
PROPERTY INSPECTION REPORT

FOR:

AT:

PURCHASER:

VENDOR:

AGREEMENT NUMBER:

DATE OF INSPECTION:

TIME OF INSPECTION:

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INDEX

1. Terminology
2. Property Inspection Report Details
3. General Description of the Property
4. Building Interior
5. Roof Cavity
6. Under-floor Space
7. Garage/Carport
8. Building Exterior
9. Balconies, Verandahs, Patios
10. Grounds of the Property
11. Other Structures
12. Services
13. Details of Standard Report
14. Terms and Conditions of Property Inspection Report
15. Contact the Inspector

1. TERMINOLOGY

In this report we have used the following terms to describe each item of the structure that has been inspected.

- A. Adequate
- B. Deteriorated
- C. Rectification required

If a costed report has been commissioned, we will only cost the items headed "Rectification required".

- A. The term "Adequate" means that for the age of the dwelling or building, the part of the structure being inspected is in an acceptable condition, in the Inspector's opinion at the time of the inspection.

There may be blemishes, hair line cracking or deteriorated finishes such as paint or wall paper which the Inspector considers to be within a usual or normal condition for the age or type of building.

It is quite common for hairline cracking to be present at junctions of cornice to cornice or to walls or ceilings to exist in many buildings. The term "Adequate" may well be used when cornice cracking exists. This defect can easily be rectified by filling and painting.

- B. Generally, the term "Deteriorated" will be used when the part of the structure that is being inspected is, in the Inspector's opinion, below standard.

However, in the writer's opinion, that part of the building has not reached the stage where it is necessary to have repairs carried out unless the purchaser chooses to do so.

- C. The term "Rectification required" is used by the Inspector when he considers that the item being inspected has been damaged or has deteriorated to the point where money has to be spent to effect necessary repairs.

In some cases the Inspector may only describe the defect when it is headed "Rectification required". Other headings like "Adequate" and "Deteriorated" may stand alone, if appropriate, with no further description.

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2. PROPERTY INSPECTION REPORT DETAILS

Report Number:

Scope of Inspection:

Pest Inspection:

Commissioned by:

Address of Property:

Date of Inspection:

Weather Conditions:

Recent Conditions:

Orientation:

Currently Occupied:

The scope of the inspection was to cover: the building and the property within 30 metres of the building subject to inspection.

1. **The areas inspected were:** the building interior, the roof space, the roof exterior, the sub floor, the site.

Other areas inspected were:

2. **The areas not accessible for any inspection and the reasons why were:**

Further inspection of these areas is strongly recommended once access has been obtained. (No inspection was made of concealed frame timbers or any areas concealed by wall linings / sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks / posts or any obstructions to visual inspect.)

3. **Other areas to which reasonable access for inspection was not available and the reasons why include:**

Further inspection of these areas is strongly recommended once access has been obtained.

4. **The areas in which visual inspection was obstructed and the reasons why were:**

Further inspection of these areas is strongly recommended once access has been obtained.

Overall condition of the Property:

1. Poor
2. Below average
3. **Average**
4. Above average
5. Exceptionally good



Are defects generally consistent with the age and type of property:

Summary of most notable defects:

- 1.

3. GENERAL DESCRIPTION OF THE PROPERTY

Style and age of property:

Number of storeys:

Walls constructed in:

The roof is lined with:

The windows are:

The floors are:

There is:

Garage/carport:

Other structures:

Garden area:

Other inspections and reports require:

It is strongly recommended that the following inspections and reports be obtained if applicable, prior to any decision being made to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this report.

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Air conditioning Inspection
Alarm/Intercom/Data Systems	Structural (Engineer)	Geotechnical Inspection
Durability of Exposed Surfaces	Hydraulics Inspection	Swimming Pool Inspection
Council Plan Inspection	Hazards Inspection	Fire/chimney Inspection
Estimating Report	Garage Door Mechanical	Gasfitting Inspection

4. BUILDING INTERIOR

CEILINGS

Area:

WALLS

Area:

FLOORS

Area: Concrete
Timber

WINDOWS

Note: Aluminium windows are not immune to corrosion, especially in coastal and industrial areas.

Area: Aluminium / timber
Macro: Windows are not opened or closed but viewed generally in their location

EXTERNAL DOORS

Area: Macro:
On initial inspection, the glass which is located within 450mm of the floor, appears to be glazed with float glass. Accordingly, this glass should be either laminated, toughened or safety glass to comply with the current Building Code of Australia (BCA)

INTERNAL DOORS

Area: Macro:
On initial inspection, the glass which is located within 450mm of the floor, appears to be glazed with float glass. Accordingly, this glass should be either laminated, toughened or safety glass to comply with the current Building Code of Australia (BCA)

TIMBER TRIMS

Area:

KITCHEN

Kitchen cabinets:

Macro:

The cabinets could not be fully inspected due to the presence of stored goods.

Benchtop:

Macro:

The benchtop could not be fully inspected due to the presence of stored goods.

Kitchen appliances:

The kitchen appliances are not tested.

Splashback tiles:

Sink:

Taps:

LAUNDRY

Wall and floor tiles:

Tub:

Taps:

Washing machine
Connections:

Floor waste:

Present

Note, a water test on the floor has not been carried out to determine correct falls to the floor waste.

Exhaust fan:

STAIRS

Stringer:

Handrail / balusters:

Macro - the handrail does not comply with the current Building Code of Australia as it is not 1 metre in height.

Newel posts:

Treads and risers:

ENSUITE BATHROOM

Wall and floor tiles:

Mirror:

Accessories:

Floor waste:

Present

Note, a water test on the floor has not been carried out to determine correct falls to the floor waste.

Exhaust fan:

Vanity:

Macro:

The vanity has been built into the floor, predicably given time if shrinkage and movement occurs, cracking between the floor tiles and the vanity kickboard will allow water penetration to occur and the kickboard will rot.

Sink:

Shower:

Macro:

At the time of the inspection the shower was tiled, accordingly it is impossible to establish if adequate waterproofing measures have been taken at the time of the construction to ensure that the shower will not leak. Neither shower flooding or water testing or the use of moisture meters can necessarily detect leaking showers.

It is possible that the vendor may have had a liquid re-waterproofing system installed which given time or increased usage may fail.

It is also possible that the shower is not in use and that previous signs of leaking have been painted over or obscured.

Accordingly it is recommended that you discuss the condition of the shower with the vendor and satisfy yourself that the shower does not leak.

Shower screen:

Macro:

The shower screen was not water tested from inside the shower cubicle to ensure water tightness.

Bath:

Taps:

WC cistern, seat and pan:

BATHROOM

Wall and floor tiles:

Mirror:

Accessories:

Floor waste:

Present

Note, a water test on the floor has not been carried out to determine correct falls to the floor waste.

Exhaust fan:

Vanity:

Macro:

The vanity has been built into the floor, predicably given time if shrinkage and movement occurs, cracking between the floor tiles and the vanity kickboard will allow water penetration to occur and the kickboard will rot.

Sink:

Shower:

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It is also possible that the shower is not in use and that previous signs of leaking have been painted over or obscured.

Accordingly it is recommended that you discuss the condition of the shower with the vendor and satisfy yourself that the shower does not leak.

Shower screen:

Macro:

The shower screen was not water tested from inside the shower cubicle to ensure water tightness.

Bath:

Taps:

WC cistern, seat and pan:

SEPARATE TOILET

Mirror:

Accessories:

Floor waste:

Present

Note, a water test on the floor has not been carried out to determine correct falls to the floor waste.

Vanity:

Macro:

The vanity has been built into the floor, predicably given time if shrinkage and movement occurs, cracking between the floor tiles and the vanity kickboard will allow water penetration to occur and the kickboard will rot.

Sink:

Taps:

WC cistern, seat and pan:

DAMP PROBLEMS

Rising, falling, horizontal or laterally penetrating:

5. ROOF CAVITY

Access:

Framing:

Roof covering:

Sarking:

Insulation:

Macro:

As insulation was present in this roof void the inspection was restricted. To facilitate a complete and proper inspection of the roof, it is recommended that all roof insulation be removed and the roof void be vacuumed clean thereafter a new inspection can be arranged at additional cost.

Leaks:

Party walls:

Services:

Macro:

As there is old existing electrical wiring and metal conduits present in the roof space, we recommend you obtain the services of an electrical specialist to check the quality of the electrical wiring.

Hot water heater:

Ventilation:

Macro:

It is most important to create and maintain suitable roof void conditions.

In winter months roof voids can become damp and maintain high humidity conditions providing ideal conditions for termite activity and fungal growth.

In summer months with hot conditions, other problems and situations can occur.

A correctly ventilated roof will lower the temperature in the roof and as a consequence, lower the temperature of the house generally, preventing the radiating heat from entering the ceilings of the house.

A cooler roof void will also reduce the risk of timber delinification or defibration which occurs in softwood roof timbers exposed to high temperatures, high moisture, poor ventilation and in some cases, chemicals in the atmosphere.

6. UNDER-FLOOR SPACE

Access:

Flooring:

Bearers and joists:

Piers and stumps:

Suspended concrete floors:

Ant caps:

Dampness and damp damage:

Drainage:

Ventilation:

There is insufficient cross flow ventilation. Corrosion resistant and vermin proof wire mesh vents or a mechanical ventilation system should be installed into the external walls as well as any sub-flooring dividing walls.

Cracked or leaking pipes:

Debris:

7. GARAGE/CARPORT

Access:

Roof structure:

Ceiling:

Walls:

Macros:

Single skin or 110mm thick walls are often found in the construction of garages when brick veneer construction methods are adopted. This form of construction often absorbs water in periods of continuous rainfall allowing the inside of the brickwork to become wet. The water flows down the inside of the walls until it reaches the Damp Proof Course (DPC) level. It is important that the DPC is arranged in such a manner as to collect the water from the inside of the wall and to convey the water through the weep holes to the outside of the wall.

Floor:

Windows:

Note, we do not open and close windows but view them generally in their location.

Vehicular door:

Pedestrian door:

Damp proof course:

Macro:

All flashings and damp proof courses are not reliable and their failure is inevitable with time. In some cases in older houses, damp proof courses were not installed or have now failed. Accordingly rising damp is often found.

8. BUILDING EXTERIOR

Lining of main roof:

Ridges:

Valleys:

Flues/vents/external
pipework:

Flashings:

Macros:

The writer observed the flashings have been laid in lengths in excess of 1.5 metres, this being the recommended maximum length for flashing installation without a lap or join. Flashings laid in excess of these lengths are susceptible to metal fatigue and will predictably, given time, crack and fail thereby allowing water to penetrate the roof space.

Metal roof flashings:

Macro:

Note, the flashings have been pressure sealed to the walls without any over flashing, this may become a problem long term.

Skylights:

Gutters:

Downpipes:

Connection to
stormwater pipes:

Fascia/barge boards:

Eaves:

Slab edge exposure:

Macros:

The inspection revealed that the 75mm recommended slab edge exposure has not been created, accordingly it is recommended that the paving be lowered or a perimeter termite treatment be installed.

EXTERNAL WALLS

Wall type:

Finish:

Bricks and mortar:

Expansion joints:

Cracking and
movement:

Macro:

[describe crack] was visible [location] however the necessary information to properly assess the significance of the crack is not available and therefore the opinion of a structural engineer is essential.

Damp proof course:

Macro:

All flashings and damp proof courses are not reliable and their failure is inevitable with time. In some cases in older houses, damp proof courses were not installed or have now failed. Accordingly rising damp is often found.

Lintels:

Cladding:

Windows:

Note, we do not open and close windows but view the windows generally in their location.

Chimneys:

Chimneys are not inspected unless specifically requested to do so and after correct scaffolding or access provisions have been made.

9. BALCONIES, VERANDAHS, PATIOS

Floor:

Macro:

We recommend that a structural engineer check the structural adequacy of the balcony.

Ceiling:

Posts:

Handrail:

Macro:

The handrail does not comply with the current Building Code of Australia as it is under 1 metre in height.

10. GROUNDS OF THE PROPERTY

Access:

Fences:

Letterbox:

Gate:

Retaining walls:

Macro:

Retaining walls were noted and although they may appear to be in good condition, this observation cannot be relied upon. Accordingly, if in doubt, a Structural Engineer's Report should be commissioned.

Steps:

Paving:

Driveway:

Drainage:

Macro: take the macro below out when there is a septic tank installed and just type in septic tank.

We recommend that the purchaser obtains a sewer diagram from Sydney Water prior to purchasing the property.

Surface water:

Trees:

Macro:

There are several trees which may have a damaging effect on the house due to their location. Their roots can reduce the moisture content of the ground. This will cause local subsidence and movement to footings, foundations and pipework, as well as cracks in walls. Leaves and branches will block gutters and downpipes, causing them to rust.

Clothesline:

11. OTHER STRUCTURES

12. SERVICES

PAINTING

External painting:

Internal painting:

SECURITY SYSTEMS

If installed the operation of security alarm and smoke detectors has not been tested.

Security alarms:

Smoke detectors:

Macro:
Smoke detectors have not been installed in the correct positions.

The owners of certain types of buildings and strata lots must have smoke alarms (or in certain cases heat alarms) installed in the building or lot in accordance with regulations under the Environment Planning and Assessment Act 1979. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

AIR CONDITIONING

PLUMBING

Whilst comments may be made concerning plumbing and fittings in this report, the test of taps, sewer disposal systems and waste water drainage facilities is specifically excluded. A licensed plumber should be consulted with regard to water supply, drainage or gas fittings.

Water supply pipes:

Water hammer:

Macro:

This is caused by kinetic energy of the water moving in the pipes which, when the tap is turned off, abruptly causes the pipes to rattle or bang. Water hammer can usually be reduced or rectified by fitting a water hammer arrester or a pressure limiting valve, as well as checking that all pipes have been securely clipped and supported.

Water pressure:

Hot water service:

Macros:

The hot water service does not appear to have a temperature regulator.

The inlet and outlet pipes to the hot water service are 10mm copper. The pipes should be at least 15mm and accordingly as inadequate in size.

ELECTRICITY

This part of the report is included to indicate the location of the meter box or board and to describe its appearance. A qualified and licensed electrician should be consulted with regard to electrical installations and fittings.

Access:

Meter box / board:

Fuses/circuit breakers:

GAS SUPPLY

Access:

PEST INSPECTION

See separate "Visual Timber Pest Report"
OR

This company has not been appointed to carry out a pest inspection. If not already arranged with this company, it would be prudent to consult a qualified timber-destructive pest inspector or identify damage caused by past or present timber destructive insects or fungal growth and decay.

13. DETAILS OF PROPERTY REPORT (WHERE APPLICABLE)

This is a Standard Property Report all as Clause 3 of AS 4349.1:2007. This report is subject to our standard terms and conditions attached.

It is predictable that buildings will have both major and minor faults regardless of age. This report will record the condition of the building, in accordance with AS 4349.1:2007 - inspection of Buildings, Part 1 Property Inspections - Residential Buildings.

This report is based upon a visual inspection of the building, home unit or town house.

The condition of each element of the building will be recorded as being either 'Adequate', 'Deteriorated' or 'Rectification Required'. (Fires, electrical fittings, air conditioners and appliances are not tested nor is the condition of curtains and blinds.)

The term 'Adequate' means, in view of the age, type or condition of the building, that this element is of acceptable standard without the need for any repairs to be carried out in the short term.

The term 'Deteriorated' means that the element of the building referred to has a minor fault or defect - a matter which, in view of the age, type or condition of the building, does not require substantial repairs or urgent attention and rectification.

These items include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to material and finishes.

The term 'Rectification Required' means that the element of the building referred to has deteriorated to a condition where it is now not at an acceptable condition and repairs or attention and rectification works are now required.

In Section 2 of this report under the heading "Overall Condition of the Building", you will find that we have made one of five (5) comments; either;

1. Poor
2. Below Average
3. Average
4. Above Average
5. Exceptionally Good

Clearly, the inspectors opinion as to the condition of the building can be graded according to the scale above.

This is a 'Standard Property Report' and has been carried out in accordance with Clause 3 of AS 4349.1:2007. This report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Whether or not a defect should be regarded as significant depends to a large extent upon the age and type of building.

The Australian Standard states that it is unrealistic for the consultant to comment on minor defects and imperfections in the standard property report.

This report excludes:

- a) Any item which is the subject of a special purpose property report.
- b) Any area or item which was not, or could not be inspected by the consultant.
- c) Any matter which is not within the consultant's expertise.
- d) Any matter, the inspection or assessment of which is solely regulated by statute.
- e) Swimming pools, spas, saunas.

TERMS OF PAYMENT

Sydney Building Reports does not offer extended terms of payment or credit. Account clients are 30 days and non-account clients are requested to pay prior to release of the report. In the event of ongoing or follow-up reports, or time spent on the matter commissioned, we require payment on receipt of invoice.

Should clients exceed our terms of payment and we are forced to resort to debt collection methods, we reserve the right to charge \$100 debt collection administration charge and a 10% commission to the debt collection agency, as well as 2% per month interest charge on the debt owed, as well as any other costs or charges that may become due.

14. TERMS AND CONDITIONS OF THE REPORT

1. **This report is private and confidential** and is for the purchaser's reference only. The report may not be reproduced or copied in whole or in part by any other person or company and is protected by Copyright.
2. **Disclaimer of liability to third parties:-** This report is made solely for the use and benefit of the Client named on the front of this cover. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.
3. **Minor defects** or standard defects such as shrinkage cracks in concrete may not be noted or recorded in this report as their presence is not likely to affect the value or quality of the property.
4. **This report** refers to the condition of the property at the date of inspection. No responsibility is accepted in respect of any matter nor evident on, or in respect of any change or deterioration occurring after the date of inspection.
5. **The Purchaser Acknowledges** and accepts that this report does not detail any item listed or assume that any such item is included in the report, further any specialist item such as pest inspection, the nature of timber infestation or rot, structural engineering, legal records, boundary positions, survey details, electrical or plumbing services or the like, are not covered by this report or the inspectors knowledge.
6. **Omissions** from this report. Should any omission have occurred in the preparation of this report whether it be by lack of access, the failure of the inspector to note such defects or by way of a typing omission, the purchaser acknowledges that neither the inspector nor Sydney Building Reports shall be held liable in any way for the omission.
7. **Owner's Consent.** In the event of a pre purchase report, the purchaser, or the purchaser's agent shall be responsible for obtaining the owner's consent prior to this report being prepared. The purchaser indemnifies Sydney Building Reports and its inspector against any resulting actions being taken due to the non-obtaining of such permission or consent.

Furthermore the purchaser or his Agent or Solicitor will make arrangements with the owner for all areas to be made available for inspection prior to the date of inspection, ie stored furniture, locked doors etc, will be removed or unlocked. Access will be obtained safely by a 2.1 metre step ladder internally and a 3.6 metre ladder externally.

8. **Limitation of Liability** within services supplied and covered by the Trade Practices Act 1974, as amended, specifically supplied for personal, household and domestic use. In the event of a breach of a condition as warranty implied by the Act the liability of Sydney Building Reports shall be limited at Sydney Building Reports' discretion to the supplying of the services again.
9. **Compliance with Legislation or Standards.** The purchaser acknowledges that they will not hold Sydney Building Reports or the company's inspector responsible for any omissions from the report in relation to the Local Government Acts or the Building Code of Australia or the Australian Standards or any other legislation or statute ordinances.
10. **Non-visual Defects:** The purchaser acknowledges that they will not hold Sydney Building Reports or the company's inspector responsible for failure to include any such effect, whether it was present at the time of the inspection or occurred at a later time or defects which may occur in adverse weather (eg. leaking roof in the event of rain which was not failing at the time of the inspection).

Defects cannot be detected in any areas of the property where the manifestation of the defect is not evident upon visual examination under conditions applying at the time of inspection. This would include such things as leaking roofs and gutters and blocked drains for example.

We have not inspected woodwork on other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defects

11. **Known Defects:** The purchaser or the purchaser's Agent or Solicitor shall notify Sydney Building Reports or the company's inspector if they are aware of any defects or problems with the property to be inspected.
12. **Visual Inspection:** This report is based upon a visual inspection on those areas of the property to which access is available at the time of the inspection. Should a visual inspection not be possible due to obstructions or obstacles or the installation of materials such as brickwork, Gyprock surface covering, fixtures and fittings, furniture, plant, soil, built-in cupboards, carpet, etc those areas cannot be inspected, accordingly, should defects exist behind such obstacles, the purchasers acknowledge that they will not hold Sydney Building Reports or the company's inspector responsible for any omission from the report.

Only areas with means of access such as trap doors or manholes or other suitable openings in accordance with AS 4349.1:1995 will be inspected.

13. **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 general remarks 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 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 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. 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 of 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 removal expert.
14. **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.
15. **Drought Disclaimer:** During long periods of drought, foundation settlement can cause cracking to walls, ceilings etc. These cracks may appear after the inspection within the contract settlement period.
16. **Payment of Inspection Report.** The purchaser shall pay to Sydney Building Reports the agreed fee all as our Terms of Payment and being that Sydney Building Reports does not offer extended terms of payment or credit. Account clients are 30 days and non-account clients are requested to pay prior to release of the report. In the event of ongoing or follow-up reports, or time spent on the matter commissioned, we require payment on receipt of invoice.

Should clients exceed our terms of payment and we are forced to resort to debt collection methods, we reserve the right to charge \$100 debt collection administration charge and a 10% commission to the debt collection agency, as well as 2% per month interest charge on the debt owed, as well as any other costs or charges that may become due.

17. **Cancellation of Report:** Should the purchaser or his Agent or Solicitor wish to cancel a report for any reason that the cancellation shall be in writing or by fax. Any costs incurred up to the time of cancellation will be due and payable.
18. **Acceptance of Terms and Conditions:** The purchasers acknowledge that they have read the terms and conditions herewith scheduled and that they agree to those terms and conditions.
19. **Suitability:** The purchasers acknowledge that they shall satisfy themselves as to the suitability of the property for their needs and further acknowledge that the report relates only to the condition of the property.
20. **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 general remarks 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.
21. **Information at hand:** Should the owner, the purchaser, his Agent or Solicitor have any relevant documentation which might help in the preparation of this report, ie drawings, certificate of title, survey plan, previous building inspection reports, details of any previous pest reports, copies of drawings showing any extensions to the property, etc, a copy should be made available to Sydney Building Reports prior to the company's inspector making the onsite inspection.
22. **Exclusion from Report:** Inspection or testing of pipework or drains, electrical, mechanical or air conditioning installations, alarms, saunas, spa or pool equipment, hot water heaters, lifts or inclinators, fire protection equipment, fire places or heaters, washing machines, white goods, ducted vacuum systems etc.
23. **Exclusions from Standard Property Inspection:** Although standard property inspections can provide invaluable expert advice, they do not cover everything. For example, the consultant normally would not check the adequacy of the following:
 - a) footings
 - b) concrete damp-proof course
 - c) electrical installations, smoke detectors and residual current devices
 - d) plumbing
 - e) drainage gasfitting
 - f) air conditioning
 - g) garage door opening mechanisms
 - h) swimming pools and associated pool equipment
 - i) the operation of fireplaces and chimneys
 - j) alarm systems and smoke detectors
 - k) intercom systems
 - l) soft floor coverings including carpet and lino
 - m) appliances including dishwashers, insinkerator, ovens, ducted vacuum systems
 - n) paint coatings
 - o) hazards

Whether or not services have been used for some time prior to an inspection being carried out will affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

24. **Conditions:** This standard property report may be conditional upon or conditional in relation to:
- a) The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions.
 - b) Information provided by the person, the employees or agents of the person requesting the report.
 - c) The specific areas of "expertise" of the consultant specified in the report.
 - d) Apparent concealment of possible defects.
 - e) Any other factor limiting the preparation of this report.
25. **Special Purpose Property Reports:** Where a special purpose property report is requested for the purpose of estimating the cost of rectifying damaged or deteriorated items, the estimated cost is based on the visual inspection of the items at the time of inspection and cost guides such as Rawlinsons Publication. We also advise you to obtain quotations by licensed builders or tradespersons prior to carrying out the rectification work.

15. CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The inspection and report was carried out by: Craig R Nisbett

Address: Suite 3 / 3 Kenthurst Road, Round Corner NSW 2158

Licence: BC153

Accreditation No.: 2820

SIGNED FOR AND ON BEHALF OF: Rescom Pty Ltd T/As Sydney Building Reports

Signature:

Form 0408