



Detailed Window Inspection Report

1 Sample Street, Melbourne VIC 3022

- ✓ 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
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

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

Name	XXX
Title	OC Manager
Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	JAC-610
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February 29, 2016

Dear XXX,

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

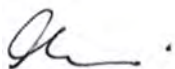
Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

The attached report includes the following:

Part 1	Inspection Notes
Part 2	Detailed Windows Inspection
	- Unit 1
	- Unit 2
	- Unit 3
	- Unit 4
	- Unit 5
- Unit 6	
Part 3	Terms and Conditions
Part 4	Appendices

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

Part 1: Inspection Notes

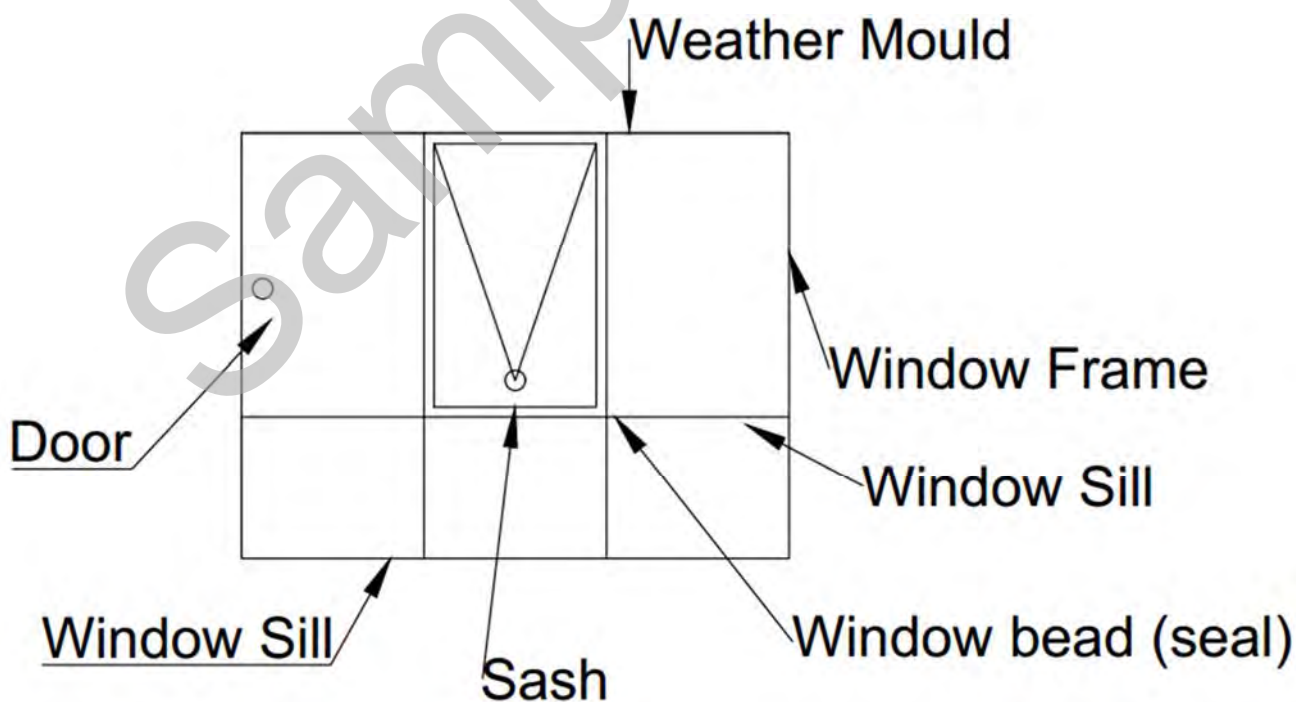
Roscon Property Services have been engaged by the Owner's Corporation to investigate the condition of the windows, window frames of the building. Access was gained to each unit to inspect all internal windows.

The following points encapsulate the inspection:

- Significant number of windows within the building are serviceable.
- We were able to inspect every window in each private unit from the outside
- Majority of windows require painting works.
- A number of sashes on the Southside of the building (Sample Street) require readjustment to eliminate gap in window.
- Each individual unit has been inspected and the following inspection report provides a recommendation for each window within the unit.

The following report contains photographic evidence of internal window conditions throughout the building. Consequently, there is also photographic evidence of windows needing attention.

Window Terminology



Part 2: Detailed Windows Inspection

Unit 1

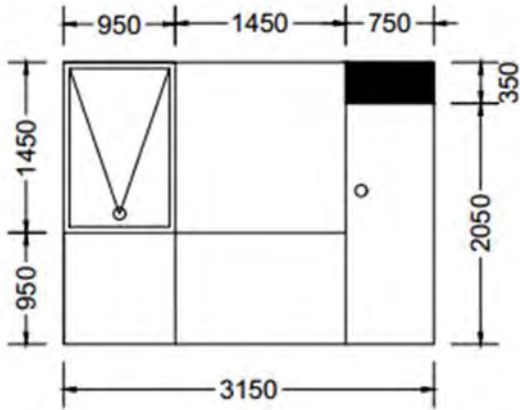
Location	Inspection Notes
(1) Lounge Room	Minor repairs and paint works required.
(2) Kitchen	Good condition, no works required.
(3) Right Bedroom	Full windows replacement due to signs of deterioration, rotting and damage to the centre mullion. Ensure that sash is reposition higher to eliminate gap in the window.
(4) Left Bedroom	Full windows replacement due to signs of deterioration, rotting and damage to the centre mullion. Ensure that sash is reposition higher to eliminate gap in the window.

Sample Only

Unit 1 - Sketches

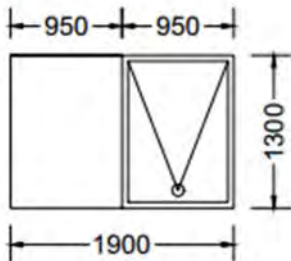
1)

Lounge Room



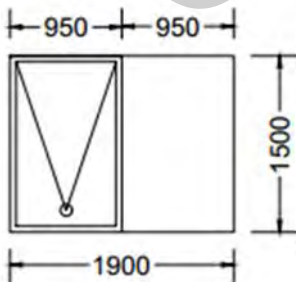
2)

Kitchen



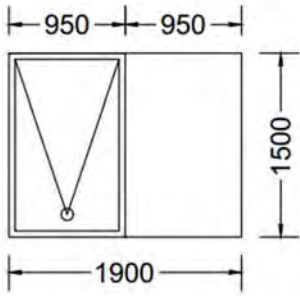
3)

Left Bedroom



4)

Right Bedroom



Sample Only

Unit 2

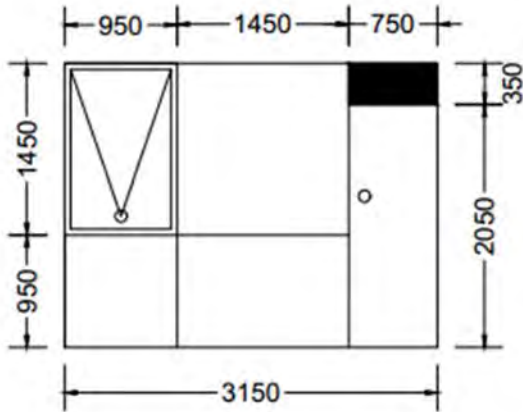
Location	Inspection Notes
(1) Lounge Room	Repair bottom of door, minor repairs and paint works required.
(2) Kitchen	Patch and paint works required.
(3) Left Bedroom	Full replacement of window as window seal has weathered, mullion has started to rot and sash require minor repairs and be adjusted upwards to eliminate gap in the window.
(4) Bathroom and Toilet	Full replacement of windows since both are heavily damaged and have to continue to deteriorate.
(5) Right Bedroom	Full replacement of window as centre mullion has heavy rotting damage, window sill has withered and sash needs to adjusted upwards to eliminate gap in window.

Sample Only

Unit 2 - Sketches

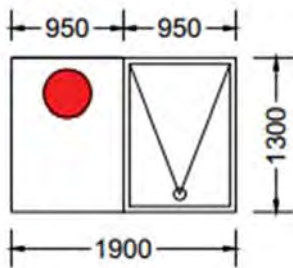
1)

Lounge Room



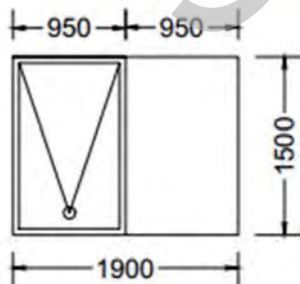
2)

Kitchen



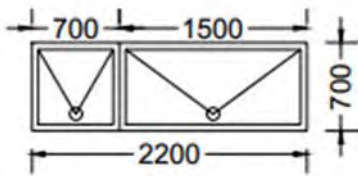
3)

Left Bedroom



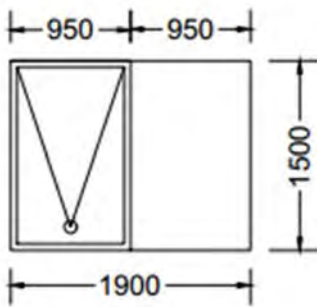
4)

Bathroom and Toilet



5)

Right Bedroom



Sample Only

Unit 3

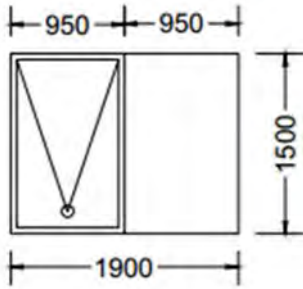
Location	Inspection Notes
(1) Left Bedroom	Sash replacement, minor repairs and paint works required.
(2) Toilet	Sash replacement, minor repairs and paint works required.
(3) Bathroom	Sash replacement, minor repairs and paint works required.
(4) Middle Bedroom	Sash replacement, minor repairs and paint works required.
(5) Lounge Room	Minor repairs and paint works required.
(6) Door	Minor repairs on window bead and paint works required.
(7) Kitchen	Replace left window as signs of rotting has appeared in the frame, minor repairs and paint required for sash window.

Sample Only

Unit 3 - Sketches

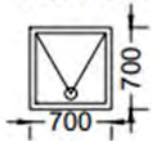
1)

Left Bedroom



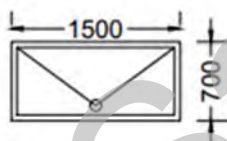
2)

Toilet



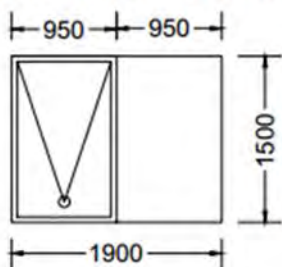
3)

Bathroom



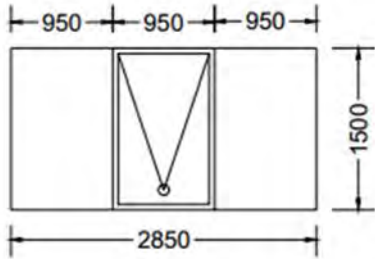
4)

Middle Bedroom



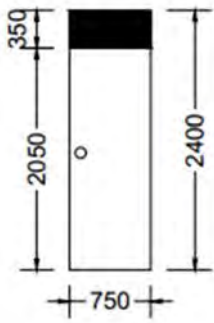
5)

Lounge Room



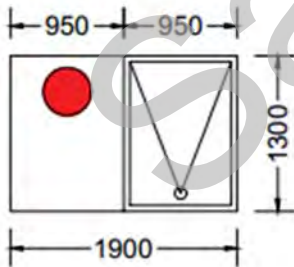
6)

Door



7)

Kitchen



Unit 4

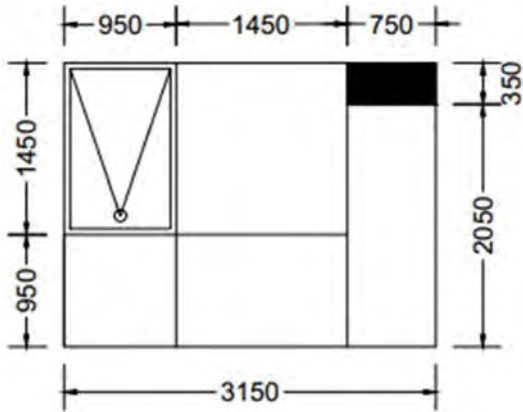
Location	Inspection Notes
(1) Lounge Room	Patch and paint required.
(2) Kitchen	Patch and paint works required.
(3) Right Bedroom	Minor repairs and paint works required.
(4) Left Bedroom	Minor repairs and paint works required.

Sample Only

Unit 4 - Sketches

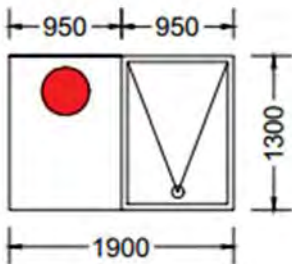
1)

Lounge Room



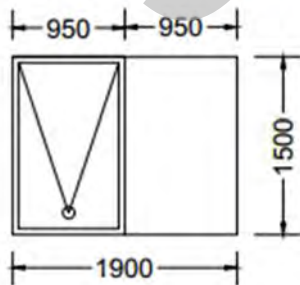
2)

Kitchen



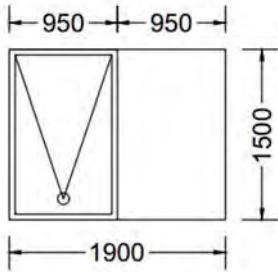
3)

Left Bedroom



4)

Right Bedroom



Sample Only

Unit 5

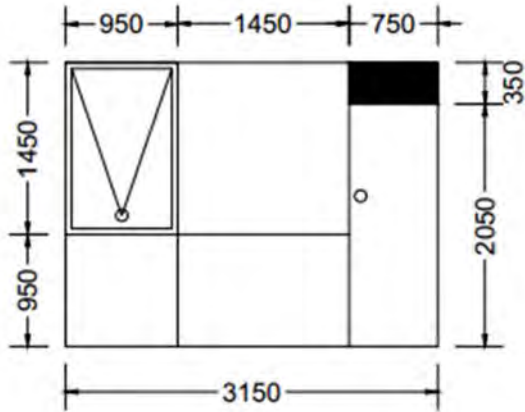
Location	Inspection Notes
(1) Lounge Room	Minor repairs and paint works required.
(2) Kitchen	Replace winder, minor repairs and paint works required.
(3) Left Bedroom	New winder, replace glass bead to fix panel, minor repairs and paint works required.
(4) Bathroom and Toilet	Patch and paint required.
(5) Right Bedroom	Replace glass bead to fix panel, minor repairs and paint works required.

Sample Only

Unit 5 - Sketches

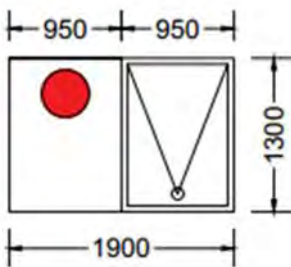
1)

Lounge Room



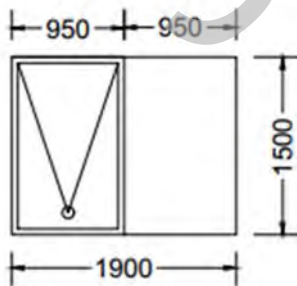
2)

Kitchen



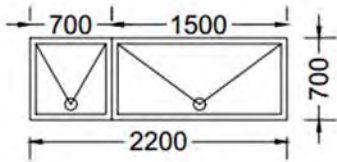
3)

Left Bedroom



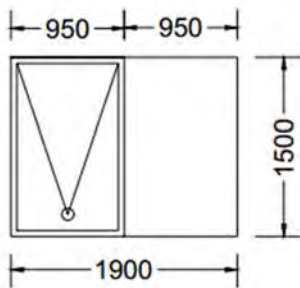
4)

Bathroom and Toilet



5)

Right Bedroom



Sample Only

Unit 6

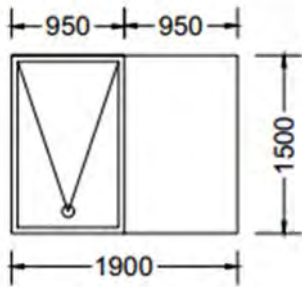
Location	Inspection Notes
(1) Left Bedroom	Replace sash, minor repairs and paint works required.
(2) Toilet	Replace sash, minor repairs and paint works required.
(3) Bathroom	Minor repairs and paint works required. May need to replace frame due to a sizable size of the timber frame is missing however no signs of rot can be seen.
(4) Middle Bedroom	Patch and paint required.
(5) Lounge Room	Minor repairs and paint works required.
(6) Door	Minor repairs and paint works required.
(7) Kitchen	Remove existing layer of paint by sanding and reapply paint. Sash beading needs replacement.

Sample Only

Unit 6 - Sketches

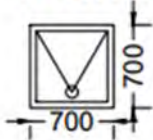
1)

Left Bedroom



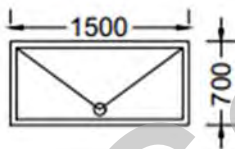
2)

Toilet



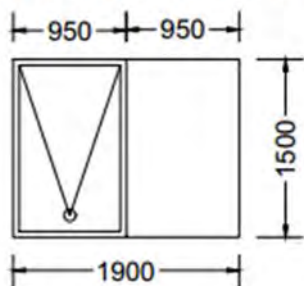
3)

Bathroom



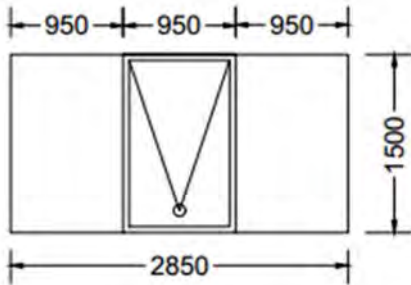
4)

Middle Bedroom



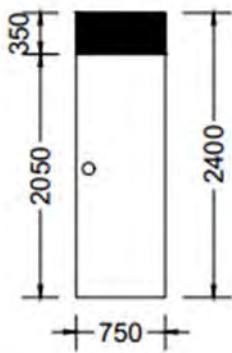
5)

Lounge Room



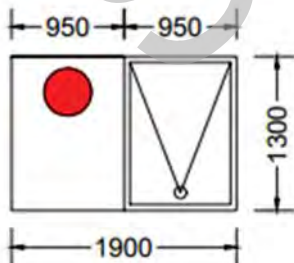
6)

Door



7)

Kitchen



Part 3: Terms and Conditions

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

Roscon Property Services

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Sample Only

Service | Quality | Value