



AWESIM Pty Ltd
 PO Box 442 Moorebank NSW 1875
 0419 600063
www.awesim.com.au

Owner Builder Defect Report



Front Elevation of the Inspected Property

CLIENT DETAILS:

| | | | |
|--|--|------------------------------|--------------------------------|
| Client: | Mrs Simone Pascali | | |
| Contact Details: | Ph. 0419 997 444 | Email: | |
| Report No: | OB140115 | | |
| Inspection address: | 2A Ross Street, Seaforth, NSW, 2092 | | |
| Inspection Date & Time: | 14, January 2015 4:00 PM | Arrival time: 4:13 PM | Departure time: 6:24 PM |
| Weather Conditions at time of inspection: | Fine & Hot | Temperature: 35 | |
| Inspectors Name: | Glen P Sim | License No. 232762C | |
| Inspectors Email: | glen@awesim.com.au | | |
| Inspectors Phone No. | 0419 600063 | | |

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AWESIM Pty Ltd

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2.0 Fee & Inspection Agreement

INSPECTION AGREEMENT

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

This Home Warranty Defect Inspection Agreement (the "Agreement") is made on the date stated in the front page between:

Awesim Pty Ltd (hereinafter "Awesim") first party and

Client named on the front page (hereinafter "Client") second party.

(a) Awesim carries on the business of conducting building inspections and providing building inspection reports and other services.

(b) Client or its Agent engages Awesim to conduct a Home Warranty Defect Inspection and report findings ("Services") performed at premises located at the address stated ("the Property").

1. 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.

2. THE PURPOSE OF THE INSPECTION:

The purpose of the inspection is to provide advice to a Home Warranty Provider regarding the condition of the property at the time of inspection.

3. 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 AS4349.0-2007.

(c) The following areas shall be inspected where applicable:

(d) The interior of the building.

(e) The roof space.

(f) The exterior of the building.

(g) The sub-floor space.

(h) The roof exterior

(i) The property within 30m of the building subject to inspection.

4. 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.

5. LIMITATIONS:

(a) The inspections and report does not include any areas that are concealed, contained, or cannot be seen, due to:

furniture or other personal belongings concealing evidence of issues which may be discovered at a later date;

any furniture or personal belongings;

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.
- (g) The report does not identify any individual minor defects.

6. 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 |

7. EXCLUSIONS:

- (a) The inspection shall not cover the items listed in Appendix D of AS4349.1-2007.
- (b) Other exclusions include inspection of asbestos, Magnesite and mould.

8. 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 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.

9. PRE PURCHASE STRUCTURAL INSPECTION:

- (a) The inspection is limited to assessment of the structure of the property, as per Appendix A of AS4349.1-2007.
- (b) The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the structure of the property.
- (c) The inspection shall comprise of a 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.
- (d) The inspector shall only inspect the structural elements such as, internal & external walls, roof framing, ceiling framing, subfloor framing, foundations, balconies & pergolas. The presence or otherwise of defects shall only be relevant when such defects relate to the structural condition of the building.

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:
Major Defect;
Safety Hazard

on the basis of comparison with a building of similar age and similar type, to the subject building and Page 4 of 62

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. 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.

13. 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.

14. 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 : Mrs Simone Pascali

Property Address : 2A Ross Street, Seaforth, NSW, 2092

Email :

Inspection Date : 14/01/2015

Inspector : Glen P Sim

Report I.D. # : OB140115

Client / Agent SignaturEmail From ABSHW Pty Ltd

| <u>INSPECTION FEE</u> | |
|------------------------------|-----------------|
| Base Fee : | \$550.00 |
| Total Inspection Fee | \$550.00 |

AWESIM Pty Ltd

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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 Evaluation or 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. |

REPORT LEGEND

AWESIM Pty Ltd

PO Box 442 Moorebank NSW 1875

0419 600063

Report #: OB140115

Client: Mrs Simone Pascali

Property: 2A Ross Street, Seaforth, NSW, 2092

Inspection Date: January 14, 2015

Inspector: Glen P Sim

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 BUILDING INSPECTION

The purpose of the inspection is to provide advise to a Home Warranty Provider 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 BUILDING INSPECTION OUTLINE

This inspection will be carried out in compliance with AS4349.0-2007 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 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.

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:** South
- EXTERNAL WALLS:** Acrylic Rendered On Blue Board
- WINDOWS:** Powder Coated Aluminium
- DOORS:** Front Door Solid Core Timber
- ELECTRICAL:** Underground Service
- VERANDA'S OR BALCONIES:** 4 Balconies
- SPECIAL FEATURES:**

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

- External blue board: all the joints can be seen where they butt to another sheet (1)(4)
- External blue board: It appears the Blue board cladding has been installed Horizontally, not as per manufactures specifications (1)(4)
- External Blue board: There are no vertical expansion joints as required by the manufacture (1)(4)
- External Blue Board: There is a horizontal expansion joint at 1st floor level, however it appears not to have been installed as per the manufactures specifications (1)(4)
- External Cladding: Blue Board & other cladding are in direct contact with the ground, Not installed as per manufactures specifications (1)(4)
- Window flashings: The balcony on the ground floor has two glass sliding external doors that has no finished vertical flashing between them, see photo 15, and a poor detail in providing flashing above windows (1)(4)
- Window Flashings: One window to the front bedroom & two windows to the RHS have a plastic DPC as a head flashing that overhangs the window frame, appears to be incomplete (1)(4)
- Window Flashings: All other window heads have the cladding butting to the window head, installed without an over flashing that passes over the front edge of the windows. Water may drain to the ends and cause possible water egress & damage to the frame at the ends of the windows & doors. (1)(4)

- RHS External Walls, The texture & the paint colour is not consistent (1)(4)
- Water Storage Tank: (Incomplete Works) The water storage tank is not connected to the stormwater system or the downpipe above. (2)(4)
- External Wall LHS of Garage: The external wall behind the water storage tank has had some issue, as there is a large area behind the tanks that has just been rendered and not consistent with the remainder of the wall. Also the garage interior on the same wall that backs onto the water tanks, their is a large plaster patch approx 4m long x 2m in height.(1)(4)
- Downpipes: There are only two downpipes on either side of the dwelling, (4)
- Steel Beam: There is an exposed steel beam with nuts & bolts exposed to the elements (2)(4)
- Rear left bedroom Balcony: The expansion joint to the soffit has an exposed crack, approx 1m long (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.

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 PHOTOS

AWESIM Pty Ltd

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Report #: OB140115

Client: Mrs Simone Pascali

Property: 2A Ross Street, Seaforth, NSW, 2092

Inspection Date: January 14, 2015

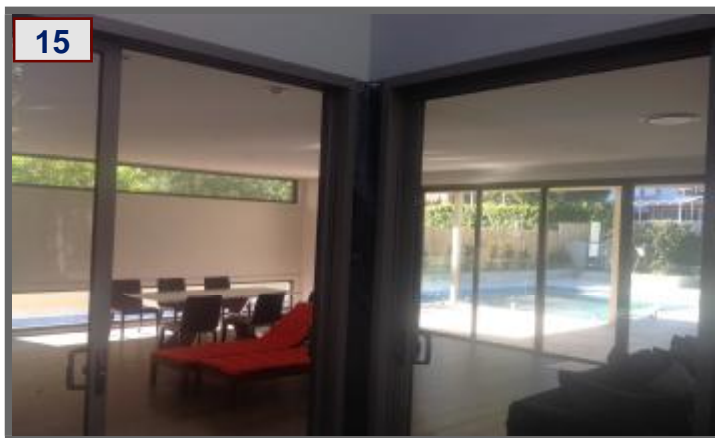
Glen P Sim , Inspector



View of Left Rear Bedroom Balcony



Cracking to soffit lining of Rear left Bedroom Balcony



Incomplete flashing between windows



View to rear of Dwelling



Exposed steel beam post support & nuts & bolts



Right Hand Side - Exposed sheet joints to 2nd level

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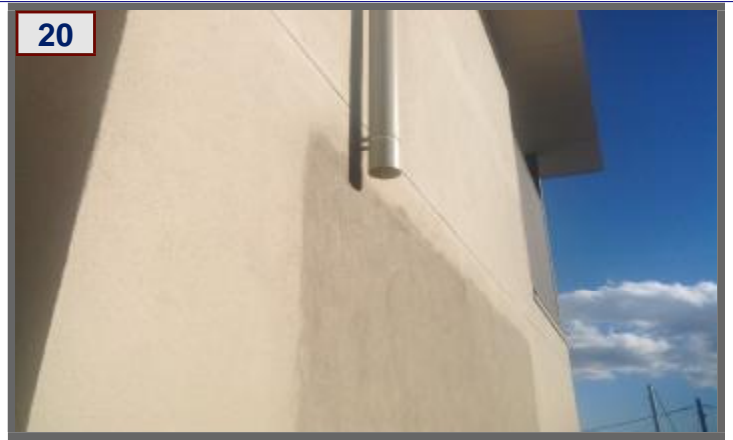
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Glen P Sim , Inspector



19

Water Storage Tank Not Installed, Incomplete render



20

Wall above water tank, down pipe not connected



21

Flashings above windows - Incomplete



22

Incomplete - Flashings above windows



23

Inconsistent Text & painting to wall - Left Hand Side



24

View - Rear Left Hand Side

BUILDING SITE:

NOTICE: The visible portions of the Building Site were observed to determine their condition at the time of inspection.

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:** Away From Dwelling
- FENCES:** Timber Fencing
- GATES:** Colorbond
- VEGETATION:** Well Maintained
- DRIVEWAY:** Plain Concrete
- RETAINING WALLS:** Concrete & Rendered
- SITE FEATURES:** Swimming Pool

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

Steps: The two front entry steps have inconsistent tread & risers (1)(3)

Pool Pump House: The pool pump house does not have a roof, incomplete works (4)

Swimming Pool Gate: The gate does not self close, or self latch (1)(3)

External Cladding: The external cladding is in contact with the ground to the perimeter of the dwelling (1)(4)

Glass Sliding Door: On the RHS of the dwelling there is a 3 panel glass sliding door that has support to approx 1/3rd of the door sill, 2/3rds of the door sill and 2 full glazed panels have no support (1)(4)

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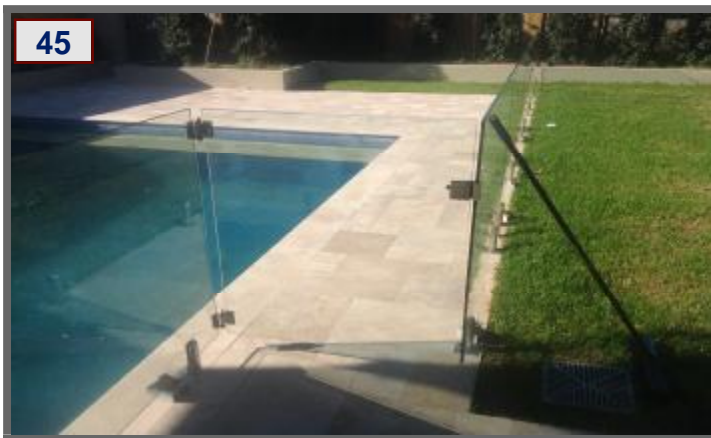
Glen P Sim , Inspector



View of back yard from rear left bedroom balcony



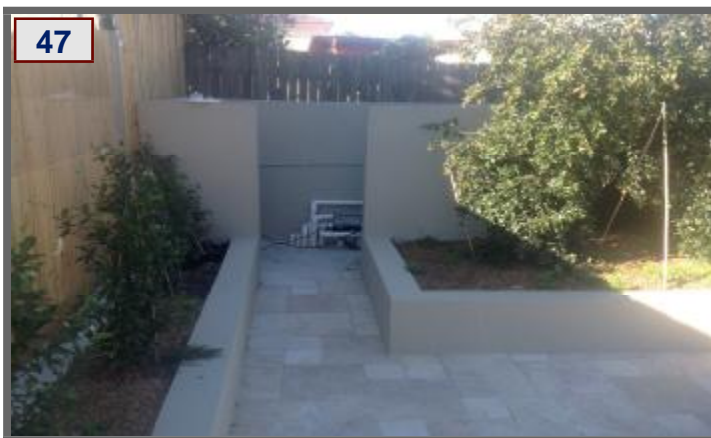
View of back yard from rear left bedroom balcony



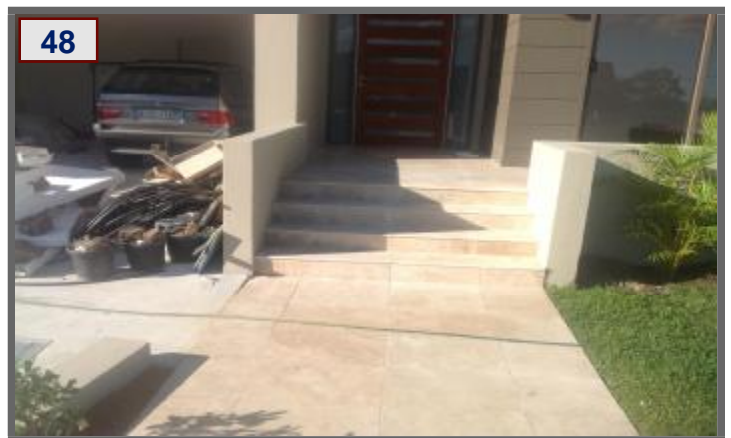
Pool Gate does not self close



Pump Room



Pool Pump house



Front Entry

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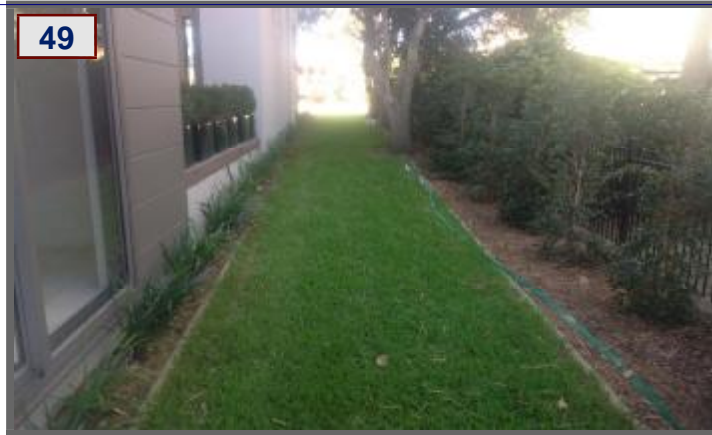
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Glen P Sim , Inspector



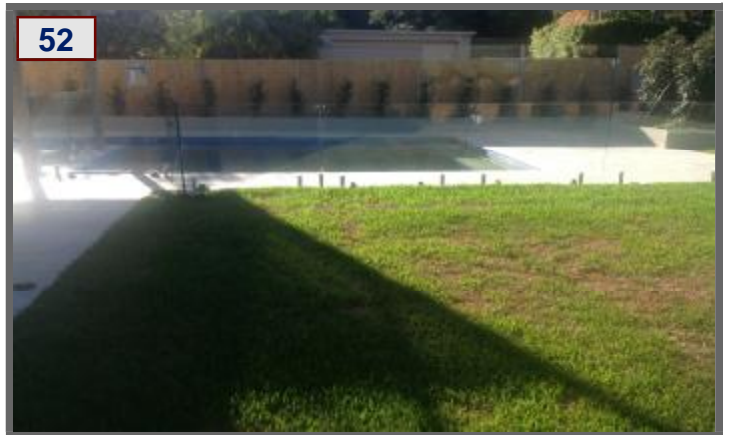
View of RHS



Not support under window



Blue Board in contact with the ground



View of back yard with pool



View of RHS



View of front Yard

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: | Five |
| BATHROOMS: | Two Plus Ensuite |
| FLOORS: | Timber & Carpet Upstairs |
| WALLS: | Painted Plasterboard |
| CEILINGS: | Plasterboard |
| DOORS: | Hollow Core |
| SMOKE DETECTORS | Located At Adjacent To Bedrooms |

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

Note: No door stops

Doors: Rattle when closed (2)

Doors: The striker plate holes have not been painted to all door frames (2)

Doors: The tops & bottom of all doors have one coat of seal and not the 3 coat process (2)

Step: Different step heights, leading upto kitchen area (1)(3)

Paint finishes: Poor quality, picture framing around windows & doors (2)

Rear Sliding doors: excessive side ways movement of the sliding doors when closed, approx 80mm (1)

Upstairs: The handrail to the stairwell is 977mm in height, required to be 1000mm minimum (1)(3)

AirConditioning duct at top of stair cupboard is not supported (2)(4)

Bedroom # 1 Walkin robe: incomplete skirting around joinery

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.

INTERIOR PHOTOS

AWESIM Pty Ltd

PO Box 442 Moorebank NSW 1875

0419 600063

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55

Door Striker holes not painted



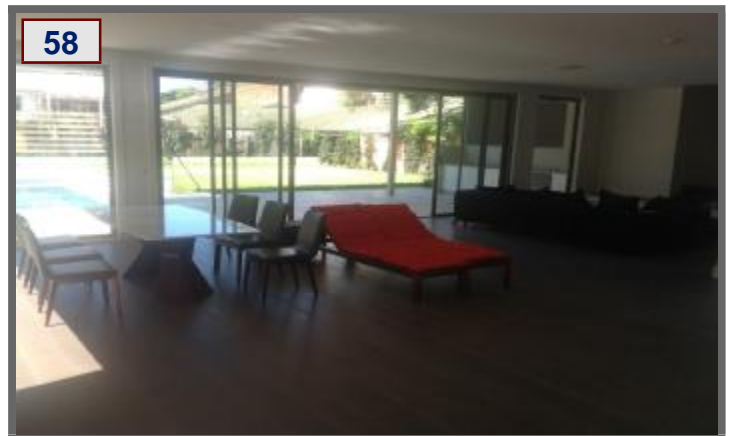
56

Tops & Bottoms of doors are not fully painted



57

Inconsistent riser heights



58

View of Living Dining Rooms



60

Upper Stair landing - hand rail

Air conditioning not supported

INTERIOR PHOTOS

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Skirting Missing to Bed 1 WIR



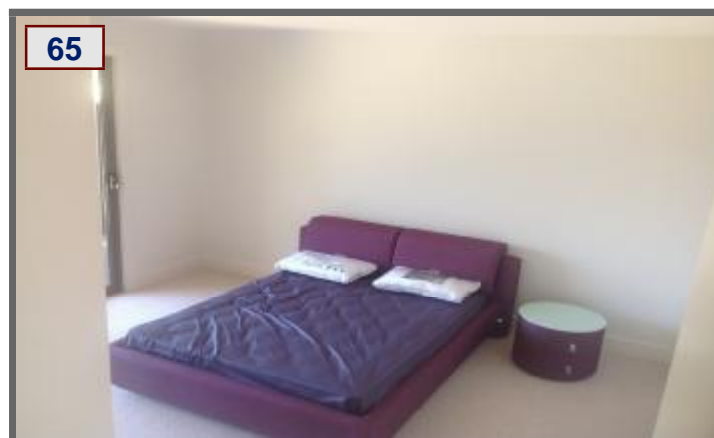
Bedroom #1



Bedroom #2



Bedroom #3



Bedroom #4

KITCHEN:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / 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.

| | | |
|-----------------------------|--------------------------------|---------------------------|
| BENCH TOP: | Stone | |
| DOORS & DRAWERS: | PolyUrethane | |
| SINK | Stainless Steel | |
| SPLASHBACK: | Glazed/Mirror | |
| OVEN/COOKTOP: | Electric oven | & Gas cook top |
| RANGE HOOD: | Refer to comments below | |

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

- Top drawer under cooktop does not close, hitting gas inlet (2)
- Ranghood: Duct not complete (2)
- incomplete wiring inside cupboard above left of range hood & above sink (2)
- exposed gas service to butlers kitchen (Note)
- Missing push open to cupboard door above oven(2)
- Holes in back of drawers under oven(2)
- kick panel under dishwasher not fitted correctly(2)
- Butlers Pantry/Laundry: incomplete caulking to benchtop, both sinks not hooked up - Laundry tub & kitchen sink (2)
- Butlers Pantry/Laundry: With a cooking & laundry area in the same room, check if this combination passes the Australian Building Code(4)

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 PHOTOS

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View of Kitchen



Rangehood duct not connected



Top drawer under cooktop does not close



Exposed electrical wire



Exposed copper gas pipe



Holes in wall under oven

KITCHEN PHOTOS

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Kick panel under dishwasher not secured



View of Laundry / 2nd Kitchen



Laundry tub not waste not connected

BATHROOM:

NOTICE: The visible portions of the bathroom were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / 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: | Moulded Top |
| Bath: | Fibreglass |
| Shower Screen: | Fully Frameless |
| Floors: | Ceramic Tiles |
| Walls: | Ceramic |
| Ventilation: | 3 in 1 Fan / Light / Heater |

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

- Downstairs Bathrooms: Water ponding in shower, no angle water stop to step into shower (1)(4)
- Downstairs Bathrooms: The toilet is not secure (2)
- Upstairs Bathroom: shower Ponding water (1)(4)
- Ensuite: The shower door hits the overhead shower rose (2)
- The bathrooms were tested with a moisture meter, however the bathrooms and showers have not been used, so the tests and results are inconclusive, requires further investigation (4)

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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BATHROOMS PHOTOS

AWESIM Pty Ltd

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Downstairs Bathroom



Toilet not secure



No exposed water stop



View of Ensuite



View of Ensuite



Door hits shower rose

BATHROOMS PHOTOS

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AWESIM Pty Ltd

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Glen P Sim , Inspector



Upstairs Bathroom

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 |
| SLAB FINISH: | Smooth Concrete |
| AUTO GARAGE DOORS AND OPERATION: | Panel Lift Door |
| Access / Side Door | Internal Hollow Core Door |
| WALLS: | Plasterboard |
| CEILINGS: | Plasterboard |
| WINDOWS: | No Windows Present |
| VENTILATION: | None Provided |

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

The vertical PVC pipe on either side of the garage door is not secure, possible stormwater pipe from balcony above (2)
On the RHS of the garage door, on the ceiling, there is a large hole in the ceiling around the PVC pipe, (2)(4)
Wall: The LHS wall, there has recently been extra works performed, at the time of the inspection i found approxiamately 4m long x 2m high newly installed & set plasterboard to the wall. Painting incomplete (2)(4)

Electrical: This dwelling has a Solar PV array on the roof, not inspected due to height restrictions (note)

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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GARAGE PHOTOS

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Glen P Sim , Inspector



View of Garage



Rubbish in Garage



Newly plaster wall



PVC pipe not secure



Electrical Sub Board in adjacent room

LIMITATIONS:

Areas Inspected & Areas Not Inspected and Why:

1. The Areas Inspected & Areas Not Inspected:

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

Areas that were NOT

- (parts of) The Building Interior
- (parts of) The Roof Space
- (parts of) The Subfloor Space
- (parts of) The Roof Exterior

Reasons WHY NOT Inspected

- The dwelling was fully furnished
- No Access
- The dwelling was a concrete slab on ground
- The dwelling was a two storey

The dwelling was partially furnished

The roof was constructed as a flat roof, that does not allow for an access hatch

REPORT LEGEND

- (1) MAJOR DEFECT
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SUMMARY

AWESIM Pty Ltd

Report #: OB140115

PO Box 442 Moorebank NSW 1875

Client: Mrs Simone Pascali

0419 600063

Property: 2A Ross Street, Seaforth, NSW, 2092

Inspection Date: January 14, 2015

Inspector: Glen P Sim

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

5.0 SUMMARY

1. Purpose of the inspection

The purpose of this inspection report is to advise a Home Warranty provider, regarding the condition 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 | Below Average |
| The Roof Space | NOT INSPECTED |
| The Exterior of Building | Below Average |
| The Subfloor | NOT INSPECTED |
| The Roof Exterior | NOT INSPECTED |
| The Site | Average |
| Over All Condaton | Below 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: | High |
| 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: | High |
| 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: | Typical |

REPORT LEGEND

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SUMMARY

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INSPECTOR'S NOTES:

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 on 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

OTHER INSPECTIONS:

We highly recommend that the following inspections and reports be completed prior to the cooling off period, so the purchaser can make an informed decision on the property.

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

Electrical: Full Electrical inspection of the switchboard, power and lighting circuits, and electrical appliances.

Pest Control: Pest inspection & Report, Any Termite treatment and certificate.

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

BUILDING EXTERIOR:

External blue board: all the joints can be seen where they butt to another sheet (1)(4)

External blue board: It appears the Blue board cladding has been installed Horizontally, not as per manufactures specifications (1)(4)

External Blue board: There are no vertical expansion joints as required by the manufacture (1)(4)

External Blue Board: There is a horizontal expansion joint at 1st floor level, however it appears not to have been installed as per the manufactures specifications (1)(4)

External Cladding: Blue Board & other cladding are in direct contact with the ground, Not installed as per manufactures specifications (1)(4)

Window flashings: The balcony on the ground floor has two glass sliding external doors that has no finished vertical flashing between them, see photo 15, and a poor detail in providing flashing above windows (1)(4)

Window Flashings: One window to the front bedroom & two windows to the RHS have a plastic DPC as a head flashing that overhangs the window frame, appears to be incomplete (1)(4)

Window Flashings: All other window heads have the cladding butting to the window head, installed without an over flashing that passes over the front edge of the windows. Water may drain to the ends and cause possible water egress & damage to

REPORT LEGEND

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the frame at the ends of the windows & doors. (1)(4)

RHS External Walls, The texture & the paint colour is not consistent (1)(4)

Water Storage Tank: (Incomplete Works) The water storage tank is not connected to the stormwater system or the downpipe above. (2)(4)

External Wall LHS of Garage: The external wall behind the water storage tank has had some issue, as there is a large area behind the tanks that has just been rendered and not consistent with the remainder of the wall. Also the garage interior on the same wall that backs onto the water tanks, there is a large plaster patch approx 4m long x 2m in height. (1)(4)

Downpipes: There are only two downpipes on either side of the dwelling, (4)

Steel Beam: There is an exposed steel beam with nuts & bolts exposed to the elements (2)(4)

Rear left bedroom Balcony: The expansion joint to the soffit has an exposed crack, approx 1m long (2)

BUILDING SITE:

Steps: The two front entry steps have inconsistent tread & risers (1)(3)

Pool Pump House: The pool pump house does not have a roof, incomplete works (4)

Swimming Pool Gate: The gate does not self close, or self latch (1)(3)

External Cladding: The external cladding is in contact with the ground to the perimeter of the dwelling (1)(4)

Glass Sliding Door: On the RHS of the dwelling there is a 3 panel glass sliding door that has support to approx 1/3rd of the door sill, 2/3rds of the door sill and 2 full glazed panels have no support (1)(4)

BUILDING INTERIOR:

Note: No door stops

Doors Rattle when closed (2)

Doors: The striker plate holes have not been painted to all door frames (2)

Doors: The tops & bottom of all doors have one coat of seal and not the 3 coat process (2)

Step: Different step heights, leading upto kitchen area (1)(3)

Paint finishes: Poor quality, picture framing around windows & doors (2)

Rear Sliding doors: excessive side ways movement of the sliding doors when closed, approx 80mm (1)

Upstairs: The handrail to the stairwell is 977mm in height, required to be 1000mm minimum (1)(3)

AirConditioning duct at top of stair cupboard is not supported (2)(4)

Bedroom # 1 Walkin robe: incomplete skirting around joinery

KITCHEN:

Top drawer under cooktop does not close, hitting gas inlet (2)

Ranghood: Duct not complete (2)

incomplete wiring inside cupboard above left of range hood & above sink (2)

exposed gas service to butlers kitchen (Note)

Missing push open to cupboard door above oven(2)

Holes in back of drawers under oven(2)

kick panel under dishwasher not fitted correctly(2)

Butlers Pantry/Laundry: incomplete caulking to benchtop, both sinks not hooked up - Laundry tub & kitchen sink (2)

Butlers Pantry/Laundry: With a cooking & laundry area in the same room, check if this combination passes the Australian Building Code(4)

REPORT LEGEND

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BATHROOM:

Downstairs Bathrooms: Water ponding in shower, no angle water stop to step into shower (1)(4)

Downstairs Bathrooms: The toilet is not secure (2)

Upstairs Bathroom: shower Ponding water (1)(4)

Ensuite: The shower door hits the overhead shower rose (2)

The bathrooms were tested with a moisture meter, however the bathrooms and showers have not been used, so the tests and results are inconclusive, requires further investigation (4)

GARAGE / CARPORT:

The vertical PVC pipe on either side of the garage door is not secure, possible stormwater pipe from balcony above (2)

On the RHS of the garage door, on the ceiling, there is a large hole in the ceiling around the PVC pipe, (2)(4)

Wall: The LHS wall, there has recently been extra works performed, at the time of the inspection i found approximately 4m long x 2m high newly installed & set plasterboard to the wall. Painting incomplete (2)(4)

Electrical: This dwelling has a Solar PV array on the roof, not inspected due to height restrictions (note)

LIMITATIONS:

The dwelling was partially furnished

The roof was constructed as a flat roof, that does not allow for an access hatch

REPORT LEGEND

- (1) MAJOR DEFECT
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