

Builders Licence No 36583
Building Consultants Licence No BC2036
Timber Pest Inspection Accreditation No 4673

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Home Owners (Owner Builder) Warranty Inspection Report

**Complies with Australian Standard AS 4349.0- 2007 Inspection of Buildings Part 0:
General Requirements**

And

**Section 95 of the NSW Home Building Act 1989
Part 3 of the WA Home Building Contracts Act 1991**

Section 137B of the VIC Building Act 1993 (Owner Builder Construction)

Important: This NOT a Pre Purchase Building Inspection Report.

Administration Details

Property Address: 26 Old Hospital Rd West Wyalong **NSW**

Client: Todd Gillard

Account to: Todd Gillard

Phone: 0269722910 **Fax:** 0269722910

Email Address:

Invoice No: 189

Note: This report should not be relied upon more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the work defined by the approved plans and specifications. The inspection and reporting is limited to AS4349.0-2007 and Appendix C of AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

Agreement No: 101/12 **Date of Agreement:** 17/10/2012 **Time Agreement:** 1:00pm

Specific Requirements/Conditions Required by You were: No

Changes to the Inspection Agreement requested: No

- Date the Changed Agreement was accepted:
- Time the Changed Agreement was accepted:

Owner Builders Permit No. (NSW & WA only): 393966P

Approved Plans and Specifications

Architectural Plans: sighted Yes Prepared By: Rod Lynch

Drawing No's: 2012-02/1-4 Date 17/04/2012 No of Sheets: 4

Comments:

Structural Plans: sighted Yes Prepared By: Rod Lynch

Drawing No's: 2012-02/1-4 Date 17/04/2012 No of Sheets: 4

Comments:

Specification: sighted Yes Prepared By: Rod Lynch

Document No.: 2012-02/1-4 Date: 17/04/2012 No of Sheets: 4

Comments:

Inspection Details

Date of the Inspection: 22/10/2012 **Time of Inspection:** 8:00am

Persons in Attendance: Michael Wenning

Weather Conditions at the time of Inspection: Dry

Comments:

Recent Weather Conditions: Dry and wet periods

Comments:

Building Furnished: No

Comments:

Building Tenancy: Unoccupied

Comments:

Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

The Actual Areas Inspected were: The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site,

Other Areas and/or Structures Inspected were: Shed

Restrictions:

(a) Areas NOT Inspected Including Reason(s) were: Sub Floor - Slab on Ground Construction

(b) Areas NOT Fully Inspected Including Reason(s) were: Roof cavity - Due to sisalation, insulation, roof framing, height restriction and air condition ducting and units. Floor - Due to floor coverings

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: Roof cavity

Further Inspection and Reporting of these areas is essential once access has been obtained to determine if any major defect/safety hazard exists in these areas/sections.

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: Roof cavity - Sisalation, insulation, roof framing, height restriction and air condition ducting and units. Floor coverings

Details of Apparent concealment of possible defects:

No visual sign of apparent concealment observed. and details were

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

There was no additional information provided.

Details of Other Factors influencing the inspection:

N/A

Description and Identification of the Property Inspected

Type: Free Standing Domestic House

Style: Single Storey

Construction Type: Brick Veneer

Interior: Timber framed,Plasterboard, FC Sheeting

Piers: Not applicable as slab on ground construction **Comments:**

Flooring: Interior: Concrete, Tile, . Carpet

Comments:

Verandahs: Brick, FC Sheeting, **Patio:** Brick, FC Sheeting, **Other:** .

Roofing: Timber Truss Roof.

Description:

Roof covering: Metal Roofing

Description:

Out Structures: Shed

Other Inspections and Reports Recommended

It is strongly recommended that the following Inspections and Reports be obtained. These items fall outside the scope of this report and expertise of the inspector.

Electrical Inspection

Plumbing Inspection

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Other:

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection - 1. Interior, 2. Exterior, 3. The Roof Exterior, 4. Roof Interior, 5. The Subfloor 6. Site, 7. Cracking to Building Members

SIGNIFICANT ITEMS

Note: In accord with AS4349-2007 group of Standards minor defects are not reported unless they are arising directly from a Major Defect.

1.0 INTERIOR OF THE BUILDING

| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
|-----------------------------|-----------------|--|--|---|
| 1.01 Ceilings | House | Installation | There is no back blocking to the ceiling as per installation guides. No control joint to the hall/lounge/kitchen ceiling as per installation guides. It is recommended that you consult a licenced builder to comment upon and offer further advice regarding the above issue. | Install back blocking Install control joint |
| 1.02 Walls | | No significant defect | | |
| 1.03 Timber Floors | | No significant defect | | |
| 1.04 Concrete Floors | | No significant defect | | |

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|--------------------------------------|--|-----------------------|--|--|
| | | | | |
| 1.05 Timber Windows | | No significant defect | | |
| 1.06 Metal Windows | | No significant defect | | |
| 1.07 Doors and Frames | | No significant defect | | |
| 1.08 Skirting and Architrave | | No significant defect | | |
| 1.09 Kitchen | | No significant defect | | |
| (a) Bench Tops | | | | |
| (b) Cupboards | | No significant defect | | |
| (c) Sinks/Taps | | No significant defect | | |
| (d) Tiles | | No significant defect | | |
| 1.10 Bathroom, WC and Ensuite | | No significant defect | | |
| (a) Floor | | | | |
| (b) Cistern and Pan | | No significant defect | | |
| (c) Bidet | | No significant defect | | |

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|-------------------------|--|-----------------------|--|--|
| (d) Taps | | No significant defect | | |
| (e) Tiles | | No significant defect | | |
| (f) Bath | | No significant defect | | |
| (g) Shower | | No significant defect | | |
| (h) Vanity | | No significant defect | | |
| (i) Wash Basin | | No significant defect | | |
| (j) Ventilation | | No significant defect | | |
| (k) Mirrors | | No significant defect | | |
| 1.11 Laundry | | No significant defect | | |
| (a) Floor | | | | |
| (b) Taps | | No significant defect | | |
| (c) Tubs/Cabinet | | No significant defect | | |
| (d) Tiles | | No significant defect | | |

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|---|---|-----------------------|--|---|
| (e) Ventilation | | No significant defect | | |
| 1.12 Stairs | | Not applicable | | |
| 1.13 All Problems Damp | | No significant defect | | |
| 1.14 Electrical Installation | All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. | | | *Its recommended that a licensed electrician be consulted for further advice |
| 1.15 Plumbing | All plumbing needs to be inspected and reported on by a plumber. | | | Its recommended that a licensed plumber be consulted for further advice |
| 1.16 Smoke Detectors | Location and Number installed Hall x 1 | | | AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors. |
| 1.17 Hard Floor Coverings e.g. Ceramic Tiles, Slate, Parquetry | Entry/Lounge/Kitchen | Installation | There are no expansion joints to the floor tiles. It is recommended that you consult a licenced builder to comment upon and offer further advice regarding the above issue | Install expansion joints |
| 1.18 Other | | Not applicable | | |

| 2.0 EXTERIOR OF THE BUILDING | | | | |
|---|-----------------|--|---|--|
| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
| 2.01 Walls | | No significant defect | | |
| 2.02 External Cladding | | No significant defect | | |
| 2.03 Doors and Windows | | No significant defect | | |
| 2.04 Timber or Steel Frames and Structures | | No significant defect | | |
| 2.05 Chimneys | | No significant defect | | Fire boxes/fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and our recommendation is that you have these units inspected and tested. |
| 2.06 Stairs | | No significant defect | | |

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|---|--|-----------------------|--|---|
| 2.07 Balconies, Verandahs, Patios, Decks | | No significant defect | | Handrails are required were a person has the potential to fall one meter or more. |
| 2.08 Other | | No significant defect | | |

3.0 THE ROOF EXTERIOR

| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
|---------------------------------|-----------------|--|---|--|
| 3.01 Roof | | No significant defect | | |
| 3.02 Skylights and Vents | | No significant defect | | Recommend a Roof Plumber inspect and detail the requirements to ensure that the flashings are functional and adequate for the situation. |
| 3.03 Valleys | | No significant defect | | |
| 3.04 Guttering | | No significant defect | | Recommend a Roof Plumber inspect and detail the requirements to ensure that the gutters are functional and adequate for the situation. |
| 3.05 Downpipes | | No significant defect | | Recommend a Roof Plumber inspect and detail the requirements to ensure that the downpipes are functional and adequate for the situation. |

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|---------------------------------------|--|-----------------------|--|--|
| 3.06 Eaves, Fascias and Barges | | No significant defect | | |
| 3.07 Other | | No significant defect | | |

4.0 THE ROOF INTERIOR

| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
|---------------------------|-----------------|--|--|---|
| 4.01 Roof Framing | | No significant defect | | |
| 4.02 Roof Covering | | No significant defect | | |
| 4.03 Insulation | Ceiling void | Installation | Ceiling insulation missing from garage, portico and rear entertainment areas. The insulation is also missing from around lights and other ceiling protrusions. Although this is not a significant defect. The insulation will not work as it is designed to work. It is recommended that you consult a licenced builder to comment upon and offer further advice regarding the above issue | Install ceiling insulation to all of the ceiling voids. |
| 4.04 Sarking | | No significant defect | | |
| 4.05 Party Walls | | No significant defect | | |
| 4.06 Other | | Not applicable | | |

| 5.0 THE SUBFLOOR | | | | |
|--|-----------------|--|---|---|
| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
| 5.01 Timber Floor Framing Timbers | | Not applicable | | |
| 5.02 Underside of the Flooring System | | Not applicable | | |
| 5.03 Piers/Posts/Supports | | Not applicable | | |
| 5.04 Termite Shielding | | Not applicable | | |
| 5.05 Suspended Concrete Floors | | Not applicable | | |
| 5.06 Other | | Not applicable | | |

Sub-floor ventilation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: Not Applicable as slab on ground construction .

| 6.0 THE SITE | | | | |
|---------------------------------|-----------------|--|---|---|
| Areas Inspected | Location | Type of Defects (E.g. - Damage, Distortion, Warping, Twisting, Dampness, Operational etc.) | Description of Defect/ Safety Hazard | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
| 6.01 Car Accommodation | | No significant defects | | |
| 6.02 Detached Laundry | | Not applicable | | |
| 6.03 Ablution Facilities | | Not applicable | | |
| 6.04 Garden Sheds | | Not applicable | | |
| 6.05 Retaining Walls | | Not applicable | | Where a major defect is identified in any retaining wall regardless of height it is essential that an engineers report be obtained. |
| 6.06 Paths | | No significant defects | | |

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|-------------|------------------------------|--|----------------------|--|--|
| 6.07 | Driveways | | No significant defec | | |
| 6.08 | Steps | | Not applicable | | |
| 6.09 | General Fencing | | No significant defec | | |
| 6.10 | Swimming Pool Fencing | | Not applicable | | |
| 6.11 | Surface water | | No significant defec | | |
| 6.12 | Stormwater Run Off | | No significant defec | | |
| 6.13 | Detached Buildings | | Not applicable | | |
| 6.14 | Other | | Not applicable | | |

Additional Comments:

7.00 CRACKING OF BUILDING ITEMS

Is There Cracking To The Building Items: No

Important

Regardless of the type of crack(s) a Building Inspector carrying out an Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking.

| 7.0 CRACKING OF BUILDING ITEMS | | | |
|---------------------------------------|-----------------|---|---|
| Areas Inspected | Location | Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural) | Significance of the Defect. Recommended Action. (Also refer to Important Advice Section) |
| Concrete Slabs | | | |
| 7.01 Suspended Concrete Slabs | | | |
| 7.02 Masonry Walls | | | |
| 7.03 Piers | | | |
| 7.04 Retaining Walls | | | |
| 7.05 Paths | | | |
| 7.06 Other Areas | | | |

Comment on Cracking :

| <u>Where is the cracked Area?</u> | <u>Detailed Photo of Crack</u> | <u>Width and Length of Crack</u> |
|--|---------------------------------------|---|
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8.00 SECOND HAND MATERIALS

| Second Hand Materials Viewed on Site | | | |
|---|------------------------------------|--|-----------------------|
| Location | Type of Material or Product | Observed by Inspector or Advised by Owner | Other Comments |
| 8.01 | N/A | Observed by inspector | |
| 8.02 | N/A | Observed by inspector | |
| 8.03 | N/A | Observed by inspector | |
| 8.04 | N/A | Observed by inspector | |
| 8.05 | N/A | Observed by inspector | |
| 8.06 | N/A | Observed by inspector | |
| 8.07 | N/A | Observed by inspector | |

9.01 LIST OF INCOMPLETE WORK

| Location | Description of Incomplete Works |
|-----------------|--|
| 9.02 | N/A |
| 9.03 | N/A |
| 9.04 | N/A |
| 9.05 | N/A |
| 9.06 | N/A |
| 9.07 | N/A |

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|------|-----|
| 9.08 | N/A |
| 9.09 | N/A |

9.00 ATTACHMENTS TO THIS REPORT

| Attachments | | | |
|---|------------------------|------------------------------------|---|
| Document Title | Attached Yes/No | Document Numbers or Dates | Other Comments |
| 9.01 Original Building Permit/Certificate of Consent | Yes | DA/2012/089 CC/2012/049 | |
| 9.02 Original Inspection Certificates | Yes | DA/2012/089 | Inspections for slab, external drainage, Internal drainage and frame |
| 9.03 Original Final Inspection Certificates | Yes | CC/2012/049 | |
| 9.04 Certificates of Termite Treatment | Yes | 1220 | |
| 9.05 Certificates for Wet Area/s Waterproofing | Yes | DA/2012/089 | |
| 9.06 Certificate of Plumbing Compliance | Yes | DA/2012/089 | |
| 9.07 Certificate of Electrical Compliance | Yes | 333084577 | |
| 9.08 | No | | |

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with AS 4349.0-2007 and Appendix C of AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: Low

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: Low

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Above Average

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's 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 consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable 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 will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Appearance Defect- Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

Serviceability Defect- Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The Septic Tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so **acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

- 1) This report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with

the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (**NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.**)

4) CONSUMER COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 5) **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 in the **Additional Comments** section of the report. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
- 7) **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.
- 8) **ACTIONING OF REPORTED DEFECTS:** All defects may deteriorate or cause further defects or be a safety hazard if not attended to by a qualified, licensed and insured person.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

EXTENT OF RELIANCE ON THE REPORT: -This inspection report has been prepared and provided for, and at the request of, the owner/builder of the inspected property.

The inspection that led to the preparation of this report was carried out solely for the purposes of the obtaining Home Owners Warranty Insurance and often this is part of the preparation of a contract of sale. By law, this report must deal with certain prescribed matters and a copy of this

report must be inserted into any contract of sale with a copy of the Home Owners Warranty Insurance Certificate.

In the inspection and preparation of this report the inspector was solely assessing the defect condition of the property with those prescribed matters, as were discoverable by visual inspection on the date of the inspection, to enable the inspected property to be subject of coverage by Home Owners Warranty Insurance and no more. It is not unusual for defects to become apparent years after construction is completed and this report is not in any way a representation or warranty that the property does not contain latent defects which may become visually apparent in the future.

To the extent allowed by law no responsibility will be accepted for the content of this report after 30 days following the date of the inspection of the property.

This report is not a Pre-Purchase Property Inspection Report and it may not be relied upon as such by anyone. Any party seeking to rely on such a report needs to commission their own Pre-Purchase Property Inspection Report.

To the extent allowed by law, no responsibility will be accepted should this report be relied upon by any party who may use or rely on the whole or part of the content of this report as a Pre-Purchase Property Inspection Report, or for any other purpose other than the Home Owners Warranty Insurance purposes as set out above.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Jeffrey Halpin

Address: 71 Church St Forbes NSW 2871

Licence: 36583. PI AUS-12-8767

Dated this 22nd Day of October 2012

SIGNED FOR AND ON BEHALF OF: Jeffrey Halpin

Signature: