



AWESIM Pty Ltd
 PO Box 442 Moorebank NSW 1875
 0419 600063
 ABN 95 074 479 762

Pre Purchase Building Inspection



Front Elevation of the Inspected Property

CLIENT DETAILS:

Client:	Mr John Brown		
Contact Details:	Ph. 09 999 1234	Email: j.brown@abcinc.comm.au	
Report No:	Sample Report		
Inspection address:	5 Lanagan Ave, Sydneyville, NSW, 2000		
Inspection Date & Time:	22, June 2012 1:30 PM	Arrival time:	1:30 PM Departure time: 3:45 PM
Weather Conditions at time of inspection:	@ start Overcast	Temperature:	20
Inspectors Name:	Glen Sim	License No.	Bld Lic # 232673C
Inspectors Email:	glen@awesim.com.au		
Inspectors Phone No.	0419 600063		

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2.0 Fee & Inspection Agreement

INSPECTION AGREEMENT

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

1. This Pre Purchase Building Inspection Agreement (the "Agreement") is made on the date stated in the Schedule between:
Awesim Pty Ltd of (hereinafter "Awesim") first party and
Client named in the Schedule (hereinafter "Client") second party.
 - a. Awesim carries on the business of conducting building inspections and providing building inspection reports and other services.
 - b. Client engages Awesim to conduct a pre purchase building inspection and report findings ("Services") performed at premises located at the address stated in the Schedule ("the Property").
 - c. Where indicated Client also engages Awesim to conduct other inspection related services as set out in Clause 12. The Additional Services required are indicated by those checked on the appropriate line beside the desired service.

2. FEE:

Client agrees to pay the fee stated in the Schedule for the performance of the Services selected. This amount shall be paid in full prior to completion of the Services (unless otherwise agreed in writing by the parties). Should Client fail to timely pay the fee, Client will reimburse Awesim all reasonably incurred fees associated with collection, including but not limited to administration costs, solicitor fees, and cost of litigation.

3. THE PURPOSE OF THE INSPECTION:

The purpose of the inspection is to provide advice to a prospective purchaser or other interested parties regarding the condition of the property at the time of inspection.

4. THE SCOPE OF THE INSPECTION:

- a. The inspections shall comprise visual assessment of the property to identify major defects and form an opinion regarding the general condition of the property at the time of the inspection.
- b. This inspection will be carried out in compliance with AS4349.1-2007.
- c. The following areas shall be inspected where applicable:
 - i. The interior of the building.
 - ii. The roof space.
 - iii. The exterior of the building.
 - iv. The sub-floor space.
 - v. The roof exterior
 - vi. The property within 30m of the building subject to inspection.

5. AREAS FOR INSPECTION:

Client or its agent shall arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to the property or parts of the property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection.

6. LIMITATIONS:

- a. The inspections and report does not include any areas that are concealed, contained, or cannot be seen, due to:
 - i. furniture or other personal belongings concealing evidence of issues which may be discovered at a later date;
 - ii. any furniture or personal belongings;
 - iii. locked doors, pets, narrow boundary clearance, thick vegetation, small roof or crawl space and weather conditions.
- b. The inspector cannot move or relocate any furniture or personal belongings.
- c. Nothing will be dismantled and there will be no invasive inspection during the inspection.
- d. In cases where the services (water/gas/electricity) have not been used for some time prior to the inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.
- e. The report is not a certificate of compliance, guarantee, warranty, or any form of insurance.
- f. The report does not include the identification of unauthorized building work or of work not compliant with building regulations.

7. REASONABLE ACCESS:

- a. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers. Subfloor areas sprayed with chemicals will not be inspected unless it is safe to do so.
- b. The following minimum access space is required:

AREA	ACCESS HOLE	CRAWL SPACE	HEIGHT
Roof interior	400 x 500	600 x 600	Accessible from a 3.6m ladder
Roof exterior			Accessible from a 3.6m ladder

Report ID No: Sample Report

8. EXCLUSIONS:

- a. The inspection shall not cover the items listed in Appendix D of AS43491-2007, a copy of which is annexed to this agreement.
- b. Other exclusions include inspection of asbestos, Magnesite and mould.

9. STRATA PROPERTIES:

- a. The inspection is limited to the interior and the immediate exterior of the property to be inspected, as that is the extent of the individual property, and does not include common property and review of body corporate or similar reports.
- b. Client is advised to obtain a full strata report, including all common areas of the property.
- c. Client and any prospective purchaser is advised that their liability for the cost of repairing building defects is not restricted to the particular unit which they are proposing to purchase, but may include contribution to the whole of the common property.
- d. Client acknowledges that it has been advised that the inspection and report by Awesim of the Property and its immediate surrounds may be insufficient as an indicator of the total extent of overall liability of Client to contribute to costs of repairs to the building of the Property should Client proceed to purchase the Property.

10. VENDOR INSPECTIONS:

Where Client is a prospective vendor of the property Client is required to notify the inspector of any existing conditions or issues of the property, on or before the inspection of the property.

11. EXTENT OF REPORTING:

- a. A written inspection report will be provided, describing any:
 - i. Major Defect;
 - ii. Minor Defect;
 - iii. Safety Hazard

on the basis of comparison with a building of similar age and similar type, to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building.

- b. The inspector works solely for the Client.
- c. The inspector has no vested interest in whether or not the property purchase is completed.
- d. The inspector does not perform repairs / referral for repair, to prevent a conflict of interest.

12. ADDITIONAL SERVICES:

Client engages Awesim to conduct the following additional services as checked, and shall be recorded in a separate report:

- Pre Purchase Swimming Pool Inspection;
- Swimming Pool Safety Inspection
- Asbestos Inspection.
- Mould Inspection.
- Defect / Non Compliance Inspection.
- Invasive Inspection.
- Estimate of costs to rectify defects.

13. LIMIT OF LIABILITY:

- a. If Awesim fails to perform the Services as provided herein or are careless or negligent in the performance of the Services, liability of Awesim for any and all claims related thereto is limited to the fee paid for the Services, and Client releases Awesim from any and all additional liability to pay damages or compensation.
- b. Client agrees there will be no recovery for consequential damages arising from any Services performed in accordance with this agreement.
- c. Client understands and agrees that the performance of the Services, without this limitation of liability would be more technically exhaustive, likely require specialist advisors additional to the inspector and would cost substantially more than the fee paid for this limited visual inspection.
- d. The client agrees to notify the inspector in written form, within ten working days after discovery of the issue. The client agrees not to repair, replace or alter the issues raised prior to the inspector re-inspecting the property. If a dispute continues then an independent mediator will be required, each party is to pay their own costs.

14. CANCELLATION POLICY:

If the inspection is cancelled within a 24hour period of the due date of the inspection or access is not granted at the agreed time of inspection (no show), the full fee of the inspection will be charged.

15. DISCLAIMER:

- a. Any report provided by Awesim to Client is based upon a visual inspection only report and non-invasive limited to those areas as set out in this agreement.
- b. The inspection report is confidential and intended for the exclusive benefit and use by the Client and their agent for the purpose of considering the purchase of the Property. The report, or any portion thereof, is not intended to be provided to or for the benefit any person not a party of this agreement. Client acknowledges that if it allows or causes the report or any portion thereof to be disclosed or distributed to any third party, it indemnifies, defends, and holds harmless Awesim for any claims or actions based on the Services or the report brought by any party.

Client : Mr John Brown

Property Address : 5 Lanagan Ave, Sydneyville, NSW, 2000

Client Address : 5 Whereis Ave, Your City, NSW, 2000

Email : j.brown@abcinc.comm.au

Inspection Date : 22/06/2012 **Time:** 1:30 PM

Inspector : Glen Sim

Report I.D. # : Sample Report

Client / Agent Signature: Client Signature: On File

<u>INSPECTION FEES</u>	
Base Fee:	\$550.00
<hr/>	
Total Inspection Fees	\$550.00

INTRODUCTION PAGE

AWESIM Pty Ltd

Report #: Sample Report

PO Box 442 Moorebank NSW 1875

Client: Mr John Brown

0419 600063

Property: 5 Lanagan Ave, Sydneyville, NSW, 2001

Inspection Date: June 22, 2012

THE BRACKETED NUMBERS ARE DEFINED AS FOLLOWS:

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

The term " Satisfactory " or " Appears Satisfactory " Is used to identify an item or component that was found to be functionally usable at the time of the Property Inspection. Normal wear & tear is not noted.

THE PURPOSE OF THE PROPERTY INSPECTION

The purpose of the inspection is to provide advise to a prospective purchaser or other interested party regarding the condition of the structure of the property.

The inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property.

THE PROPERTY INSPECTION OUTLINE

This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 meters of the main building and within the inspection properties boundaries.
2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me. If The Client(s) have any Questions / Comments, Please Call The Inspector As Soon As Possible.
3. The Inspector works solely for the Client(s), not the Agents or Sellers.
4. The Inspector has no vested interest in whether or not The Property purchase is completed.
5. The Inspector does not perform repairs / referrals for repairs, to Prevent a Conflict of Interest.
6. The Inspection Report is not a Warranty or Guarantee of any kind. If a Home Warranty is not provided by the Sellers, Agents or Others. The Client(s) are is strongly advised to obtain one.
7. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
8. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
9. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
10. The Inspector will advice you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
11. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
12. It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.
13. No inspection will be carried out for Asbestos. (This is out of our area of expertise)
14. No inspection will be carried out for Magnasite. (This is out of our area of expertise)
15. No inspection will be made for Mould. (This is out of our area of expertise)
16. Costs for building work are not provided within this Report. Should you require any costings you should seek further advice from a licensed builder.
17. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
18. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
19. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.

3.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS:

ACCESSIBLE AREA: An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

BUILDING ELEMENT: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. ie sub floor space, roof space etc.

CLIENT: The person or other entity for whom the inspection is being carried out.

DEFECT: Fault or deviation from the intended condition of a material, assembly, or component.

INSPECTION: Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR: Person or organization responsible for carrying out the inspection.

LIMITATION: Any factor that prevents full or proper inspection of the building.

STRUCTURAL ELEMENT: Physically distinguishable part of a structure. ie post, beam etc.

BUILDING ELEMENTS and inspection areas

BUILDING ELEMENT	INSPECTION ELEMENTS
BUILDING INTERIOR	Ceilings, Walls, Floors, Windows, Doors, Kitchen, Bathroom, Laundry and stairs
ROOF SPACE	Roof covering, Roof Framing, Sarking, Party Walls, Insulation
BUILDING EXTERIOR	Walls, Frames and structures, Chimneys, Stairs, Balconies, verandas, patios
SUBFLOOR SPACE	Timber Floor, Suspended concrete floors
ROOF EXTERIOR	Roof, Skylights, Valleys, Guttering, Down pipes, Eaves, Fascia and barges
THE SITE	Car accommodation, garden sheds, Retaining walls (less than 700mm), Paths, Driveway, Steps, Fencing, Surface Water.

BRACKETED NUMBERS

(1)	Major Defect
(2)	Minor Defect
(3)	Safety Hazard
(4)	Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
(5)	Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
(6)	Recommend Repairs by a Qualified Licensed Contractor.

DEFECT DEFINITIONS

CATEGORY OF DEFECT

MAJOR DEFECT: A defect 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: An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

TYPES OF CRACKING DEFECTS

APPEARANCE DEFECT: Where in the opinion of the inspector the only present or consequence of the cracking is that the appearance of the element is blemished. Fault or deviation from the intended appearance of a building element.

SERVICEABILITY DEFECT: Where in the opinion of the inspector the present or expected consequence of the cracking is that the function of the building element is impaired. Fault or deviation from the intended serviceability performance of a building element.

STRUCTURAL DEFECT: Where in the opinion of the inspector the present or consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. Fault or deviation from the intended structural performance of a building element.

CONDITION DEFINITIONS

HIGH (POOR): 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 (AVERAGE): The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

LOW (ACCEPTABLE): 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.

ABOVE AVERAGE: The overall condition is above that 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 buildings of similar age and construction.

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas or members requiring minor repair or maintenance. There are no major matters that require attention or rectification.

BELOW AVERAGE: The overall condition is below that with dwellings of approximately the same age and construction. There may be areas or members that show significant defects and or poor non tradesman like workmanship and or long term neglect and / or defect requiring major repairs.

BUILDING TERMINOLOGY

Access Hole:	An opening in a part of a structure, to allow for entry to carry out an inspection.
Ag Line:	Agricultural Line, a below ground drainage system.
Ant Cap:	Metal barrier placed on piers or along masonry walls to aid in termite detection.
Architrave:	Mouldings surrounding windows and doors.
Balustrade:	Vertical members used to support under handrail on stairs or landings.
Bearer:	A sub floor timber that supports joists.
Concrete:	A mixture of aggregate, sand, cement and water to form artificial stone.
Cornice:	A moulding secured between the ceiling and wall junction.
DPC:	Damp Proof Course, A continuous layer to prevent moisture rising.
Eaves:	The overhang of a roof to the perimeter of the dwelling.
Fascia:	A Horizontal member fixed to the ends of the rafters.
Flashings:	An impervious material used to prevent moisture penetration, on the roof.
Footing:	The structure used to transfer load from the dwelling above to the foundation below.
Foundation:	The earth in which the footings are placed.
Gable:	The vertical triangle end of a roof.
Going:	Or Tread, The horizontal distance from riser to riser, in stair construction.
Hanging Beam:	A beam used to support one or multiple ceiling joists.
Hip:	The diagonal sloping edge on a roof, between the exterior wall and ridge.
Insulation:	Material used to control thermal and or acoustic situations.
Joist:	A horizontal member supporting the flooring or ceiling lining.
Lagging:	Insulation wrapped around hot water pipes.
Lintel:	A horizontal member spanning an opening and supporting a load.
Mortar:	A cement based compound to adhere masonry bricks together.
Newell Post:	The support post at both ends of a handrail.
Parapet:	A wall protruding above the roof.
Pelmet:	A method to conceal curtain rods or sliding door tracks to windows or doors.
Perpend:	The vertical mortar joint between bricks.
Pier:	Used to support the bearers of a dwelling.
Pointing:	The type of finish applied to masonry joints, roofing or brickwork.
Rafter:	The sloping member of the roof supporting the roofing material.
Render:	A cement mixture applied and finished over masonry walls.
Ridge:	The horizontal member at the top of the roof.
Riser:	The vertical member under each step, in stair construction.
Skirting:	Moulding between the floor and wall junction.
Soffit:	Or Eaves, The underside lining between external wall and fascia.
Threshold:	The sill or step at an external door.
Truss:	A structural manufactured member to support the roof and ceiling loads.
Under Pinning:	A method of supporting footings, that may be damaged or taking extra load.
Valley:	The metal material between two sloping surfaces on a roof.
Weep Holes:	Drainage holes in masonry wall to allow water from behind to escape.

4.0 INSPECTOPN REPORT

Report ID No: Sample Report

SUB-FLOOR:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SUBFLOOR TYPE	Slab On Ground
UNDER FLOOR ACCESS	Not Applicable
ANCHORING / BRACING	Not Applicable
STRUCTURE TYPE	Duplex
UNDER FLOOR VENTILATION	Not Applicable

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Slab Foundation: Slab was not visible due to carpet / floor coverings. No adjacent damage found.

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

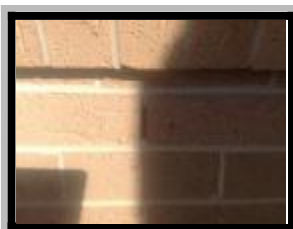
BUILDING EXTERIOR:

NOTICE: The visible portions of the exterior surfaces / trim were observed to determine their condition at the time of inspection. Destructive testing of exterior timber surfaces / trim to determine the presence of any deterioration / infestation is beyond the scope of this report. Damaged / infested areas reported should be repaired / treated by appropriate specialist. The routine maintenance of door & window frames is required to prevent damage / leaks. The client is strongly advised to obtain & review the termite / pest report & consider any recommendations for repair / treatment of the property prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

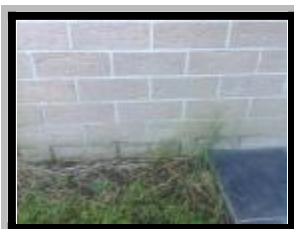
The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- DWELLING FACING:** North
- EXTERNAL WALLS:** Brick Veneer
- WINDOWS:** Powder Coated Aluminium & Single Glazed
- DOORS:** Front Door Solid Core Timber Back Door Glass Sliding Door
- ELECTRICAL:** Front Wall Lights & Wall Light To Rear
- STAIRS:** Not Applicable
- PERGOLA:** Painted Timber Pergola Attached To Rear Of Dwelling
- VERANDA'S OR BALCONIES:**
- SPECIAL FEATURES:**

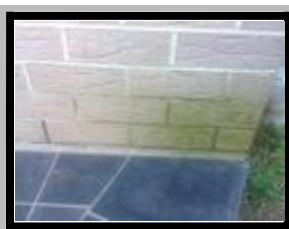
Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



blocked weep hole



mould growth on brickwork



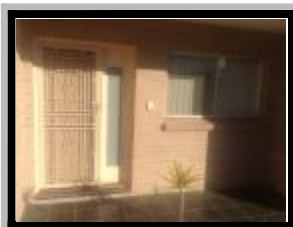
mould growth on brickwork



missing silicone



cracked tile



font entry

Exterior Surface: Brickwork weep holes are blocked at several areas. (2) (6)
 Exterior Surface: Brickwork has mould or mildew growth, this shows signs of moisture retention, this issue should be monitored (2) (5) (6)
 Exterior Doors / Jambs: Sliding glass door / screen door not sliding easily, requires adjustment (2) (6)
 Exterior Doors / Jambs: Knob / Latch assembly requires adjustment / repair to operate properly at: back door (2) (6)
 Window / Frames: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
 Patio / Porch / Balcony: Cracked / missing floor tiles, requires replacement (2) (6)
 Patio / Porch / Balcony: Missing grout / silicone between floor tiles, requires repair. (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

ROOF EXTERIOR:

NOTICE: The visible portions of the roof / roof penetrations / flashings were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the sale closure. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

MAIN ROOF	Material Is Concrete Tile Located On 2nd Storey
SECOND ROOF	Material Is Concrete Tile Located On Ground Floor Roof
FASCIA / GUTTERS	Material Both Colorbond
DOWNPIPES	Material Is Colorbond
ROOF TYPE	Hip

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



lead flashing

Flashings: Improperly installed flashing found, lead requires dressing in multiple locations (2) (6)
Main Roof: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Eave comments: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Gutters / Downpipes: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.



lead flashing

REPORT LEGEND

- (1) MAJOR DEFECT
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- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

ROOF SPACE:

NOTICE: The visible portions of the roof space were observed to determine their condition at the time of inspection. Roof spaces will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the ceiling / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the sale closure. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

ROOF FRAMING	Pre-fab Truss System
ROOF SPACE ACCESS	Has Been Provided From The Upstairs Hallway
ROOF SPACE INSULATION	Insulation Is 50 To 100mm Thick Of Fiberglass Insulation Batts
ROOF SARKING	None Provided,
ROOF VENTILATION	None Provided,

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



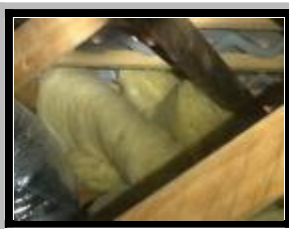
mis laid insulation



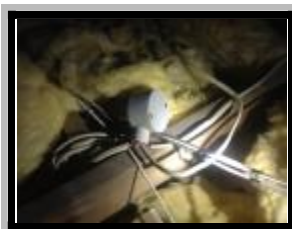
loose wiring



air conditioning unit



insulation touching roof tiles



safety hazard - junction box wiring

Roof Framing: Roof space was inspected from access opening due to limited clearance.
 Ceiling Insulation: No sarking provided under roof tiles.
 Ceiling Insulation: Insulation is touching roof tiles, recommend a qualified trades person to refit insulation (2)(6)
 Ceiling Insulation: Not installed correctly around light fittings. (2) (6)
 Roof Space Electrical: Electrical junction box not installed correctly (1)(3)(6)
 Roof Space Electrical: Uninsulated electrical wiring found. (1)(3)(6)
 Roof Space Electrical: Electrical wiring found to be crossing over bottom cord. (2)(3)(4)(6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

BUILDING SITE:

NOTICE: The visible portions of the Building Site were observed to determine their condition at the time of inspection. The inspection of the building site will be limited to 30 metres from the subject property. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

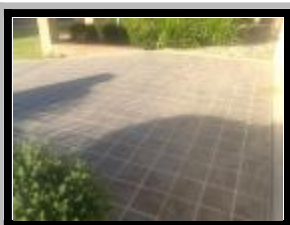
The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- SITE TOPOGRAPHY:** Falls From Rear To Front
- SITE DRAINAGE:** Below Average
- FENCES:** Colorbond Metal
- GATES:** Colorbond Located On Left Hand Side Of Dwelling
- VEGETATION:** Well Maintained
- DRIVEWAY:** Stenciled Coloured
- RETAINING WALLS:** Not Applicable
- SITE FEATURES:** Clothes Line

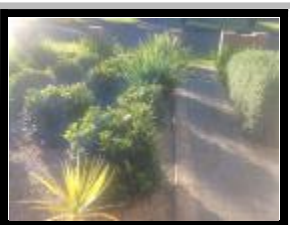
Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



boundary fence not straight



driveway



font foot path



boggy ground

Surface Grade: ground is boggy, appears to be holding water, recommend releveling ground or install drainage (2)(6)

Driveway: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Footpath: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Fences / Gates: Boundary fence is leaning over or not straight, requiring repair (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

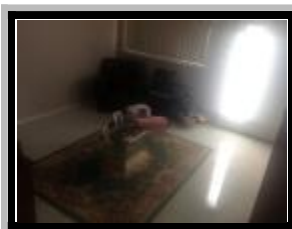
BUILDING INTERIOR:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / fixtures were observed to determine their condition at the time of inspection. Furniture / clothing will not be moved to test inspect walls / floors. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

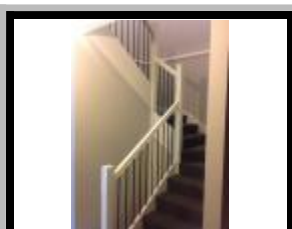
The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- BEDROOMS:** Four Plus Study
- BATHROOMS:** Two Plus Ensuite
- FLOORS:** Tiles Down Stairs & Carpet Upstairs
- WALLS:** Plasterboard & Painted
- CEILINGS:** Plasterboard
- DOORS:** Hollow Core Flush Doors
- SMOKE DETECTORS** Located At Adjacent To Bedrooms
- SPECIAL FEATURES**
- WAS THE PROPERTY** Yes Fully Furnished

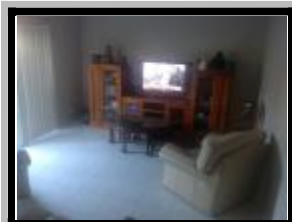
Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



foyer



stairs



Interior Comment: lounge

LIVING:Ceilings: Small cracks found interior at several interior rooms. No adjacent damage found to report.

LIVING:Walls: Water stains / damage found at several areas. Unable to determine source or if these are old / act leaks. (2) (6)

Bedroom # 1 Ceilings: Holes / Damaged / missing areas found(2) (3) (6)

Bedroom # 1 Ceilings: Dampness / mildew stains found (3) (6)

DINING:Floors: Tile is chipped / cracked / damaged (2) (6)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

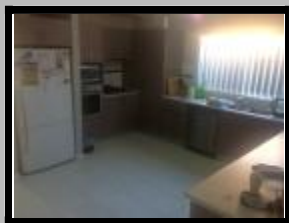
KITCHEN:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in fixtures / bench tops / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- | | | |
|---------------------|--------------------------------|-----------------------------|
| ACCESS: | Ovens: | Shelving: |
| CUPBOARDS: | Hot Plates: | Floor / Floor tiles: |
| SINK: | Microwave: | Walls: |
| TAPS: | Bench tops: | Ceilings: |
| DISHWASHERS: | Tiled/Glass splashback: | Windows: |
| RANGE HOODS: | Pantry: | Doors: |

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



ktchen

Sinks: The stainless steel sink has multiple scratches. (2)
 Taps: Leaks when operated. (2) (6)
 Bench Top: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
 Cupboards: Loose / sagging cabinet mounting found at one or more areas. (2)
 Drawers: One or more drawers are broken / missing. (2)
 Drain: At the time of inspection the drain runs freely.



cooking equipement

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

BATHROOM:

NOTICE: The visible portions of the bathroom were observed to determine their condition at the time of inspection. Associated built in fixtures / vanities / cabinets / sinks / drains were observed to determine their condition at the time of inspection. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

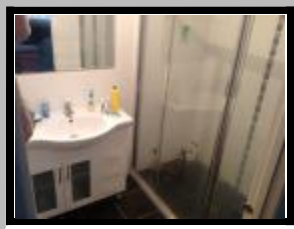
Locations: Upstairs & Downstairs & Master Ensuite

- | | | |
|--------------------------------------|------------------------|----------------------------------|
| Vanity: | Toilets | Towel rail, Soap dish etc |
| Bathtubs & Tub Fixtures | Exhaust Fan | Traps / Drains / Supply |
| Showers & Shower Fixtures | Cupboards: | Walls: |
| Floor tiles: | Mirror: | Ceilings: |
| Wall tiles: | WC roll holder: | Windows: |
| Shower screen: | Shower rose: | Doors: |

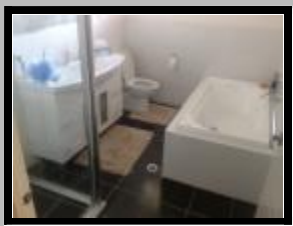
Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



downstairs bathroom



master ensuite



upstairs bathroom

- Sinks: Sink drain Pop Up Stopper needs repair / adjustment / replacement (2) (6)
- Taps: Water hammer " noise produced when fixture is shut off / operated " (2) (6)
- Bathtub: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
- Shower: Shower head seems to be loose and may not be secured inside the wall properly. (2)
- Shower Doors: Adjustment / repair required for doors to slide properly (2) (6)
- Toilet: Bowl was not securely mounted to the floor. (2) (6)
- Toilet: Leaks found on the floor around base of the toilet. (2)
- Vanity Tops: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
- Vanity Tops: Recommend caulking / regrouting cracks / gaps. (2)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

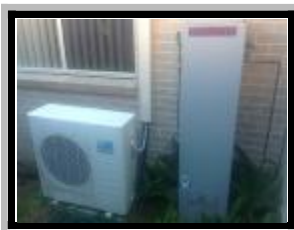
PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & any gas appliances found will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Located At	The Left Side Yard
WATER SHUT OFF VALVE	Located At	The Left Side Yard
WATER PIPE	Material Is	Polybutylene Pipe
WATER HEATER	Located At	Left Side Of Dwelling
WATER HEATER POWER AND AGE	Gas	Water Heater Is Approx:2yr
WATER HEATER BRAND AND SIZE		
GAS METER	Located At	The Left Side Yard

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



hot water cylinder

Water Meter: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Water Shut Off Valve: No Functional / Mechanical Defects Found To Report At The Time Of Inspection

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
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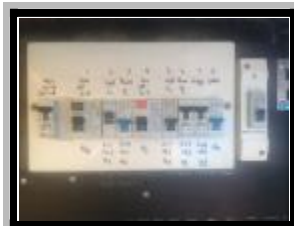
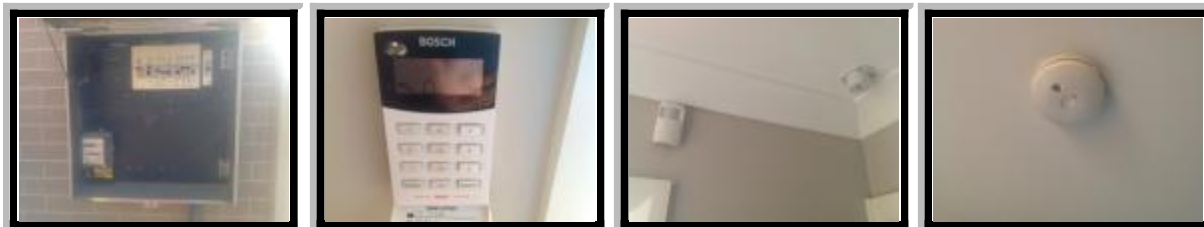
ELECTRICAL:

NOTICE: The visible portions of the lights / light switches, power outlets, Smoke detector, will be observed to determine their condition at the time of inspection. Lights & switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Underground
MAIN SWITCHBOARD	Located At The Left Side Of Garage
SUB BOARD	Located At Inside Main Switchboard
CIRCUIT BREAKER TYPE	Breaker Switches
OTHER	
RESIDUAL CURRENT DEVICE	Installed Protecting Power Circuits
SMOKE DETECTORS	Located At The Upstairs Hallway
INTERCOM	Installed Front Door To Kitchen & Upstairs Hallway
SECURITY	Installed Protecting Whole House

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Main Panel: Unit appears to be new / original condition
 Main Panel: Circuit Breaker labels are missing / incomplete / Illegible. (2) (6)
 Smoke Detectors: Tested smoke detector, found to be working correctly

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

HEATING / COOLING:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are not tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM	Ducted Air Conditioning Located At Left Side Yard
THERMOSTATS / CONTROLS	Located At Upstairs Hallway
DUCTING	Flexible Fiberglass / Vinyl
VENTING / COMBUSTION AIR	Not Applicable
AIR FILTERS	Washable Type Provided In The Upstairs Hallway
CENTRAL AIR CONDITIONING	Located At Compressor Located At Left Side Yard

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



control panel

Heating: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.



return air vent

REPORT LEGEND

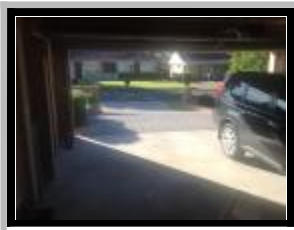
- (1) MAJOR DEFECT
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- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

GARAGE / CARPORT:

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

TYPE:	Attached Double Garage
SLAB FINISH:	Smooth Concrete
AUTO GARAGE DOORS AND OPERATION:	Panel Lift Door Motorised Operation
Access / Side Door	Internal Hollow Core Door Access Adjacent To Laundry
WALLS:	Brick & Plasterboard
CEILINGS:	Plasterboard
WINDOWS:	No Windows Present
VENTILATION:	Brick Perpend At High Level

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Garage COMMENT

Slab / Floor: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Vehicle Door: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Automatic Opener: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.
Garage Vents: Recommend unblocking vents for garage ventilation / combustion air supply. (2)

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
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- (6) Recommend Repairs by a Qualified Licensed Contractor.

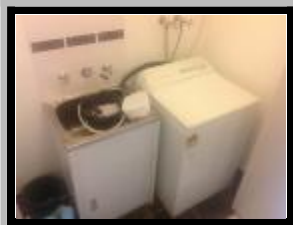
LAUNDRY:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. The washer hook ups / drain connections / fixtures / counters / cabinets / sinks / drains / outlets / switches were observed / to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

- Counters / Cabinets / Shelves
- Washer Hook Ups
- Traps / Drains / Supply
- Laundry Sink & Tap
- Exhaust Fan
- Laundry Electrical

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.



Laundry Sinks: Tap requires repair due to drips / leaks. (2)

laundry

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

POOL / SPA:

NOTICE: Inspection of the POOL / SPA is beyond the scope of this Report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

THIS PROPERTY DOES NOT HAVE A POOL OR SPA

POOL STYLE / MATERIAL

SPA STYLE / MATERIAL

HEATER

FILTER

PUMPS

BLOWERS

ELECTRICAL

FENCES / GATES

FEATURES

CPR CHART

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

None

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

LIMITATIONS:

Areas Inspected & Areas Not Inspected and Why:

1. The Areas Inspected & Areas Not Inspected:

The Interior of Building	Inspected
The Roof Space	Part of Inspected
The Exterior of Building	Inspected
The Sub-floor space	Not Inspected
The Roof Exterior	Part of Inspected
The Site	Inspected

Areas that were NOT

(parts of) the Roof Void Space,
Kitchen

Reasons WHY NOT Inspected

air conditioning unit & ducting prevented access
Kitchen cabinets full of dishes and bowls



air conditioning blocking access

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2)



kitchen cupboards full of dishes

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
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- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

CRACKING:

The Following Items / Components & Associated Features Were Found To Have Cracking At The Time Of Inspection.

Categories of Cracking:

"0" Hairline cracks less than 0.1mm

"1" Fine cracks that do not need repair less than 1mm

"2" Cracks noticable but easily filled less than 5mm

"3" Cracks can be repaired and possibly a small amount of wall will need to be replaced between 5mm and 15mm

"4" Extensive repair work involving breaking out and replacing sections of walls between 15mm and 25mm

LOCATION OF CRACK
BRICKWORK

CATEGORY #
2

SIZE OF CRACK
2 mm wide x 2 m long



Cracks found to brickwork adjacent to front entry.

mortar joint cracked

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.

SUMMARY

AWESIM Pty Ltd

Report #: Sample Report

PO Box 442 Moorebank NSW 1875

Client: Mr John Brown

0419 600063

Property: 5 Lanagan Ave, Sydneyville, NSW, 2000

Page: 25 of 25

Inspection Date: June 22, 2012

Inspector: Glen Sim

Part : 1

This Action List Is Only For Quick Reference And Not To Used As A Substitutite For Reading The Inspection Report.

5.0 SUMMARY

1. Purpose of the inspection

The purpose of this inspection report is to advise to a prospective purchaser or other interested party regarding the condition of the structure of the property.

2. The scope of the inspection

This inspection shall comprise 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 inspection.

3. The condition of the building elements.

The Definitions "Below Average", "**Average**", "Above Average" relate to the inspector's opinion of the Overall Condition of the Building:

Below Average: The overall condition is **BELOW** that consistent with similar buildings of the same age and construction.

Average: The overall condition is that consistent with similar buildings of the same age and construction.

Above Average: The overall condition is **ABOVE** that consistent with similar buildings of the same age and construction

BUILDING ELEMENT	CONDITION
The Interior Of Building	Above Average
The Roof Space	Above Average
The Exterior of Building	Above Average
The Subfloor	Above Average
The Roof Exterior	Above Average
The Site	Above Average
Over All Condaton	Above Average

5. General Comment Area.

The incidence of Major Defects 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
The incidence of Minor Defects 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
The incidence of Safety Hazards 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

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
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SUMMARY

AWESIM Pty Ltd

Report #: **Sample Report**

PO Box 442 Moorebank NSW 1875

Client: Mr John Brown

0419 600063

Property: 5 Lanagan Ave, Sydneyville, NSW, 2000

Page: 25 of 25

Inspection Date: June 22, 2012

Inspector: Glen Sim

Part : 2

This Action List Is Only For Quick Reference And Not To Used As A Substitutue For Reading The Inspection Report.

INSPECTOR'S NOTES:

INSPECTORS COMMENTS: We high recommend that the following inspections and report be completed prior to the cooling off period, so the purchaser can make an informed decision on the property.

Home Owners Warranty Certificate if renovation, extension or new build within the past 6 years.

Plumbing: Stormwater & Sewer Drainage inspection, also a copy of the sewer diagram.

Electrical: Full Electrical Inspection of Switchboard, power outlets and lighting circuits, and electrical appliances

Pest Control: Pest Inspection/Report, Termite Treatment certificate.

Swimming Pool: Full inspection & Report on the fencing, pump, solar heating, pool structure & equipment and safety issues.

Asbestos Identification Inspection & Report.

Mould Identification Inspection & Report.

CONTACTING THE INSPECTOR:

Please feel free to inspect who inspected this property.

The inspector can only comment on the property as he or she viewed the property at the time of inspection, and can not comment of the dwellings future condition.

If you have any questions relating to this report, as it may be difficult to explain the situation, problems or building faults.

Please contact the inspector below;

Name: Glen Sim

Phone: 0419 600063

Building LIC #: 232673C

SUB-FLOOR:

Slab Foundation: Slab was not visible due to carpet / floor coverings. No adjacent damage found.

BUILDING EXTERIOR:

Exterior Surface: Brickwork weep holes are blocked at several areas. (2) (6)

Exterior Surface: Brickwork has mould or mildew growth, this shows signs of moisture retention, this issue should be monitored (2) (5) (6)

Exterior Doors / Jamb: Sliding glass door / screen door not sliding easily, requires adjustment (2) (6)

Exterior Doors / Jamb: Knob / Latch assembly requires adjustment / repair to operate properly at: back door (2) (6)

Window / Frames: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Patio / Porch / Balcony: Cracked / missing floor tiles, requires replacement (2) (6)

Patio / Porch / Balcony: Missing grout / silicone between floor tiles, requires repair. (2) (6)

ROOF EXTERIOR:

Flashings: Improperly installed flashing found, lead requires dressing in multiple locations (2) (6)

Main Roof: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Eave comments: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Gutters / Downpipes: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

ROOF SPACE:

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
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SUMMARY

AWESIM Pty Ltd

Report #: Sample Report

PO Box 442 Moorebank NSW 1875

Client: Mr John Brown

0419 600063

Property: 5 Lanagan Ave, Sydneyville, NSW, 2000

Page: 25 of 25

Inspection Date: June 22, 2012

Inspector:Glen Sim

Part : 3

This Action List Is Only For Quick Reference And Not To Used As A Substitutue For Reading The Inspection Report.

Roof Framing: Roof space was inspected from access opening due to limited clearance.

Ceiling Insulation: No sarking provided under roof tiles.

Ceiling Insulation: Insulation is touching roof tiles, recommend a qualified trades person to refit insulation (2)(6)

Ceiling Insulation: Not installed correctly around light fittings. (2) (6)

Roof Space Electrical: Electrical junction box not installed correctly (1)(3)(6)

Roof Space Electrical: Uninsulated electrical wiring found. (1)(3)(6)

Roof Space Electrical: Electrical wiring found to be crossing over bottom cord. (2)(3)(4)(6)

BUILDING SITE:

Surface Grade: ground is boggy, appears to be holding water, recommend releveling ground or install drainage (2)(6)

Driveway: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Footpath: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Fences / Gates: Boundary fence is leaning over or not straight, requiring repair (2) (6)

BUILDING INTERIOR:

LIVING:Ceilings: Small cracks found interior at several interior rooms. No adjacent damage found to report.

LIVING:Walls: Water stains / damage found at several areas. Unable to determine source or if these are old / act leaks.

(2) (6)

Bedroom # 1 Ceilings: Holes / Damaged / missing areas found(2) (3) (6)

Bedroom # 1 Ceilings: Dampness / mildew stains found (3) (6)

DINING:Floors: Tile is chipped / cracked / damaged (2) (6)

KITCHEN:

Sinks: The stainless steel sink has multiple scratches. (2)

Taps: Leaks when operated. (2) (6)

Bench Top: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Cupboards: Loose / sagging cabinet mounting found at one or more areas. (2)

Drawers: One or more drawers are broken / missing. (2)

Drain: At the time of inspection the drain runs freely.

BATHROOM:

Sinks: Sink drain Pop Up Stopper needs repair / adjustment / replacement (2) (6)

Taps: Water hammer " noise produced when fixture is shut off / operated " (2) (6)

Bathtub: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Shower: Shower head seems to be loose and may not be secured inside the wall properly. (2)

Shower Doors: Adjustment / repair required for doors to slide properly (2) (6)

Toilet: Bowl was not securely mounted to the floor. (2) (6)

Toilet: Leaks found on the floor around base of the toilet. (2)

Vanity Tops: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Vanity Tops: Recommend caulking / regrouting cracks / gaps. (2)

PLUMBING:

REPORT LEGEND

(1) **MAJOR DEFECT**

(2) **MINOR DEFECT**

(3) **SAFETY HAZARD**

(4) **Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.**

(5) **Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.**

(6) **Recommend Repairs by a Qualified Licensed Contractor.**

SUMMARY

AWESIM Pty Ltd

Report #: Sample Report

PO Box 442 Moorebank NSW 1875

Client: Mr John Brown

0419 600063

Property: 5 Lanagan Ave, Sydneyville, NSW, 2000

Page: 25 of 25

Inspection Date: June 22, 2012

Inspector: Glen Sim

Part : 4

This Action List Is Only For Quick Reference And Not To Used As A Substitutite For Reading The Inspection Report.

Water Meter: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

Water Shut Off Valve: No Functional / Mechanical Defects Found To Report At The Time Of Inspection

ELECTRICAL:

Main Panel: Unit appears to be new / original condition

Main Panel: Circuit Breaker labels are missing / incomplete / Illegible. (2) (6)

Smoke Detectors: Tested smoke detector, found to be working correctly

HEATING / COOLING:

Heating: No Functional / Mechanical Defects Found To Report At The Time Of Inspection.

LAUNDRY:

Laundry Sinks: Tap requires repair due to drips / leaks. (2)

POOL / SPA:

None

LIMITATIONS:

Security Alarm System: Testing / evaluation of this system is beyond the scope of this report. (2) Security Alarm System:

Testing / evaluation of this system is beyond the scope of this report. (2)

CRACKING:

Cracks found to brickwork adjacent to front entry.

REPORT LEGEND

- (1) MAJOR DEFECT
- (2) MINOR DEFECT
- (3) SAFETY HAZARD
- (4) Recommend Evaluation By A Qualified Licensed Contractor / Engineer / Specialist.
- (5) Recommend Evaluation of infestation / deterioration by a Licensed Pest Inspector.
- (6) Recommend Repairs by a Qualified Licensed Contractor.