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4 Eleanor St Hamlyn Terrace

## Pre-Purchase Standard Property Inspection Report

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04th Aug, 2020

**PRE-PURCHASE STANDARD  
PROPERTY INSPECTION REPORT**

Form: SPIR 1.3 – 11th April 2008

Name of client:	Fred Jones
Phone number of client:	0426 666 666
Address of client:	11 Moss Road, Bexley New South Wales, 2207 Australia
Address of property inspected:	25 Th Grange Hamlyn Terrace
Date of inspection:	2020-08-04
Duration of inspection:	1hrs 26min

This form is to be completed by the Client. Special attention should be given to the Terms and Conditions set out in Clause A.1.

**PLEASE READ THE TERMS AND CONDITIONS SET OUT IN CLAUSE A.1 OF THIS DOCUMENT**

**Service**

As requested and agreed with the Client, the service is a "Pre-Purchase Standard Property Inspection Report". This Report must be read subject to the Terms and Conditions attached.

**PURPOSE OF INSPECTION** - The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** - This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** - The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

SPECIAL CONDITIONS OR INSTRUCTIONS	No
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## Details of the Inspection Agreement

Agreement No:	1006
Time of Agreement:	10.45am
Date of Agreement:	31st July 2020
Method of Instruction:	email

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

**Acceptance Criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Are there Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report:	No
Were there any changes to the Inspection Agreement?	No
Time the changed Agreement was accepted:	

### SUMMARY OF FINDINGS

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

The residence type is Detached house and was built approximately 3 years ago. The property appears to have been constructed to a high standard for the period using workmanship and materials of an acceptable quality and has since been Well maintained..

#### In respect of significant items

• Evidence of structural damage:	was not observed (see item 3.1)
• Evidence of conditions conducive to structural damage:	was not observed (see item 3.2)
• Evidence of major defects in the non-structural elements of construction:	No
• Evidence of minor defects:	very few
• Evidence of serious safety hazards:	No
Following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Above average (see also Item 4 "Conclusion")
However, due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:	Low (see item 2)

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

In respect of any defect or significant item identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Clause A.3 "Important Note".

## 1. GENERAL

### 1.1 General Description of the Property

Residential building type:	Detached house
Number of storeys:	Single storey.
Building age (approx):	3 years
Smoke detectors (not tested):	1
Siting of the building:	Towards the middle of a medium block.
Gradient:	The land is gently sloping.
Site drainage:	The site appears to be adequately drained.
Access:	Reasonable pedestrian and vehicular access.
Main utility services:	Water, Electricity, Sewer, Gas, Tank Water
Level of maintenance:	Well maintained

### 1.2 Primary Method of Construction

Main building – Floor construction:	Slab on ground
Main building – Wall construction:	Timber Framed, Brick Veneer Face Brick
Main building – Roof construction:	Steel framed
Notes:	Metal Roof Sheeting

### 1.3 Incomplete Construction

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
Notes:	

### 1.4 Occupancy Status

Occupancy status:	Occupied and fully furnished
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### 1.5 Orientation

To establish the way in which the property was viewed. The façade of the building faces:	East
Notes:	

NOTE. For the purpose of this report the façade of the building contains the main entrance door.

## 1.6 Weather

Prevailing weather conditions at the time of inspection:	Dry
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## 2. ACCESSIBILITY

### 2.1 Readily Accessible Areas Inspected

The inspection covered the following Readily Accessible Areas including:	Building Interior, Building Exterior, Roof Exterior, Roof Space, The site including fences
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### 2.2 Areas Not Inspected

The inspection did not include areas that were not readily accessible, inaccessible or obstructed at the time of inspection. See also Clause A.1 – Limitation No 4.

#### 2.2.1 Strata or Company Title Properties

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?	No
Was the inspection limited to assessing the interior and immediate exterior of a particular unit?	No (see 'NOTE' below)

NOTE. If the inspection was limited to assessing the interior and immediate exterior of a particular unit, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

#### 2.2.2 Obstructions

Were there any obstructions that may conceal possible defects?	Yes (see clause A.2)
Building interior	Furniture, Flooring, Fixtures, Stored Articles
Roof space	Thermal Insulation, Sarking, Low clearance edges to roof void

#### Obstruction Photos



Stored Articles to Garage. Thermal & Sarking to Roof Void



Stored Articles to Garage. Thermal & Sarking to Roof Void



Stored Articles to Garage. Thermal & Sarking to Roof Void



Stored Articles to Garage. Thermal & Sarking to Roof Void

### 2.2.3 Inaccessible Areas

Were there any normally accessible areas that did not permit entry?	No (see also Clause A.2)
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### 2.3 Undetected Structural Damage Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of Undetected Structural Damage and Conditions Conducive to Structural Damage was considered:	Low (see recommendation below)
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RECOMMENDATION: Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

## 3. SIGNIFICANT ITEMS (see also Clause A.3)

The following items were reported on in accordance with the Scope of Inspection.

### 3.1 Structural Damage

Was evidence of any significant impairment to the integrity of the whole or part of the building structure observed, or revealed and/or confirmed under test conditions?	No (see Details below and clause A.3)
Deformation:	No (see Details below and clause A.3)
Dampness:	No (see Details below and clause A.3)
Structural timber pest damage:	No
Details – including the location and any recommendations for further expert advice e.g. from a licensed building contractor:	Please refer to Timber Pest Report

### 3.2 Conditions Conducive to Structural Damage

Was evidence of building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage observed, or revealed and/or confirmed under test conditions?

Defective plumbing / Defective roof plumbing & flashings:	No (see clause A.3)
Defective or bridged damp-proof course:	No (see clause A.3)
Corrosion:	No (see clause A.3)
Lack of adequate subfloor ventilation:	No (see clause A.3)
Shoddy work:	No (see clause A.3)
Tree Roots:	No (see clause A.3)
Other Conducive Condition	No (see clause A.3)

### 3.3 Major Defects in Secondary Elements and Finishing Elements

Was evidence of any Major Defect (i.e. a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property) in the condition of the non-structural elements of construction observed, or revealed an/or confirmed under test conditions?	No (see clause A.3)
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### 3.4 Minor Defects

How many minor defects were found	very few
Additional comments:	

### 3.5 Serious Safety Hazards

Was evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard observed?	No
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## 4. CONCLUSION

In the opinion of this Consultant:	Richard Greenwood
The incidence of Structural Damage in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
The incidence of Conditions Conducive to Structural Damage in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Below Average
The incidence of Major Defects in Secondary Elements and Finishing Elements in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Below average
The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Below Average
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average condition.

## 5. ADDITIONAL COMMENTS

### 6. List Any Annexures To This Report

Where applicable, include for example, any photographs, property and floor plan sketch, and any support documentation.

Photo




Discoloured Grout to Shower Floor



Minor water Ingress through rear retaining wall

## Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report, and in strict accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports – Residential Buildings 'Uniform Inspection Guidelines for Building Consultants'.

Company name (where applicable):	RG&ST BUILDING SERVICES PTY LTD
Name of consultant:	Richard Greenwood
Licence or registration number (where applicable under State or Territory legislation):	
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Fax:	
Mobile:	
Email:	richard.gr1357@gmail.com
Authorised Signatory:	
Date of issue:	04th Aug, 2020

## A.1 TERMS AND CONDITIONS

### SERVICE

As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a "Pre-Purchase Standard Property Inspection Report".

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

### LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special- Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth.
5. Australian Standard AS4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings recognises that a property inspection report is not a warranty against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;

- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys; 08/08/
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or bylaws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## DEFINITIONS

**Client means** the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

**Building Consultant means** a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings. The consultant must also meet any Government licensing requirement, where applicable.

**Building & Site means** the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

**Readily Accessible Areas means** areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

**Structure means** the loadbearing part of the building, comprising the Primary Elements.

**Primary Elements means** those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**Structural Damage means** a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

**Conditions Conducive to Structural Damage means** noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

**Secondary Elements means** those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**Finishing Elements** means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

**Major Defect** means a defect of significant 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** means a defect other than a Major Defect.

**Serious Safety Hazard** means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**Tests** means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

## A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property.

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

**Building Interior** The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

**NOTE.** In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

**Building Exterior, Roof Exterior and Site** The consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

**Roof Space** Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400 mm by 500 mm access manhole.

**Subfloor Space** Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

## A.3 IMPORTANT NOTE

Special attention should be given to the Scope, Limitations and Exclusions in this document.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Importantly, Australian Standard AS4349.1-2007 Inspection of Buildings. Part 1: Pre- Purchase Inspections – Residential Buildings recognises that a standard property report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem, may require the monitoring of the building over a period of time.

Consideration should also be given to the inspection and assessment of:

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- the operation of fireplaces and chimneys;
- any services including building, engineering (electronic), fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould; and
- in the case of strata and company title properties, the inspection of common property areas or strata/company records.

This additional information or advice may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

In addition, this inspection and report does not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: hydraulics; geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services.

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Also, in all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report Systems Australia handbook Timber Pest Detection Reports.

Where possible, the records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

This inspection report was produced for the use of the client. The building consultant is not liable for any reliance placed on the report by any third party.

If you have any queries with this report or require further information, please do not hesitate to contact the consultant who carried out the inspection.