



REGAL BUILDING REPORTS

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PROPERTY INSPECTION REPORT

Client:	Mr. Bill Smith
Client Address	2005 Kinsella Court, Kellyville. NSW
Contact Phone Number	0400 111 111
Contact Email	billsmith@hotmail.com
Report Number	9999
Property Inspection Address	1900 Chapel Lane, Baulkham Hills. NSW
Current Status	Vacant
Type of inspection	Pre Purchase Report with Pest opinion
Inspection Date	16 th August, 2012 12.30pm
Date of report	17 th August, 2012
Weather	Clear
Building Inspector	Michael Hadad

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Section 1. Location / Street

The Subject Villa is part of a building complex of Strata Titled Villas. Well located in a relatively good part of Baulkham Hills.

The residence is serviced by a concrete driveway in good condition however showing signs of fatigue through the forces of time.

The property enjoys the service of underground electricity and has all required essential services.



Photo 1 – External view of property

The stormwater servicing the property is in reasonable working order.

I estimate that the complex is in the area of 17 years old.

The said group of cluster homes has a good degree of advanced vegetation of which is well maintained.

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Photo 2 – Showing vegetation and surrounds

Section 2. External

The structure of the house is of brick veneer exterior walls of which are adequate and quite sound with no major cracking or subsidence evident. With gyprock sheeting to the inside walls and ceiling, concrete slab to the floor, concrete roof tiles in good condition for the age of the villa, roof structure of timber trusses, aluminium windows and sliding doors.



Photo 3 – External surrounds

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The metal guttering and down pipes are in reasonable condition, however recommend that they be cleaned out, as they are cluttered with vegetation debris, of which will cause blockage and overflow also water penetration to the eaves.

The paving to the rear of the property has subsidence in certain areas due to soil movement – rectification required.



Photo 4 – Distorted paving to back of property

The clothes line that was affixed to the brickwork has come away from its fixings – rectification required.



Photo 5 – Clothes line requires re-fixing to wall

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Lapped and capped timber fence palings are in reasonable to poor condition as a result of the elements of weather and time – deteriorated.

The barge boards to the roof gable ends are somewhat deteriorated and fatigue has set in through the elements of weather. I recommend that the said boards be water proofed and painted in the near future, to prevent further deterioration of the timber.

The fibro sheeting in certain areas, namely under the front verandah, are showing signs of water penetration through the blockage of the roofing gutters. I recommend the sheeting to the said eaves to be cleaned and painted – recommend rectification.



Photo 6 – Sheeting to eaves in poor condition

The ceramic tiles to the front entry have a degree of cracks and chipped tiles.



Photo 7 – Ceramic tiles – chipped and cracked

Section 3. Internal

Throughout the residence the paintwork has deteriorated to the point that a re-paint is required.

The water pressure throughout is quite good. This is usually a sign of good pipe work and plumbing to the villa, however there are several taps that require changing and servicing as they are sticky and stiff due to none servicing.

The insect screen to the dining room sliding door is damaged to the point that it is not effective – rectification recommended.

All sliding door and windows are in working order, but in relatively poor condition and require servicing.

Several of the ceiling light covers are missing.

The bath room tiles are in good order for the age of the house.

WC systems are in working order but again require a degree of servicing.

The concrete floor to the garage has a minor crack running through the centre. I do not view this as a major defect and no threat the structure of the property.

The roof structure being of timber trusses are in quite good order and the internal roof area is dry and sound.

All the internal doors and door locks are in working order and in reasonable condition for the age of the house.

I did not detect any signs of major wood rot in the door jambs, architraves and skirting.

On inspection I did not detect any sign of active termite infestations to the exposed timbers. However although there was no visible signs of termite infestation, it is always a good idea to have the house treated for termites every two years.

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I suspect that, at some point previously, there may have been a degree of water penetration to the garage ceiling that has since been rectified. However, the paintwork to the area has not been re-applied properly and is peeling away. Therefore, the paint work will have to be scrapped back and removed and the area re-painted.



Photo 8 – Paintwork deteriorated to ceiling of Garage

Section 4. Conclusion

I view the inspected villa to be in good condition in relation to the age of the building. However, there are items to the building that require attention as described in this report. I would recommend that the matters mentioned, of a defective and cosmetic nature, be attended to by a suitable tradesman as soon as practicable.

The comments and grading to this document are in relation to the age and price of the subject property.

Very good	A
Good	B
Reasonable	C
Below average	D
Poor	E
Stay Away	F

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PAYMENT TERMS

The report here becomes payable immediately on receipt of the report and invoice, regardless of any alterations that are to be made to the report. The works carried out will become payable on request of the subject works, or on receipt of the invoice for such works, Regal Building Reports does not run accounts. If payment is not received then clause 16 of the terms and conditions herein will apply.

The price quoted for the said report is for an email version of the reports with the exception of a dilapidation report, this version will not have the inspectors signature attached to the document, to acquire a hard copy of the report with the inspectors signature attached then an extra charge of 10% will apply.

NOTES

Normally a building will have either major or minor faults regardless of the age. This report will record the condition of the building. This report is based upon a visual inspection of the building.

The condition of the building will be recorded as being either adequate, deteriorated or rectification required.

Adequate means, in view of the age, type or condition of the building, that it is of acceptable standard without the need for any repair to be made in the short term.

Deteriorated means that the building referred to has a minor fault or defect – a matter which, in view of the age, type or condition of the building, does not require substantial repairs or urgent attention (These items may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to material and finishes)

Rectification required means that the building referred to has deteriorate to a condition where it is now not at an acceptable condition and repairs or attention is now required.

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

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

This report excludes:

1. Any item which is the subject of a special purpose property report.
2. Any area or item which was not, or could not be inspected by the consultant.
3. Any matter which is not within the consultant's expertise.
4. Any matter, the inspection or assessment of which is solely regulated by statute.
5. Swimming pools, spas, and saunas

Suggested other inspections and reports:

Timber Pest Inspection	Asbestos Inspection	Mould Inspection
Alarm/Intercom/Data	Council Plan Inspections	Estimating Report
Electrical Inspection	Mechanical Services	Appliance Inspection
Structural (Engineer)	Hydraulics Inspection	Plumbing Inspection
Drainage Inspection	Air Conditioning Inspection	Geotechnical Inspection
Swimming Pool Inspection	Fire/Chimney Inspection	Gas fitting Inspection

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TERMS AND CONDITIONS

1. This report is private and confidential and is for the purchaser's reference only. The report may not be reproduced or copied in whole or in part by any other person or company and is protected by Copyright.

2. Disclaimer of Liability to third parties: This report is made solely for the use and benefit of the Client named on this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on the Report does so at their own risk.

3. Minor defects or standard defects such as shrinkage cracks in concrete may not be noted or recorded in this report as their presence is not likely to affect the value or quality of the property.

4. This report refers to the condition of the property at the date of inspection. No responsibility is accepted in respect of any matter nor evident on, or in respect of any change or deterioration occurring after the date of inspection.

5. The purchaser acknowledges and accepts that this report does not detail any item listed or assume that any such item is included in the report, further any specialist item such as pest inspection, the nature of timber infestation or rot, structural engineering, legal records, boundary positions, survey details, electrical or plumbing services or the like, are not covered in this report or the inspectors knowledge.

6. Omissions from this report. Should any omission have occurred in the preparation of this report whether it be by lack of access, the failure of the inspector to note such defects or by way of a typing omission or error, the purchaser acknowledges that neither the inspector nor Regal Building Reports shall be held liable in any way for the omission.

7. Owner's consent. In the event of a pre-purchase report, the purchaser, or the agent shall be responsible for obtaining the owner's consent prior to this report being prepared. The purchaser indemnified Regal Building Reports and its inspector against any resulting action being taken due to the non-obtaining of such permission or consent.

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

8. Limitation of Liability within services supplied and covered by the Trade Practices Act 1974, as amended, specifically supplied for personal, household and domestic use. In the event of a breach of a condition as warranty implied by the Act the liability of Regal Building Reports shall be limited at Regal Building Reports' discretion to the supplying of the services again.

9. Compliance with Legislation or Standards. The purchaser acknowledges that they will not hold Regal Building Reports or the company's inspector responsible for any omissions from the report in relation to the Local Governments Acts or the Building Code of Australia or the Australian Standards or any other legislation or statute ordinances.

10. Non-Visual Defects: The purchaser acknowledges that they will not hold Regal Building Reports or the Company's inspector responsible for failure to include any such effect, whether it was present at the time of the inspection or occurred at a later time or defects which may occur in adverse weather (eg. Leaking roof in the event of rain which was not falling at the time of the inspection.)

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

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

11. Known defects: The purchaser or the purchaser's Agent or Solicitor shall notify Regal Building Inspections or the Company's inspector if they are aware of any defects or problems with the property to be inspected.

12. Visual Inspection: This report is based upon a visual inspection on those areas of the property to which access is available at the time of the inspection. Should a visual inspection not be possible due to obstructions or obstacles or the installation of materials such as brickwork, gyprock surface coverings, fixtures and fittings, furniture, plant, soil, built-in-cupboards, carpet, etc those areas cannot be inspected, accordingly, should defects exist behind such obstacles, the purchasers acknowledge that they will not hold Regal Building Reports or the company's inspector responsible for any omission from the report.

Only areas with means of access such as trap doors or manholes or other suitable openings will be inspected.

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13. Asbestos disclaimer: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted as general remarks. Buildings built prior to 1982 may have all and or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing and removing. Drilling cutting or removing sheeting or products containing asbestos is a high risk to people's health.

14. Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are not a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in all instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

15. Drought Disclaimer: During long periods of drought, foundation settlement can cause cracking to walls, ceilings etc. These cracks may appear after the inspection within the contract settlement period.

16. Payment of Inspection Report: The purchaser shall pay to Regal Building Reports the agreed fee. Clients are requested to pay prior to release of the report. In the event of ongoing or follow-up reports, or time spent on the matter commissioned, we require payment on receipt of invoice.

Should clients exceed out terms we reserve the right to apply an extra charge of \$100. If we are forced to resort to debt collection methods, we reserve the right to charge \$230 debt collection administration charge and a 10% commission to the debt collection agency, as well as a 3.5% per month interest charge on the debt owed, including any other costs or charges incurred.

17. Cancellation of Report: Should the purchaser or his Agent or Solicitor wish to cancel a report for any reason that the cancellation shall be in writing or by fax. Any costs incurred up to the time of cancellation will be due and payable.

18. Acceptance of Terms and Conditions: The purchasers acknowledge that they have read the terms and conditions herewith scheduled and that they agree to those terms and conditions.

19. Exclusion from Report: Inspection or testing of pipe work or drains, electrical, mechanical or air conditioning installations, alarms, saunas, spa or pool equipment, hot water heaters, lifts or inclinators, fire protection equipment, fir places or heaters, washing machines, white goods, ducted vacuum systems, pumps.

20. Exclusion from Standard Property Inspection: Although standard property inspections can provide invaluable expert advice, they do not cover everything. For example, the consultant normally would not check the adequacy of the following:-

- Footings
- Concrete damp course
- Electrical installations
- Plumbing, drainage, gas fitting
- Air conditioning
- Garage door opening mechanisms
- Swimming pools and pool equipment
- Fireplaces and chimneys
- Alarm systems and smoke detectors
- Intercom systems
- Soft floor coverings (carpet/lino)
- Appliances
- Paint coatings
- Hazards

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

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21. Conditions: This standard property report may be conditional upon or conditional in relation to:

- A. The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions.
- B. Information provided by the person, the employees or agents of the person requesting the report.
- C. The specific areas of "expertise" of the consultant specified in the report.
- D. Apparent concealment of possible defects.
- E. Any other factor limiting the preparation of this report.

INSPECTOR

Inspection carried out by MICHAEL HADAD

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Signed for and on behalf of Cherco Pty. Limited / Regal Building Reports

Michael Hadad

**Building Supervisors Cert No Q13217
Builders Lic No Cherco Pty Ltd 220540C
MBA Accredited Consultant**

**This report was compiled by Michael Hadad
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