediate

Location: The item identified is located in Kitchen one

Further inspection or advice required from specialist: Qualified Joiner



Laundry Cabinet

TIMBER SUPPORTS NOT PAINTED
Painting of the affected supports is required

Repair priority: Immediate

Location: The item identified is located in Laundry one

Further inspection or advice required from specialist: Qualified Painter



Lining (Plasterboard)

POORLY FINISHED

Repair and repainting of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Entry, Hallway, Bedroom two, Toilet and Garage

Further inspection or advice required from specialist: Qualified Painter

DENTED LINING

Repair and repainting of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Bedroom Four

Further inspection or advice required from specialist: Qualified Painter

Poorly finished plastering



Shower Recess

WATER POOLING ON SHELF

Repairs to the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Main ensuite

Further inspection or advice required from specialist: Qualified Tiler

Skirting

POORLY INSTALLED SKIRTING
Repairs to the affected area is required .

Repair priority: Immediate

Location: The item identified is located in Garage

Further inspection or advice required from specialist: Qualified Carpenter



Tiles (Floor)

SCRATCHED FLOOR WASTE
Repair or replacement of the affected waste is required.

Repair priority: Immediate

Location: The item identified is located in Bathroom and Laundry one

Further inspection or advice required from specialist: Qualified Tiler

Tiles (Wall)

DAMAGED OR MISSING GROUT
Re-grouted of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in and Kitchen one

Further inspection or advice required from specialist: Qualified Tiler

SCRATCHED TILE EDGE
Repair or replacement of the affected edge strip is required.

Repair priority: Immediate

Location: The item identified is located in Bathroom

Further inspection or advice required from specialist: Qualified Tiler



Wardrobe

DOORS NOT CORRECTLY INSTALLED

Should be adjusted to allow for correct operation.

Repair priority: Immediate

Location: The item identified is located in Bedroom three

Further inspection or advice required from specialist: Qualified Carpenter

INADEQUATE SUPPORT TO SHELVES

Additional supports to the shelving is required.

Repair priority: Immediate

Location: The item identified is located in Bedroom two and Laundry one

Further inspection or advice required from specialist: Qualified Carpenter



Window Frame

POORLY FINISHED

Repair and repaint of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in Bathroom one and Bedroom three

Further inspection or advice required from specialist: Qualified painter



SAMPLE ONLY

EXTERNAL

AREAS ASSESSED

Details:

Northern elevation, Southern elevation, Eastern elevation, Western elevation.

Eastern elevation



Northern elevation



Western elevation



ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately restricted:

Nil.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:

Nil.

SAFETY/AMENITY

Steps

INCONSISTENT TREAD WIDTH

The step has not been constructed in accordance with the correct standards and may pose a trip hazard. A licensed builder should be engaged to provide advice on the repairs required. Must be fixed without delay.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Licensed Builder



DRAINAGE

Surface Drainage

INADEQUATE DRAINAGE INSTALLED

Should be improved to ensure surface water tracks away from this area correctly and to prevent deterioration of other elements and/or loss of utility.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation

Further inspection or advice required from specialist: Yes, by a licensed builder or plumber



MAINTENANCE ITEMS

Door

INCONSISTENT FINISH

Sanding and staining of the door is required.

Repair priority: Immediate

Location: The item identified is located in the Eastern elevation

Further inspection or advice required from specialist: Qualified Painter



Driveway

MINOR CRACKING TO CONCRETE

Not a major concern and is quite common. Some repairs may be required in the future.

Repair priority: During routine maintenance

Location: The item identified is located in the Eastern elevation

Further inspection or advice required from specialist: No



Eaves

GAP BETWEEN TRIM AND WALL
Sealing of the affected areas is required.

Repair priority: Immediate

Location: The item identified is located in the Eastern elevation and Western elevation

Further inspection or advice required from specialist: Qualified Carpenter

LOOSE PAINT TO TRIM

Painting of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation

Further inspection or advice required from specialist: No



Fences

POST NOT PLUMB

Repairs to the affected post is required.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation

Further inspection or advice required from specialist: Qualified Fencer



Render

WATER STAINING TO RENDER

The cause of this staining was not obvious at the time of inspection. A licensed builder should be engaged to assess the staining and provide advice on any repairs required.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation and Eastern elevation

Further inspection or advice required from specialist: Licensed Builder

INCONSISTENT FINISH TO RENDER

Repairs to the affected area is required.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Qualified Renderer

INCOMPLETE RENDERING

Rendering of the affected area is required.

Repair priority: Immediate

Location: The item identified is located in the Northern elevation

Further inspection or advice required from specialist: Qualified Renderer

FEATURE ABOVE WINDOW NOT SEALED

Sealing of the feature above the window is required to prevent any deterioration.

Repair priority: Immediate

Location: The item identified is located in the Eastern elevation

Further inspection or advice required from specialist: Qualified Renderer

SHRINKAGE CRACKING VISIBLE

Aesthetic issue only. The installation of a control joint may assist with the cracking in this area.

Repair priority: Immediate

Location: The item identified is located in the Southern elevation

Further inspection or advice required from specialist: Qualified Renderer



ROOF

AREAS ASSESSED

Details:

Main dwelling.

ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately limited:
Nil.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas:
Nil.

MAINTENANCE ITEMS

Cladding

LOOSE CAPPING

Securing of the capping is required to prevent detachment.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: Qualified Roofer



Rangehood Flu

NOT STRAIGHT

Aesthetic issue only. Straightening of the flu is recommended.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: No

SAMPLE ONLY

ROOF VOID

AREAS ASSESSED

Details:

Main dwelling.

ACCESS CONDITIONS

Details:

Assessment to the following areas was unfortunately restricted:
Main dwelling because of Installed ducting, Installed Insulation, Restricted crawlspace, and Installed sarking.

AREAS OF NO CONCERN

Details:

No notable issues were noted to the following areas: Nil

NOTABLE ITEMS

Insulation

BLANKET INSULATION INSTALLED

Blanket insulation, which is a combination of reflective foil and fiberglass is installed beneath the roof sheeting.

Repair priority: N/A

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: No

INSULATION BATTS INSTALLED

Insulation batts are installed to the complete ceiling area.

Repair priority: N/A

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: No

INSULATION BATTS PARTIALLY INSTALLED

Insulation batts are installed to sections of ceiling area. The gaps in the insulation will reduce the effectiveness.

Repair priority: Immediate

Location: The item identified is located in the Main dwelling

Further inspection or advice required from specialist: Licensed Builder



SAMPLE ONLY

CRACKING

IMPORTANT INFORMATION REGARDING CRACKING AND MOVEMENT IN MASONRY AND CONCRETE

Details:

Regardless of the type of crack(s) and movement evident, a Building Assessor carrying out an assessment within the scope of a visual assessment is unable to determine the expected consequences of cracks and movement.

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 or movement and
- (e) Carrying out an invasive assessment

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

Cracks that are small in width, length and movement which is minimal on the day of the assessment may have the potential to develop over time into structural problems or may exhibit no further changes.

If cracks or movement has been identified in the table below, then only a Structural Engineer is **qualified** to determine the significance of the cracking or movement.

CRACKING OR MOVEMENT OF MASONRY AND/OR CONCRETE

Render

Southern elevation, Hairline cracking visible Appearance flaw

Appearance Flaw

Where in the assessor's opinion the appearance of the building item has deteriorated at the time of the assessment and the significance of this cracking or movement is unknown until further information is obtained.

Serviceability Flaw

Where in the assessor's opinion the performance of the building item is flawed at the time of the assessment and the expected significance of this cracking or movement is unknown until further information is obtained.

Structural Flaw

Where in the assessor's opinion the structural soundness of the building item has diminished at the time of the assessment and the expected significance of this cracking or movement is unknown until further information is obtained.

IMPORTANT ADVICE

Strata and Company Title Properties:

The assessment is limited to the interior and immediate exterior of the particular unit being inspected. The complete assessment of other common property areas would be the subject of a Special-Purpose Assessment Report.

Trees:

Where trees are located close to a house, this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical assessment can determine the foundation material and advise on the best course of action with regards to the trees.

Septic and Water Tanks:

Septic and water tanks do not form part of this assessment and report as specified in AS4349.1-2007. These items are the subject of a Special-Purpose Assessment Report and we strongly recommend a licensed plumber be engaged to carry out these assessments.

Swimming Pools and Spas:

Swimming Pools & Spas do not form part of the assessment and report as specified in AS4349.1-2007. We strongly recommend a pool expert be consulted to examine any pools, spas, associated equipment, fencing and plumbing.

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.

Foundations:

As our assessment is visual only, we cannot inspect and report on 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 Geotechnical 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.

Woodrot:

Woodrot is generally the result of timbers absorbing water over a period of time. This 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 for outdoor purposes.

Earth Leakage/ Residual Current Detectors:

Earth Leakage Circuit Breakers (ELCBs) also known as Residual Current Detectors (RCDs), are compulsory in all new homes and most industrial sites in Australia, their function is to detect a tiny imbalance or accidental current flow returning to the Earth conductor and to rapidly isolate the power in that circuit. The prime purpose of the protection is to prevent and protect against accidental electrocution, where connected equipment may be faulty, cords frayed or wiring insulation compromised. 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. However 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. We strongly recommend a qualified expert such as an Industrial Hygienist be engaged to inspect and report on any areas suspected of containing lead paint.

Other Assessments and Reports Recommended:

As a purchaser you may like to consider obtaining the following Assessments and Reports prior to any decision to purchase the Property, so that you can be well equipped to make an informed decision. These Assessments and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Assessment Report.

Timber Pest Assessment Electrical Assessment Plumbing Assessment Asbestos Assessment Mechanical Services

Drainage Assessment Mould Assessment Air conditioning Assessment Appliances Assessment
Alarm/Intercom/Data Systems

Structural (Engineer) Geotechnical Assessment Durability of Exposed Surfaces Hydraulics
Assessment Swimming Pool Assessment

Council Plan Assessment Hazards Assessment Fire/Chimney Assessment Estimating Report Garage
Door Mechanical Gas fitting Assessment

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

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

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

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ 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) 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; detection and identification of illegal wiring; 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, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

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 report. Buildings constructed prior to 1985 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings constructed 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 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 people's health. You should seek advice from a qualified asbestos 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 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 Industrial Hygienist.

7) CONDITIONS :- This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

8) DISCLAIMER OF LIABILITY TO THIRD PARTIES: 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.

SAMPLE ONLY