



## Detailed Building Curtain Wall Inspection

42 Sample Street Melbourne VIC 3000

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management

## Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/ industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

## Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

## Instructed By

<b>Name</b>	
<b>Title</b>	Owners Corporation Manager
<b>Company</b>	Body Corporate Management
<b>Address</b>	

## Inspected & Compiled by

<b>Inspector ID</b>	
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1 September 2014

Dear XXXX,

Thank you for using Roscon Property Services Pty Ltd for your Detailed Building Curtain Wall Inspection. I have attached a copy of the report that has been compiled by an experienced auditor.

Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

The attached report includes the following:

<b>Part 1</b>	Legend Code AS1288-2006 Australian Standards Glass In Building
<b>Part 2</b>	AS1288-2006 Australian Standards Glass In Building
<b>Part 3</b>	Detailed Curtain Wall Conditions Inspection
<b>Part 4</b>	Terms and Conditions

The team at Roscon Property Services are available to assist you with any concern that may eventuate and look forward to your call. Thank you for your continued business.

Yours Sincerely

**Roscon Property Services Pty Ltd**



**Paul Cummaudo**  
Managing Director  
AREI, RBP, CRE, Licensed Estate Agent  
Registered Building Practitioner DB-U 13329, CB-U 4272  
Member REIV, MBAV, SCA, NCTI

## Inspection Notes

Roscon Property Services have been engaged by the Owner's Corporation to inspect the condition of the curtain walls (glass panels) of 42 Sample Street Melbourne VIC 3000. The property was inspected on Thursday July 14 2014.

42 Sample Street Melbourne VIC 3000 is a commercial 2 storey building, curtain walls within all suits were inspected throughout the building. Internal glass panels within office partitions were not inspected, as these panels are not considered common property.

During our inspection we note, no broken panels were found on site but a number of seals were found to be missing. A significant amount of panels inspected were found to be non-compliant to the current Australian standard (AS1288 – 2006) this has been illustrated in detail in the following sections. Roscon recommends replacing these glass panels to ensure occupants have a safe working environment.

Since several panels within the building are non-complaint, Roscon cannot guarantee if they are serviceable and will remain in place without dropping or cracking due to high winds, building movements, human interaction, etc.

To mitigate any risks associated with the glass panels from dropping or cracking, the glass panel's needs to be installed as per current Australian Standards (both glass panels as well as installation method).

### The following items were inspected during the site visit:

- Glass Type
- Height
- Width
- If there was any film applied
- If the seals were in a good condition
- Structural integrity of panels
- Complain of panels with Australian Standards

The following report contains the Australian Standards for Glass in Buildings, followed by a detailed table of every glass panel inspected.

## Part 1: Legend Code AS1288-2006 Australian Standards Glass In Building

<b>RA</b>	Non-compliant due to section 5.4 in AS1288-2006 "Glazing capable of being mistaken for a doorway or opening". Exception (g) is if the glazing protects a difference in level of 1000mm or more.
<b>RB</b>	Non-compliant due to section 5.6 in AS1288-2006 "External shopfronts". This glass must be glazed in accordance with Table 5.2 column 3. Glass is non-compliant due to size exceeding the maximum in this table.
<b>RC</b>	Non-compliant see section 5.2 in AS1288-2006 (doors). Doors have specific glazing requirements to which the panel does not adhere if it has been marked non-compliant.
<b>RD</b>	Non-compliant see section 5.3 in AS1288-2006 (side panels). Side panels have specific glazing requirements to which the panel does not adhere if it has been marked non-compliant
<b>RE</b>	Non-compliant see section 5.6 in AS1288-2006 (external shopfronts). The panel is classified as an external shopfront and therefore has specific requirements to which it does not meet if marked non-compliant.
<b>RF</b>	Non-compliant see section 5.1 in AS1288-2006. Table 5.1 explains the maximum areas of safety glass panels. If panel is marked as non-compliant the glass area exceeds the amount stated allowed in table 5.1.
<b>LAM</b>	Grade A safety glass has been used.
<b>SIZE</b>	The panel size exceeds the amount allowed for that glass type if marked as non-compliant.

## Part 2: AS1288-2006 Australian Standards Glass In Building

**TABLE 5.1 – Maximum Areas of Safety Glass (extracted from AS1288-2006)**

	Type of Glazing	Nominal thickness (mm)	Maximum area (m <sup>2</sup> )
Grade A Safety Glass*	Toughened and toughened laminated glass	3	1.0
		4	2.2
		5	3.0
		6	4.0
		8	6.0
		10	3.0
		12	10.0‡
		>12	Extrapolated
	Laminated glass†	5	2.2
		6	3.0
		8	5.0
		10	7.0
		12	9.0‡
		>12	Extrapolated
	Safety organic coated mirror (vinyl backed)	4	3.0
		5	3.5
		6	4.0
	Safety organic-coated glass	3	2.0
		4	2.0
		5	2.2
6		3.0	
8		5.0	
10		7.0	
12		9.0	
Grade B Safety Glass*	Wired glass	≥6	2.5

\* Safety glazing material Grade A or Grade B to AS/NZS2208

† Based on total glass thickness only (interlayer thickness not included and should be added)

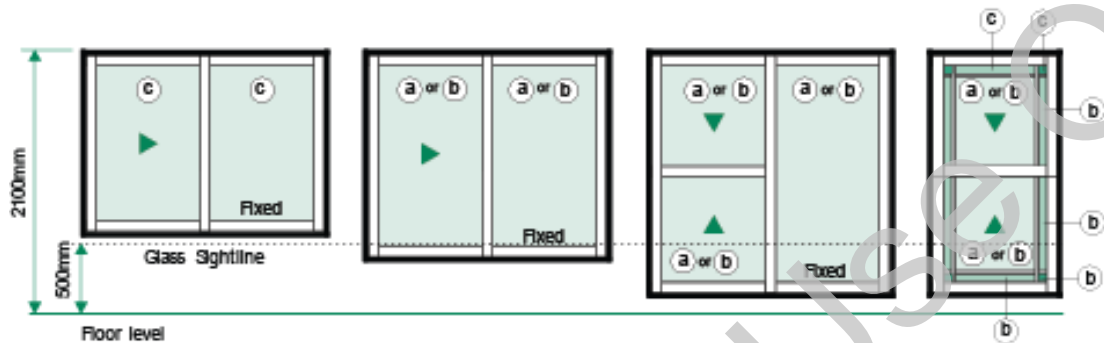
‡ This area may not be readily available

Note Maximum area do not take into account design wind pressures. Refer to AS1288-2006 Supplement 1.

## 1. Where the lowest sight line is less than 500mm from floor or ground level

You must use Grade A Safety Glazing.

**Fully framed glazing only** – ordinary annealed minimum 5mm thick up to 1.2m<sup>2</sup> (previously 2.0m<sup>2</sup>).  
Larger areas of ordinary annealed not permitted regardless of glass thickness.



On tall double hung windows (floor to ceiling) both sashes could be within 500mm of floor level so both sashes need to comply with human impact clause

## 2. Glass within 500mm off the floor

- a) Grade A Area over 1.2m<sup>2</sup>
- b) 5mm annealed Max area 1.2m<sup>2</sup> - max anneal glass is 5mm then Grade "A" safety glass
- c) Ordinary annealed glass to withstand design wind load – use Australian Standard Aspect Ratio chart

## 3. Glazing within 300mm of door

All panels within the nearest vertical sight lines less than 300mm from the nearest edge of the doorway opening shall be glazed as follows:

- a) Fully framed wholly or partially within 1200mm from floor or ground level
- b) Grade A Safety glass with these exceptions:
  - A minimum of 5mm ordinary annealed may be used up to a maximum area of 0.3m<sup>2</sup> (500mm x 600mm example size)



## 4. Glass - 300mm of the opening sash of the door

- 1) Grade A Safety Glass only used in doors
- 2) Grade A Safety Glass Area over  $0.3\text{m}^2$
- 3) 5mm annealed Area less than  $0.3\text{m}^2$
- 4) Ordinary annealed glass to withstand design wind load – use Australian Standard Aspect Ratio chart

## 5. Human Impact

Specific requirements or exceptions:

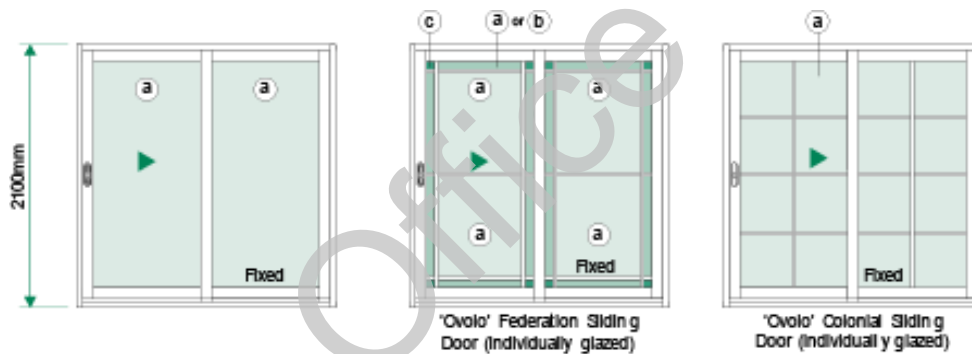
Annealed and annealed decorated glass panels in doors

3mm and 4mm shall not exceed  $0.1\text{m}^2$  with maximum width of 125mm

5mm and 6mm shall not exceed  $0.26\text{m}^2$  with maximum width of 300mm

10mm or greater with or without bevelled edges shall not exceed  $0.5\text{m}^2$

## 6. Sliding Doors



- a) Grade "A" Safety Glass
- b) 5mm & 6mm Annealed Glass Area less than  $0.26\text{m}^2$  - max width panel 300mm
- c) 3mm & 4mm Annealed Glass Area less than  $0.1\text{m}^2$  - max width panel 125mm

## 7. Glazing capable of being mistaken for a doorway or opening (previously unimpeded path of travel)

Specific requirements or exceptions:

Cover panels excluding doors and side panels which may be capable of being mistaken for:

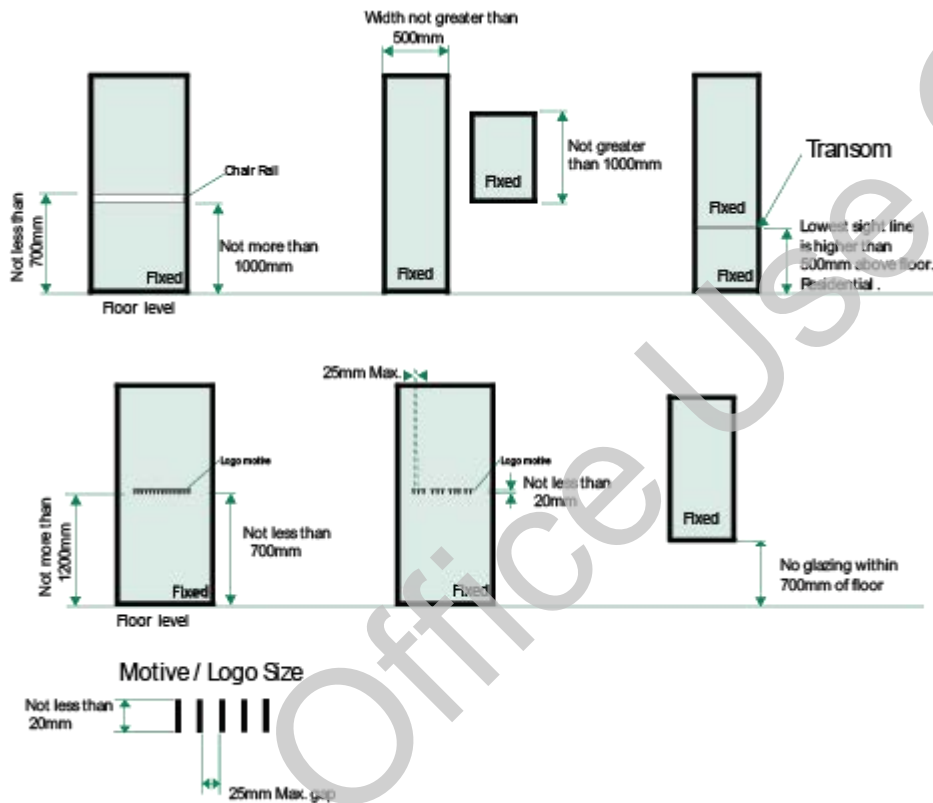
- a) A doorway
- b) An opening that could provide access to, or egress from, one part of a building or another, or
- c) An opening between inside and outside of a building
- d) And can result in human impact



## 8. Glazing that conforms to the following shall not be considered to be capable of being mistaken for a doorway or opening

Outside these following parameters glass panel will need to be fitted with a motif permanently etched into the glass OR

Self-adhesive label that cannot be removed in single action



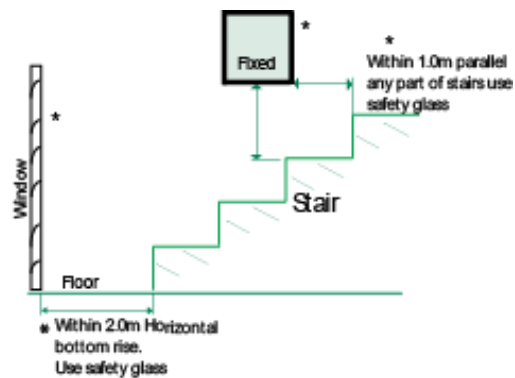
- a) The sight size width is less than or equal to 500mm
- b) The sight size height is less than or equal to 1000mm
- c) The lowest sightline is higher than 500mm above the floor level in residential buildings
- d) Where a crash/chair rail, handrail or transom is provided and located with its upper edges not less than 700mm or its bottom edge not more than 1000mm above the floor level
- e) The glazing is marked for visibility

DH Door Height	MHLE Motif Height Lower edge	M Motif
2400	1187	20
2100	1037	20
2065	1019	20

- g) The glazing is opaque, patterned or leadlight
- h) The panels are louvres with a blade width (i.e. shortest side) not greater than 230mm
- i) The glazing protects a difference in level of 1000mm or more

## 9. Stairways

Within these areas - Grade "A" Safety Glass required



## 10. SAFETY GLASS IDENTIFICATION

- Original panels – to be marked in accordance with AS/NZS2208
- Either a label that cannot be removed and reused or a permanent mark on the glass surface Cut panels – applies to laminated safety glass, safety-organic coated glass or safety mirror, or safety wire glass
- Requires a label or permanent mark Minimum marking requirements - name, trade mark or code of manufacturer or supplier
- Type of safety glass
- Relevant standard (AS/NZS2088)
- Whether Grade A or B

### Part 3: Detailed Curtain Wall Conditions Inspection

Building Location	Exact Location	Position off Floor	Glass Type	Quantity	Height	Width	Film Applied	Seals Ok	Loose Panel	Compliant to AS1288	Reason Code	Area (Sq.M)
Ground Floor	1st Window	Floor to ceiling	6mm Clear	1	1996	1196	N	Y	N	NO	RA	2.39
Ground Floor	1st Window	Floor to ceiling	6.38 Clear Laminated	1	1996	1196	N	Y	N	YES	LAM	2.39
Ground Floor	1st Window	Floor to ceiling	6mm Clear	1	1996	1196	N	Y	N	NO	RA	2.39
Ground Floor	2nd Window	Floor to ceiling	6mm Clear	1	1992	904	N	Y	N	NO	RA	1.80
Ground Floor	3rd Window	Floor to ceiling	6mm Clear	1	1996	906	Y	Y	N	NO	RA	1.81
Ground Floor	4th Window	Floor to ceiling	6mm Clear	1	1994	906	Y	Y	N	NO	RA	1.81
Ground Floor	1st Doorway	Sidelite	6mm Clear	1	2400	1447	Y	Y	N	NO	RD	3.47
Ground Floor	1st Doorway	Door left	6mm Clear	1	2232	802	Y	Y	N	NO	RC	1.79
Ground Floor	1st Doorway	Door right	6mm Clear	1	2232	802	Y	Y	N	NO	RC	1.79
Ground Floor	1st Doorway	Sidelite	6mm Clear	1	2400	1447	Y	Y	N	NO	RD	3.47
Ground Floor	5th Window	Floor to ceiling	6.38 Clear Laminated	1	2412	904	N	Y	N	YES	LAM	2.18
Ground Floor	6th Window	Floor to ceiling	6MM CLEAR	1	2412	912	N	Y	N	NO	RA	2.20
Ground Floor	7th Window	Floor to ceiling	6.38 Clear Laminated	1	2412	927	N	Y	N	YES	LAM	2.24
Ground Floor	8th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	8th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	8th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	9th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	9th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	9th Window	Floor to ceiling	6MM CLEAR	1	2412	1196	N	Y	N	NO	RA	2.88
Ground Floor	10th Window	Floor to ceiling	6MM CLEAR	1	2927	1406	N	Y	N	NO	RA & RB	4.12
Ground Floor	10th Window	Floor to ceiling	6MM CLEAR	1	2922	980	N	Y	N	NO	RA	2.86
Ground Floor	10th Window	Floor to ceiling	6MM CLEAR	1	2922	1506	N	Y	N	NO	RA & RB	4.40
Ground Floor	10th Window	Floor to ceiling	6MM CLEAR	1	2922	980	N	Y	N	NO	RA	2.86
Ground Floor	10th Window	Floor to ceiling	6MM CLEAR	1	2922	1506	Y	Y	N	NO	RA & RB	4.40
Ground Floor	10th Window	Sidelite	6MM CLEAR	1	2412	452	Y	Y	N	NO	RD	1.09
Ground Floor	10th Window	Door left	6.38 Grey Laminated	1	2232	804	N	Y	N	YES	LAM	1.79
Ground Floor	10th Window	Door right	6.38 Grey Laminated	1	2232	804	N	Y	N	YES	LAM	1.79
Ground Floor	10th Window	Sidelite	6MM CLEAR	1	2412	452	Y	Y	N	NO	RD	1.09
Ground Floor	11th Window	Floor to ceiling	6MM CLEAR	1	2412	1494	N	NO	N	NO	SIZE	3.60

Building Location	Exact Location	Position off Floor	Glass Type	Quantity	Height	Width	Film Applied	Seals Ok	Loose Panel	Compliant to AS1288	Reason Code	Area (Sq.M)
Ground Floor	11th window	Floor to ceiling	6MM CLEAR	1	2917	996	N	N	N	NO	RA	2.91
Ground Floor	11th window	Floor to ceiling	8.38 Clear Laminated	1	2927	1506	N	Y	N	YES	LAM	4.41
Ground Floor	11th window	Floor to ceiling	6MM CLEAR	1	2927	996	N	N	N	NO	RA	2.92
Ground Floor	11th window	Floor to ceiling	6MM CLEAR	1	2927	1412	N	N	N	NO	RA & RB	4.13
Ground Floor	12th window	Floor to ceiling	12MM CLEAR	1	2926	3610	N	Y	N	NO	RE & RB	10.56
Ground Floor	13th window	Floor to ceiling	10MM CLEAR	1	2927	2946	N	Y	N	NO	RE & RB	8.62
Ground Floor	13th window	Floor to ceiling	10MM CLEAR	1	2927	2956	N	Y	N	NO	RE & RB	8.65
Ground Floor	Above door 532	HI-LITE	6MM CLEAR	1	910	440	Y	Y	N	YES	LAM	0.40
Ground Floor	Above door 532	HI-LITE	6MM CLEAR	1	910	1800	Y	Y	N	YES	LAM	1.64
Ground Floor	Above door 533	HI-LITE	6MM CLEAR	1	910	440	Y	Y	N	YES	LAM	0.40
Ground Floor	Above door 532	HI-LITE	6MM CLEAR	8	840	440	Y	Y	N	YES	LAM	0.37
Ground Floor	Above door 532	HI-LITE	6MM CLEAR	8	840	1800	Y	Y	N	YES	LAM	1.51
Ground Floor	Above door 532	HI-LITE	6MM CLEAR	8	840	440	Y	Y	N	YES	LAM	0.37
Suite 8 - Storeroom	1st window	Floor to ceiling	6.38 GREY LAM	1	1972	1800	N	Y	N	NO	RF	3.55
Suite 8 - 1st office	2nd window	Floor to ceiling	6.38 GREY LAM	1	1972	1432	N	Y	N	YES	LAM	2.82
Suite 8 - 1st office	2nd window	Floor to ceiling	6.38 GREY LAM	1	1972	1442	N	Y	N	YES	LAM	2.84
Suite 8 - 1st office	2nd window	Floor to ceiling	6.38 GREY LAM	1	1972	1432	N	Y	N	YES	LAM	2.82
Suite 8 - Harrow St	3rd window	Floor to ceiling	6.38 GREY LAM	4	2012	1447	N	Y	N	YES	LAM	2.91
Suite 8 - Harrow St	4th window	Floor to ceiling	6MM GREY	4	2622	1477	N	Y	N	NO	RB	3.87
Suite 8 - Harrow St	5th window	Floor to ceiling	6MM GREY	4	2622	1477	N	Y	N	NO	RB	3.87
Suite 8 - Harrow St	6th window	Floor to ceiling	8.38 GREY	2	2622	1477	N	Y	N	YES	LAM	3.87
Suite 8 - Harrow St	6th window	Floor to ceiling	6MM GREY	2	2622	1477	N	Y	N	NO	RB	3.87
Suite 8 - Station St	7th window	Floor to ceiling	8.38 Clear Laminated	1	2622	1200	Y	Y	N	YES	LAM	3.15
Suite 8 - Station St	7th window	Floor to ceiling	6MM CLEAR	2	2622	1200	Y	Y	N	YES	LAM	3.15
Suite 8 - Station St	8th window	Floor to ceiling	6MM CLEAR	1	2622	1417	N	Y	N	NO	RB	3.72
Suite 8 - Station St	8th window	Floor to ceiling	6MM CLEAR	1	2622	1990	N	Y	N	NO	RB	5.22
Suite 8 - Station St	8th window	Floor to ceiling	6MM CLEAR	1	2622	1506	N	Y	N	NO	RB	3.95
Suite 8 - Station St	8th window	Floor to ceiling	6MM CLEAR	1	2622	996	N	Y	N	YES	LAM	2.61
Suite 8 - Station St	8th window	Floor to ceiling	8.38 Clear Laminated	1	2622	1506	N	Y	N	YES	LAM	3.95

Building Location	Exact Location	Position off Floor	Glass Type	Quantity	Height	Width	Film Applied	Seals Ok	Loose Panel	Compliant to AS1288	Reason Code	Area (Sq.M)
1st Floor - Lobby	Window 9	Floor to ceiling	6MM CLEAR	1	2622	1497	N	NO	N	NO	RB	3.93
Suite 7.a	Window 9	Floor to ceiling	6MM GREY	1	2622	1112	N	Y	N	YES	LAM	2.92
Suite 7.a	Window 9	Floor to ceiling	6MM GREY	1	2622	1506	N	Y	N	NO	RB	3.95
Suite 7.a	Window 9	Floor to ceiling	6MM GREY	1	2622	996	N	Y	N	YES	LAM	2.61
Suite 7.a	Window 9	Floor to ceiling	6MM GREY	1	2622	1412	N	Y	N	NO	RB	3.70
Suite 7.a	Window 10	Floor to ceiling	6MM GREY	3	2622	1200	N	Y	N	YES	LAM	3.15
Suite 6	Window 11	Floor to ceiling	6MM GREY	3	2622	1196	N	Y	N	YES	LAM	3.14
Suite 6	Window 12	Floor to ceiling	6MM GREY	1	2622	927	N	Y	N	YES	LAM	2.43
Suite 6	Window 13	Floor to ceiling	6MM GREY	1	2622	922	N	Y	N	YES	LAM	2.42
Suite 6	Window 14	Floor to ceiling	6MM GREY	1	2622	900	N	Y	N	YES	LAM	2.36
Suite 6	Window 15	Knee level	6MM GREY	1	2000	2112	N	Y	N	NO	RB	4.22
Suite 6	Window 16	Knee level	6MM GREY	4	2000	1727	N	Y	N	NO	RB	3.45
Suite 7b	Window 17	Knee level	6MM GREY	4	2000	1732	N	Y	N	NO	RB	3.46
Suite 7b	Window 18	Knee level	6MM GREY	1	2000	2112	N	Y	N	NO	RB	4.22
Ground Level	Above Door 542	HI-LITE	6MM CLEAR	8	830	1430	Y	Y	N	YES	LAM	1.19
Above Door 542	Above Door 542	HI-LITE	6MM CLEAR	8	830	1812	Y	Y	N	YES	LAM	1.50
Above Door 542	Above Door 542	HI-LITE	6MM CLEAR	8	830	1430	Y	Y	N	YES	LAM	1.19
1st Floor - Lobby	Window 19	Floor to ceiling	6MM CLEAR	1	2622	902	Y	NO	N	YES	LAM	2.37
Suite 5	Window 20	Floor to ceiling	6MM GREY	1	2620	897	N	Y	N	YES	LAM	2.35
Suite 5	Window 21	Floor to ceiling	6MM GREY	1	2620	912	N	Y	N	YES	LAM	2.39
Suite 5	Window 22	Floor to ceiling	6MM GREY	3	2620	1200	N	Y	N	YES	LAM	3.14
Suite 5	Window 23	Knee level	6MM CLEAR	4	2000	1722	Y	Y	N	NO	RB	3.44
Suite 5	Window 24	Knee level	6MM CLEAR	1	2000	2112	Y	Y	N	NO	RB	4.22
2nd Floor - Lobby	Window 1	Floor to ceiling	6MM CLEAR	1	2622	902	Y	Y	N	YES	LAM	2.37
Suite 9	Window 2	Floor to ceiling	6MM GREY	1	2622	897	N	Y	N	YES	LAM	2.35
Suite 9	Window 3	Floor to ceiling	6MM GREY	1	2622	912	N	Y	N	YES	LAM	2.39
Suite 9	Window 4	Floor to ceiling	6MM GREY	3	2622	1200	N	Y	N	YES	LAM	3.15
Suite 9	Window 5	Knee level	6MM GREY	4	2000	1720	N	Y	N	NO	RB	3.44
Suite 9	Window 6	Knee level	6MM GREY	1	2000	2112	N	Y	N	NO	RB	4.22

Building Location	Exact Location	Position off Floor	Glass Type	Quantity	Height	Width	Film Applied	Seals Ok	Loose Panel	Compliant to AS1288	Reason Code	Area (Sq.M)
Suite 10	Window 7	Floor to ceiling	6MM CLEAR	1	2622	900	Y	Y	N	YES	LAM	2.36
Suite 10	Window 8	Floor to ceiling	6MM CLEAR	1	2622	924	N	Y	N	YES	LAM	2.42
Suite 10	Window 9	Floor to ceiling	6MM CLEAR	1	2622	927	N	Y	N	YES	LAM	2.43
Suite 10	Window 10	Floor to ceiling	6MM CLEAR	3	2622	1200	N	Y	N	YES	LAM	3.15
Suite 10	Window 11	Knee high	6MM GREY	1	2000	1722	N	Y	N	NO	RB	3.44
Suite 10	Window 12	Knee high	6MM GREY	4	2000	1722	N	Y	N	NO	RB	3.44
2nd Floor Lobby	Window 1	Floor to ceiling	6MM CLEAR	1	2620	1500	Y	Y	N	NO	RB	3.93
Suite 11	Window	Floor to ceiling	6MM GREY	1	2620	1000	N	Y	N	YES	LAM	2.62
Suite 11	Window	Floor to ceiling	6MM GREY	1	2620	1506	N	Y	N	NO	RB	3.95
Suite 11	Window	Floor to ceiling	6MM GREY	1	2620	1000	N	Y	N	YES	LAM	2.62
Suite 11	Window	Floor to ceiling	6MM GREY	1	2620	1412	N	N	N	NO	RB	3.70
Suite 11	Window 2	Floor to ceiling	6MM GREY	1	2620	1200	N	Y	N	YES	LAM	3.14
Suite 11	Window 3	Knee high	6MM GREY	4	2000	1730	N	Y	N	NO	RB	3.46
Suite 11	Window 4	Knee high	6MM GREY	1	2000	2100	N	Y	N	NO	RB	4.20
Suite 12	Window 5	Knee high	8.38 GREY LAM	1	2000	2100	N	N	N	NO	RB	4.20
Suite 12	Window 6	Knee high	6MM GREY	3	2000	1453	N	Y	N	YES	LAM	2.91
Suite 13	Window 6	Knee high	8.38 GREY LAM	1	2000	1453	N	Y	N	YES	LAM	2.91
Suite 12	Window 7	Knee high	6MM GREY	1	2000	1460	N	Y	N	YES	LAM	2.92
Suite 12	Window 7	Knee high	6MM GREY	3	2000	1440	N	Y	N	YES	LAM	2.88
Suite 12	Window 8	Knee high	6MM GREY	4	2622	1477	N	Y	N	NO	RB	3.87
Suite 12	Window 9	Floor to ceiling	6MM GREY	4	2622	1477	N	Y	N	NO	RB	3.87
Suite 12	Window 10	Floor to ceiling	6MM GREY	4	2622	1477	N	Y	N	NO	RB	3.87
Suite 12	Window 11	Floor to ceiling	6MM GREY	3	2622	1200	N	Y	N	YES	LAM	3.15
Suite 12	Window 12	Floor to ceiling	6MM GREY	1	2622	1406	N	Y	N	NO	RB	3.69
Suite 12	Window 13	Floor to ceiling	6MM GREY	1	2622	996	N	Y	N	YES	LAM	2.61
Suite 12	Window 14	Floor to ceiling	6MM GREY	1	2622	1504	N	Y	N	NO	RB	3.94
Suite 12	Window 15	Floor to ceiling	6MM GREY	1	2622	1000	N	Y	N	YES	LAM	2.62
Suite 12	Window 16	Floor to ceiling	6MM GREY	1	2622	1504	N	Y	N	NO	RB	3.94

## Part 4: Terms and Conditions

### 11. This is a Visual Inspection only and in Accordance with AS4349.1

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

### 12. Scope of Report

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

### 13. Limitations

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

### 14. Important Information

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

### 15. Disclaimer of Liability

No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report).

### 16. Disclaimer of Liability to Third Parties

This report is made solely for the use and benefit of the Client named on the front of 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 this Report, in whole or in part does so at their own risk.

## 17. Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As the date of this report we have identified the items as listed herein, we do not accept any responsibility for items which may be damaged after the inspection has been completed. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all-encompassing 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. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

If any cost of work estimates is given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

## 18. Painting

Painting surfaces not exposed to the elements/corrosion should be included in the next painting cycle. Painting for aesthetic purposes is not included in this report.

## 19. Glass

This report only addresses glass requiring obvious replacement. It does not cover the Building Code, Australian Standard and safety requirements of glass installed in the common property.

## 20. Balcony Balustrades

Wherever balcony balustrades are installed, please be advised that a comprehensive inspection of balcony railings was not carried out as part of this report. Also this report is only a visual inspection of areas accessible from the common property; therefore all balcony balustrades are not viewed. If there are any visible signs of corrosion on the balustrade including fixings and/or if the balustrades are over 10 years old a detailed inspection and testing of balustrades should be undertaken.

## 21. Pest Reports

If there are any visible signs of termite damage it is included in this report. We have not carried out a pest inspection of the site as we are not qualified to do so, please ensure that a suitably qualified pest inspection contractor carries out thorough regular inspections.

### Roscon Property Services

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