

OUR REFERENCE NUMBER: W/A-XXXX

DATE OF INSPECTION: 4th of January, 2017

BUILDING REPORT



**ACTPRO Pty Ltd
trading as ACTPRO**

Refer Property: [REDACTED]

As at your request we have inspected the above property and we are pleased to submit the following building report.

This report has been compiled in accordance with **AS4349.0 and AS4349.1-2007**. If you have any further inquiries please do not hesitate to contact the Manager Ken Roche (3304) on the above telephone numbers.

Signed for and on behalf of
ACTPRO Pty Ltd

PREAMBLE

Upon receipt of this Standard Property Report, the purchasing client enters into a contract devised solely as per AS 4349.0 and AS4349.1-2007.

This report has been compiled after a visual inspection of the property, with an objective of identifying any defects (whether minor or significant) to the property that were visible and present at the time of inspection.

This report does not cover all aspects of the building and must be read in conjunction with the scope and limitations document contained within.

It may not include all items that were inspected and found to be in a good condition or all minor faults or defects as defined below:

AS 4349.1 “Minor fault or defect a matter which, in the view of age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification.”

This report uses the following grading system:

- **GOOD with respect to the age of the property**
Of acceptable industry standards
and free of defects
and requiring no repairs.

(superficial defects accepted).
- **FAIR**
Of acceptable industry standards
or has minor defects
or has minor signs of deterioration

and is functional.
- **POOR**
Of below acceptable industry standards
or has defects requiring extensive repair or replacement
or has obvious signs of deterioration.

DESCRIPTION OF PROPERTY.

This is an open space, single storey, Colourbond sheet residence constructed on a concrete slab which has additional sunrooms to rear of the dwelling on a rural block. There are Iron roof sheeting, timber flooring and aluminium window frames to the home. A double carport has been built to the right hand side of the residence. The Hills Hoist clothesline is located to the right of the property and a 25kw solar hot water system has been installed to the roof.

STRUCTURAL MOVEMENT / CRACKING.

- There is no evidence of significant structural movement or brickwork cracking to the residence.

EXTERNAL.

- Internal fireplace has been removed; however the aluminium chimney remains to the roof of the property.
- Paintwork is in a good condition. Painting is an ongoing maintenance item to protect the timbers from the natural elements.
- Timber fascias are in a good condition.
- Landscaped gardens to the front and rear of the property are in a good condition.
- Front verandah is in a fair condition.
- Garden storage shed is in the good condition.
- Front pergola with clear fibreglass sheeting is in a good condition.
- Verandah located at the front of the property is in a good condition.
- Front porch with tiled concrete steps is in a good condition.
- Rear pergola with colourbond sheeting is in a good condition.
- Rear verandah is in a good condition.
- Paving porch is in a good condition.
- Paving is in a good condition.
- Front, side and rear stone retainer wall is a good condition.
- Gravel driveway is a good condition.

SWIMMING POOL.

- In-Ground swimming pool is in a good condition.
- Pump – filter system was operating at the time of the inspection.
- Full fencing around the pool area is in a good condition.

CARPORT.

- Carport located to the front left hand side of the property has steel framing with metal roof sheeting and clear fibreglass sheeting ceiling.

FENCES.

- Rural fencing is located on the property.
- Metal gates located to the front and right hand side of the property is in a good condition.

WINDOWS.

- Aluminium and timber window frames are in a fair condition.
- Flyscreens fitted to the front and rear windows of the property are in a good condition.

EXTERNAL DOORS.

- External doors to the front, back and laundry is in a good condition.
- Security flyscreen doors to the front, back and laundry are in a good condition.

ROOF.

- Colourbond roofing is in a good condition.
- Eaves are in a good condition.
- Painted box guttering is in a good condition.
- Downpipes are in a good condition.

INSULATION.

- There are fibreglass batts to the ceilings and walls of the residence.

PLUMBING and DRAINAGE.

- Inspection of stormwater plumbing and sewerage drainage is not possible as these areas are not accessible to our inspectors. .

INTERNAL.

- Gyprock and solid brick walls and Gyprock ceilings are in a good condition.
- Paintwork is in a good condition.
- Slate is laid to the floor and in a good condition.

Note* the residence was furnished at the time of inspection.

- **Lights, heating, hot water service and other household fittings and appliances have not been tested as part of this inspection.**

HEATING.

- A fireplace has been removed from the property.
- Electric wall air conditioners has been installed to the entry/lounge room and bedroom one.

ENTRY.

- Gyprock and solid brick walls are in a good condition.
- Gyprock ceiling is in a good condition.
- Slates are laid to the floor and in a good condition, with drummy tiles found in some areas.

LOUNGE ROOM.

- Ceiling fan has been installed.
- Gyprock walls and ceiling are in a good condition.
- Slates are laid to the floor and in a good condition.
- No dressing is fitted to the three windows and in a good condition.
- No dressing is fitted to the double glass doors and in a good condition.

DINING ROOM.

- Gyprock walls are in a good condition.
- Gyprock ceiling is in a good condition.
- Slate tiles are laid to the floor and in a good condition, with some drummy to different areas.
- Open space living combined with lounge room and kitchen area.

SUNROOM

- Gyprock walls are in a good condition.
- Timber panel ceiling with exposed beams and insulation panels within the sunroom are in a good condition.
- Open space living combined with dining room and kitchen area.

LAUNDRY.

- Door is in a good condition.
- Solid brick walls are in a good condition.
- Gyprock ceiling is in a good condition.
- Tiles are laid to the floor and in a good condition.
- No window dressings are fitted to the window.
- Laundry tub and taps are in a fair condition.
- Five door storage cupboards are in a good condition.

KITCHEN.

- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor and in a good condition, with some drummy tiles in areas.
- Open space living combined with dining and lounge room.
- Cupboards and benchtop are scratched, chipped and in a fair condition.
- Electric oven, grill and hotplates have not been tested.
- Rangehood has not been tested.
- Dishwasher has not been tested.
- Kitchen sink has no signs of leaks.
- Taps are in a good condition.
- Splash back glass is in a good condition

HALLWAY.

- A smoke detector is fitted to the ceiling. The batteries will require replacement every twelve months.
- Gyprock, solid brick and timber panel walls are in a good condition.
- Gyprock ceiling is in a good condition.
- Slate tiles are laid to the floor and in a good condition.
- Skylight is in a good condition.

BEDROOM ONE.

- Gyprock walls and ceiling are in a good condition.
- Floating timber is laid to the floor and in a good condition.
- Glass sliding door is in a good condition.
- No built-in-robe to this room.

SUNROOM AREA OF BEDROOM ONE

- Open living space is in a good condition.
- Floating timber is laid to the floor and in a good condition.
- Holland blind is fitted to glass sliding door.
- Venation blind is fitted to window beside door.

BEDROOM TWO.

- Entry Door is in a good condition.
- Gyprock, solid brick and timber panel walls are in a fair condition.
- Gyprock ceiling is in a good condition.
- Floating timber floorboards are laid to the floor and in a good condition.
- No window dressings are fitted to the glass sliding door.
- There is no built-in-robe to this room.

BATHROOM.

- Entry Door is in a good condition.
- Solid brick walls are in a good condition.
- Gyprock ceiling is in a good condition.
- Full height wall tiles are in a good condition.
- Tiles are laid to the floor and in a good condition.
- No window dressings are fitted to the window.
- Basin and Vanity are in a good condition.
- Taps are in a good condition.
- Mirror is in a good condition.
- Shower base is in a good condition.
- Shower screen is in a good condition.

TOILET

- Entry Door is in a good condition.
- Solid Brick walls are in a good condition.
- Tiles are laid to the floor and in a good condition.
- No window dressing to the window.
- Dual toilet cistern and pan is in a good condition.

OVERVIEW / COMMENTS.

This open space living home with two bedrooms and a double garage is in a good condition throughout the property. This inspection has not included the examination of the plumbing or electrical wiring to the property. If inspection of these areas is required it is recommended that a qualified tradesman be consulted.

The residence is situated on a gently sloping block of land that would appear to drain away / run off adequately.

The weather at the time of the inspection was fine.

The overall condition of the property where visible / accessible appears to be in a sound structural condition.