Completion Building Report

Mr. John McDonald

Property Address:
7/11 Main Rd
Miranda NSW

Better Value Property Inspections

Andrew Brown
Building Consultant
Tel. 0432 618 447
www.BetterInspections.com.au
Table of Contents

Cover Page
Table of Contents
Intro Page
1 Roofing
2 Exterior
3 Garage and Detached Building
4 Interiors
5 Structural Components
6 Insulation and Ventilation
7 Plumbing System
8 Electrical System
9 Bathrooms and Ensuites
Attachments
SCOPE OF THE INSPECTION AND REPORT LIMITATIONS

1. This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. Inspector may offer comments as a courtesy, but these comments will not comprise the bargained for report.

2. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, expected life of components, or replacement building costs are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

3. The inspection and report do not address and are not intended to address the possible presence of a danger from any potentially harmful substances and environmental hazards, including, but not limited to lead, asbestos, mold, mildew, formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on sub-floors where access is less than 400mm under a timber floor bearer and 500mm under a concrete floor and areas not accessible from 3.6metre ladder, swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, common and association-maintained areas, saunas, steam baths, or fixture and equipment, radio controlled devices, automatic gates, elevators, lifts, and thermostatic or time clock controls, freestanding appliances, security alarms and personal property, adequacy or efficiency of any system or component, prediction of life expectancy of any item, building code or zoning ordinance violation, geological stability or soil condition, structural stability or engineering analysis, termites, pests, water or air quality, electrical installations, electromagnetic radiation or any environmental hazard, building values appraisal or cost estimates. Condition of detached buildings, pool or spa bodies and underground piping (some of the above may be included in the inspection for additional fees - check with the inspector)

4. Where replacement building costs are given the figure is provided only as a general guide and it doesn't include the cost relating to demolition, redesign, fittings, landscaping etc.

5. In the event of a claim against inspector, the client agrees to give written notice of the dispute to the inspector. If the dispute is not resolved within 7 days from the service of the notice then the dispute shall be referred to mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia.

6. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.

DEFINITIONS

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of
item, component or unit should be considered before you purchase the property.

Inspected (IN) - I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) - I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) - This item, component or unit is not in this home or building.

Repair or Replace (RR) - The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

LOCATIONS & DIRECTIONS USED IN THIS REPORT

Here is how we are going to call out locations and directions in your report:

When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door.

For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom").

The floors or levels are referenced from the level, which we enter from the front (main) entrance. The level that you walk in on will be called the "Main Level". If there is a basement, that is usually the level below the Main Level, and the floor above would be called the "Second Floor" or "Upper Level".

Thank you for the opportunity to inspect your property. Please contact us if you have any further queries in relation to this report. This inspection was carried out by:

Andrew Brown

Building Consultant

Mobile: 0432 618 447
In Attendance: Client, Agent

Type of Building: Two Story

Approximate Age of Building: New Construction

Areas Inspected: Building Interior, Building Exterior, Roof Space, Garage

Was the Building Furnished: No

Weather: Dry

Rain in last 3 days: No

The Estimate of Major Defects: Typical

The Estimate of Minor Defects: Typical

Summary:
The overall condition of the building in the context of its type, age and in comparison to similar properties is: AVERAGE
1. Roofing

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Testing of gutters, downspouts and sub surface drain piping is beyond the scope of our inspection.

Styles & Materials

<table>
<thead>
<tr>
<th>Roof Covering:</th>
<th>Eaves:</th>
<th>Fascia:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pitched Roof</td>
<td>Fibre/cement sheeting</td>
<td>Powder coated steel</td>
</tr>
<tr>
<td>Concrete Tiles</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1.0 ROOF COVERINGS
Comments: Not Inspected

Note: The roof is too high - Not Inspected  A licensed roofing contractor should be called to make a further evaluation.

1.1 ROOF DRAINAGE SYSTEMS
Comments: Inspected

1.2 EAVES
Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
2. Exterior

Areas hidden from view by vegetation or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in all rendered surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

Styles & Materials

<table>
<thead>
<tr>
<th>External Walls:</th>
<th>Appurtenance:</th>
<th>Lintels:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Masonry Veneer</td>
<td>Two balconies are provided to the property.</td>
<td>Steel</td>
</tr>
<tr>
<td>Timber frame</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Fence: Powder Coated Steel

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

(1) Discoloration of external bricks was noted to several areas (including bricks around the window and balconies on the upper level). Recommend a skilled masonry contractor inspect and repair as needed. Estimated repair cost: Obtain Quote

(2) Install external trims to the right side of the property. Estimated repair cost: $200

2.1 VERANDAS, AWNINGS, PERGOLAS, DECKS, BALCONIES, PORCHES, PATIOS, STEPS AND APPLICABLE RAILINGS

Comments: Repair or Replace

Repair deteriorated concrete stairs to the main entrance and repair damaged concrete slab to several areas. Recommend to repair or replace as needed using a qualified contractor. Estimated repair cost: $600
2.2 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR AND WALKWAYS

Comments: Repair or Replace

Remove debris from the backyard. Estimated repair cost: $150

2.3 EXTERNAL TIMBER & TIMBER POSTS

Comments: Inspected

2.4 FENCING & RETAINING WALLS

Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
3. Garage and Detached Building

Garage Description:
Parking is provided in a basement parking area to this property.

Items

3.0 GARAGE
Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
4. Interiors

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Glazing in some properties may not comply with current glass safety standards and should be replaced with safety glass if necessary.

<table>
<thead>
<tr>
<th>Ceiling Materials:</th>
<th>Wall Material:</th>
<th>Floors:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gypsum plasterboard</td>
<td>Gypsum plasterboard</td>
<td>Timber</td>
</tr>
<tr>
<td>Fibre/cement sheeting</td>
<td>Fibre/cement sheeting</td>
<td>Concrete</td>
</tr>
</tbody>
</table>

Styles & Materials

**Comments:**

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Repair or Replace

1. Medium to high moisture levels were noted to the right wall in the front part of the house. These areas should be monitored over time and repaired if necessary by licensed contractor.

2. Repaint deteriorated walls in several areas. Estimated repair cost: $300

4.2 FLOORS

Comments: Repair or Replace

1. The internal floor is below the outside ground level in areas. These areas should be closely monitored as they are prone to moisture seepage and damp conditions.

2. Adjust uneven floor covering around the laundry. Estimated repair cost: $150
4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments: Repair or Replace
Install handrail to stairs to the lower and upper level for safety. Estimated repair cost: $800

4.4 BENCHTOPS AND A REPRESENTATIVE NUMBER OF CABINETS
Comments: Inspected

4.5 TILES
Comments: Repair or Replace
The number of tiles to the ensuite are in slightly different colors. Replacement of these tiles will be required. Estimated repair cost: $600

4.6 DOORS (REPRESENTATIVE NUMBER)
Comments: Repair or Replace
(1) Install missing door to the kitchen. Estimated repair cost: $200

(2) The door to the right entrance and the balcony door to the master bedroom requires easing and adjustment to operate correctly. Estimated repair cost: $180
This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
5. Structural Components

Sections of the foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Styles & Materials

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Roof Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Slab</td>
<td>Timber Cut &amp; Pitched Items</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.0 FOUNDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: Inspected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.1 WALLS (Structural)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: Inspected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.2 FLOORS (Structural)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: Inspected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.3 CEILINGS (structural)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: Inspected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.4 ROOF STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: Inspected</td>
</tr>
</tbody>
</table>

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
6. Insulation and Ventilation

Styles & Materials

Roof Void Insulation:
There is insulation over the ceiling

Sarking/Foil Laminates (Sisalation):
There is sarking under the roofing

Items

6.0 INSULATION IN ROOF SPACE
Comments: Repair or Replace
The insulation to the roof space is unevenly distributed. Recommend a licensed contractor inspect further and correct as needed.

6.0 Picture 1

6.0 Picture 2

6.1 SARKING/FOIL LAMINATES (Sisalation)
Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
7. Plumbing System

In accordance to the Australian Standards AS 4349.1-2007 the plumbing inspection is not covered in the building inspection. Although general comments are made on plumbing we suggest plumbing inspection be carried out to assess the condition of plumbing systems. The life of a hot water unit cannot be estimated as failure may occur at any time without warning.

**Plumbing Pipes Material:**
- Copper

**Items**

7.0 PLUMBING DRAIN AND WASTE SYSTEMS
- Comments: Inspected

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
- Comments: Inspected

7.2 HOT WATER SYSTEMS
- Comments: Not Present
- Install a hot water tank as needed.

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
8. Electrical System

In accordance to the Australian Standards AS 4349.1-2007 the electrical inspection is not covered in the building inspection. Although general comments are made on electrical wiring we suggest electrical inspection be carried out to assess the condition of electrical systems. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Smoke Alarms should be installed in accordance with the manufacturers instructions, and tested regularly.

8.0 THE ELECTRICAL WIRING

Comments: Inspected

8.1 SMOKE DETECTORS

Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
9. Bathrooms and Ensuites

Shower leaks in bathrooms are quite common and can occur without any warning. Showers should be monitored at all times so as to repair them before any major damage occurs.

BATHROOM 1:
A floor waste is provided to this area. There is no operational exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the wall and ceiling surfaces.

ENSUITE 1:
A floor waste is provided to this area. There is no exhaust fan within this area. Exhaust fans are an effective way of removing moisture from bathrooms and laundries. An exhaust fan should be fitted in these areas to prevent mould growth to the wall and ceiling surfaces.

TOILETS:
Three toilets are provided to this property.

LAUNDRY:
A floor waste is provided to this area. An exhaust fan is fitted within the bathroom.

9.0 THE FIXTURES AND FITTINGS

9.1 THE VANITY/BASIN UNIT
Comments: Inspected
Replace damaged shelves in the vanity unit in the toilet area. Estimated repair cost: $200

9.2 SHOWER
Comments: Inspected

This inspection report is prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.
Other Inspections and Reports

We strongly recommend you to obtain the following Inspections and Reports prior to any decision to purchase the property. This Inspections and Reports fall outside the guidelines for Standard Property Report and are excluded from this report:

1. Timber Pest Inspection
2. Electrical Inspection
3. Plumbing and Drainage Inspection
4. Asbestos Inspection
5. Mould Inspection
6. Structural Inspection
7. Geotechnical Inspection
8. Air-Conditioning Inspection
9. Fire/Chimney Inspection
10. Hazards Inspection
11. Swimming Pool/Spa
12. Council Plan Inspection