



Drone Facade Inspection Report

1 Sample Street, Melbourne VIC 3022 (PS 12345S)

- ✓ 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)
- ✓ Asbestos Removalist License (H15/03193)
- ✓ 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
Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	JAC-COM
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12 May 2017

Dear XXX,

Thank you for using Roscon Property Services Pty Ltd for your Drone Facade Inspection Report. 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.

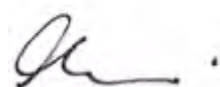
The attached report includes the following:

Part 1	Inspection Notes
Part 2	Detailed Facade Report
Part 3	Map of the 1 Sample Street, Melbourne VIC 3022
Part 4	Videos
Part 5	Terms & Conditions

The team at Roscon Property Services are available to assist you with any rectification 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 were engaged by XXX of Owners Corporation to undertake a Drone Facade Inspection of the property 1 Sample Street, Melbourne VIC 3022. The Drone Facade Inspection was undertaken on the Tuesday the 2nd of May 2017 at approximately 10.00am.

The following areas were inspected at the property:

External Facades of 1 Sample Street, Melbourne VIC 3022

Please note that due to the proximity of the Sample Primary School the south and western facade of 1 Sample Street, Melbourne VIC 3022 could not be inspected using the drone to industry regulations preventing drones from being flown within a 30 meters of the school. Therefore the western and southern facade for 1 Sample St had to be inspected using a Hi-Definition Camera.

The following are the most notable defects that were found from the facade inspection of 1 Sample Street:

1. The first and second floor balconies throughout the western facade have water damage on the balcony soffits.
2. The first and second floor balconies throughout the eastern facade have water damage on the balcony soffits.
3. The two soffits on the north facade have water damage on the balcony soffits.
4. The two soffits on the south facade have water damage on the balcony soffits.




The following are the most notable defects that were found from the facade inspection of 1 Sample Street:




1. The over flow pipes on the southern facade are not connected a down pipe meaning that water from the overflow pipes discharges onto the southern facade.
2. The side gate below the southern facade has not been locked allowing un-authorised access to the apartment's carpark.
3. There were a number of balcony soffits on the western facade that had water damage due to failed water proofing membranes.
4. The parapets on the balconies throughout 1 Sample Street have not been capped with an appropriate flashing, as a result there are a number of balcony soffits that have hairline cracks with efflorescence due to water seeping though the top edge of the balcony parapet.

Following is a detailed inspection report with all our findings. All rectification works will have to be planned out in much further detail and addressed as per relevant NCC and Australian standards by a suitably qualified contractor.


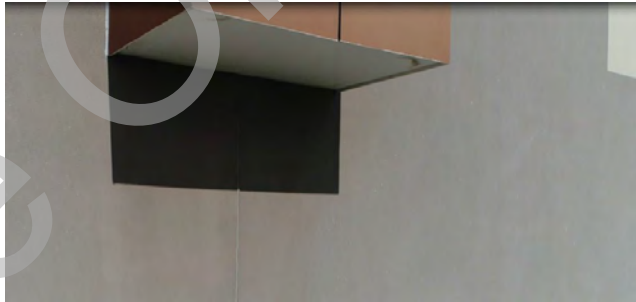

Part 2: Detailed Facade Report

1 Sample Street Western Facade

Item	Details	Photographic Details
1.	<p>Location:</p> <p>First Floor Balcony Soffits on the Western Facade.</p> <p>Finding:</p> <p>Throughout the western facade the first floor balcony soffits have water stains indicating that the water proof membrane throughout the first floor balconies have failed.</p> <p>Image 1 shows an exposed slab soffit in the north western corner of the balcony for Unit 10 where the paint has peeled off due to water ingress.</p> <p>Image 2 shows water staining on the bottom of the first floor slab soffit of Unit 9.</p> <p>Image 3 shows water staining on the north western corner of the first floor balcony of Unit 8.</p> <p>Recommendations:</p> <p>It is recommended that the water damaged balcony soffits are replaced with a new water proofing membrane.</p>	  

Item	Details	Photographic Details
2.	<p>Location:</p> <p>Sample Street Western Facade Second Floor Balcony Soffits.</p> <p>Finding:</p> <p>The second floor balcony soffits had water stains indicating that the water proofing membrane has failed throughout the second floor balconies.</p> <p>Image 1 is the second floor balcony soffit of Unit 9 where there is water staining in both the corners of the balcony soffits.</p> <p>Image 2 the second floor balcony soffit of Unit 8 has a water stain in the north western corner of the balcony soffit.</p> <p>Image 3 the second floor balcony soffit of Unit 7 has water staining across the western edge of the balcony soffit.</p> <p>Recommendations:</p> <p>It is recommended that the water damaged balcony soffits are replaced with a new water proofing membrane.</p>	  


1 Sample Street North Facade


Item	Details	Photographic Details
3.	<p>Location:</p> <p>Northern Facade Soffits.</p> <p>Finding:</p> <p>Both the soffits on the northern facade have water stains indicating that water is seeping through the soffit. Based off this observation the soffit's water proofing membrane has failed allowing water ingress.</p> <p>Recommendations:</p> <p>It is recommended that the water proofing membrane on the soffits are replaced.</p>	 
4.	<p>Location:</p> <p>Unit 10 Second Storey Balcony.</p> <p>Finding:</p> <p>There is a hairline crack at the edge of the parapet of the second storey balcony.</p> <p>Recommendations:</p> <p>It is recommended that the hairline crack is monitored to ensure that it does not worsen.</p>	

1 Sample Street South Facade



Item	Details	Photographic Details
5.	<p>Location:</p> <p>Soffits on the South Facade.</p> <p>Finding:</p> <p>The soffits on the south facade have been water damaged.</p> <p>Recommendations:</p> <p>It is recommended that the soffits are replaced.</p>	
6.	<p>Location:</p> <p>South Eastern Corner Second Storey Unit 1.</p> <p>Finding:</p> <p>There is a hairline crack on the south eastern corner on the second storey of Unit 1.</p> <p>Recommendations:</p> <p>It is recommended that this crack is monitored and the size of the crack increases it is recommended that a suitably qualified contractor rectifies it.</p>	


1 Sample Street Eastern Facade


Item	Details	Photographic Details
7.	<p>Location:</p> <p>Ground Floor Balcony Soffits.</p> <p>Finding:</p> <p>The first floor balcony soffits have significant water damage around the steel columns. Based off these observations the soffits have not been adequately water proofed.</p> <p>Recommendations:</p> <p>It is recommended that the balcony soffits on the first floor are replaced.</p>	

Item	Details	Photographic Details
8.	<p><u>Location:</u></p> <p>The Second Storey Balcony Soffits.</p> <p><u>Finding:</u></p> <p>The second storey balcony soffits have water staining indicating that the balconies water proofing membrane has failed allowing water to ingress onto the soffit below.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the second storey balconies throughout the eastern facade are replaced.</p>	
9.	<p><u>Location:</u></p> <p>Second Storey Facade.</p> <p><u>Finding:</u></p> <p>The facade below the capping on the eastern facade has a large crack in the render. Based off this observation water is seeping underneath the capping on the top of the facade causing cracking to the render on the facade below.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the capping above the damaged section is replaced and then the render is repaired and repainted so that it matches in with finish of the external facade.</p>	


1 Sample Street Southern Facade

Item	Details	Photographic Details
10.	<p>Location:</p> <p>South Eastern Corner Second Storey Overflow Pipe.</p> <p>Finding:</p> <p>The overflow pipe on the second storey south eastern corner has not been connected a downpipe and is leaking water onto the facade.</p> <p>Recommendations:</p> <p>It is recommended that the overflow is connected a rain head, which is then connected to a downpipe.</p>	
11.	<p>Location:</p> <p>Second Storey Window Frame.</p> <p>Finding:</p> <p>The window frame on the second storey has signs of efflorescence at the bottom of the column adjacent to the window sill. Based off these observations water from the window sill is seeping into the bottom of the column.</p> <p>Recommendations:</p> <p>It is recommended that the window frames are reinstalled with a damp proof course on the window sill to prevent water ingressing into the window sill.</p>	

Item	Details	Photographic Details
12.	<p>Location:</p> <p>Third Storey Balcony Parapet on Western Side.</p> <p>Finding:</p> <p>The third storey balcony parapet has a hairline crack with efflorescence seeping out of it. Given the balcony parapet has not been capped with flashing water has seeped into the balcony parapet causing a hairline crack in the render of the parapet below.</p> <p>Recommendations:</p> <p>It is recommended that the balcony parapet is capped with an appropriate flashing to prevent water ingress into the render of the parapet.</p>	


Item	Details	Photographic Details
13.	<p><u>Location:</u></p> <p>Second Storey Balcony on the West Side of the South Facade.</p> <p><u>Finding:</u></p> <p>The edge of the second storey balcony soffit has water stains indicating that the water proofing membrane has failed allowing water to seep into the balcony soffit.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the balcony soffit water proofing membrane is replaced and the damaged sections of the soffit is repaired and repainted.</p>	

Item	Details	Photographic Details
14.	<p>Location:</p> <p>First Floor Balcony Parapet on the West side of the South Facade.</p> <p>Finding:</p> <p>There is a hairline in the parapet of the first floor balcony. The parapet has not been capped with the appropriate flashing allowing water to ingress through the top edge and track underneath on the balcony parapet. The water then causes a crack below from water escaping the render.</p> <p>Recommendations:</p> <p>It is recommended that the balcony parapet is capped with an appropriate flashing and the damaged section of the parapet is repaired and repainted.</p>	
15.	<p>Location:</p> <p>Timber Side Gate.</p> <p>Finding:</p> <p>The timber side gate is not locked and can be accessed by unauthorised personnel.</p> <p>Recommendations:</p> <p>It is recommended that a lock is installed on the side gate.</p>	

Item	Details	Photographic Details
16.	<p><u>Location:</u></p> <p>Third Storey Overflow.</p> <p><u>Finding:</u></p> <p>The overflow to the roof is not connected to a downpipe meaning that water will track down the facade accelerating the damage to the external facade.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the overflow is connected to a rainhead and downpipe, so that the discharged water does not track along the facade of the building.</p>	


Sample Only

1 Sample Street Eastern Facade

Item	Details	Photographic Details
17.	<p>Location:</p> <p>Second Floor Balcony Parapet on the South Eastern Corner.</p> <p>Finding:</p> <p>The capping on the balcony parapet has been installed over the vertical articulation joint on the balcony parapet. Water is seeping around the edge of the capping and is tracking down the channel of the articulation joint, this is shown by the dirt stains in Image 2.</p> <p>Recommendations:</p> <p>It is recommended the capping on the parapet of the balcony is replaced with a capping that has a drip edge further away from the building to prevent water from tracking down the articulation joint.</p>	


Item	Details	Photographic Details
18.	<p>Location:</p> <p>Third Storey Balcony Parapet.</p> <p>Finding:</p> <p>There are efflorescence stains in the balcony parapet. None of the balcony parapets on the eastern facade have been capped with a suitable flashing to prevent water from seeping into the render of the balcony parapets.</p> <p>The reason for the efflorescence stains is due to water seeping into the balcony parapet from the top edge, as the render is a porous material and requires a damp proof course to cover it.</p> <p>Recommendations:</p> <p>It is recommended that capping is installed to the parapets of the balconies on the eastern facade.</p>	
19.	<p>Location:</p> <p>Second Storey Balcony Soffits.</p> <p>Finding:</p> <p>The balcony soffit has been chipped away at the northern edge.</p> <p>Recommendations:</p> <p>It is recommended that an appropriate filling material is applied to the chipped section of the soffit.</p>	


1 Sample Street Northern Facade


Item	Details	Photographic Details
20.	<p>Location:</p> <p>First Storey Balcony Parapet.</p> <p>Finding:</p> <p>There is a hairline crack on the first storey balcony with efflorescence stains. The parapet has not been capped with flashing, this allows water to send into the top edge of the balcony parapet. The water seeps into the render of the parapet causing cracking at the bottom of the balcony parapet.</p> <p>Recommendations:</p> <p>It is recommended that flashing is installed on the parapet of the balcony.</p>	


Sample Only


1 Sample Street West Facade

Item	Details	Photographic Details
21.	<p>Location:</p> <p>Third Storey Balcony Soffit on the North Western Corner.</p> <p>Finding:</p> <p>The western edge of the balcony soffit has water damage indicating that the water proofing membrane has failed.</p> <p>Recommendations:</p> <p>It is recommended that the water proofing membrane is replaced and the damaged section of the soffit is repaired and repainted.</p>	


Item	Details	Photographic Details
22.	<p>Location:</p> <p>Second Storey Balcony Soffit.</p> <p>Finding:</p> <p>The balcony soffit has water damage to the soffit. Inspection holes have been cut into the soffit.</p> <p>Recommendations:</p> <p>It is recommended that the water proofing membrane is replaced and the balcony soffit is replaced.</p>	


Item	Details	Photographic Details
23.	<p>Location:</p> <p>First Floor Balcony Parapet North Western Corner of the Western Facade.</p> <p>Finding:</p> <p>The balcony parapet has efflorescence stains from water seeping through the render of the parapet, due to the top edge not being capped with the appropriate flashing.</p> <p>Recommendations:</p> <p>It is recommended that the parapet is capped with flashing to prevent future water ingress and the damaged section of the rendered parapet is replaced.</p>	


Item	Details	Photographic Details
24.	<p><u>Location:</u></p> <p>Third Storey Balcony Soffit North Western Corner.</p> <p><u>Finding:</u></p> <p>The balcony soffit has water stains on the western edge indicating that the water proofing membrane has failed causing water to seep into the balcony soffit.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the water proofing membrane on the balcony is replaced and the damaged section of the soffit is replaced.</p>	

Item	Details	Photographic Details
25.	<p>Location:</p> <p>Second Storey Balcony Soffit on the Western Facade.</p> <p>Finding:</p> <p>The balcony soffit has been repaired with the paint on the patch not matching the finish of the balcony soffit.</p>	

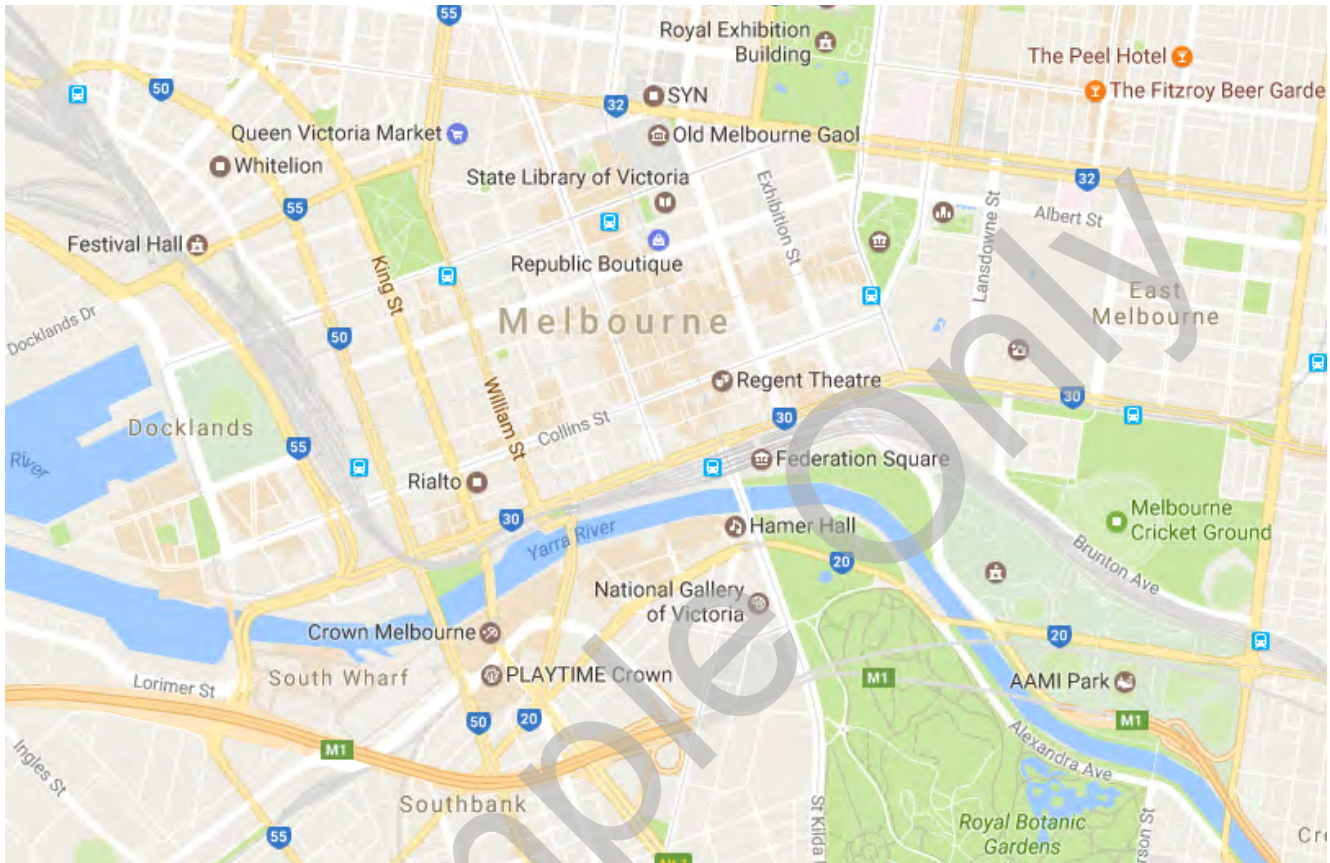
Sample Only

Item	Details	Photographic Details
26.	<p><u>Location:</u></p> <p>Third Storey Balcony Parapet.</p> <p><u>Finding:</u></p> <p>The parapet to the third storey balcony has hairline cracks due to water tracking down the parapet of the balcony. Articulation joints have also been rendered over.</p> <p><u>Recommendations:</u></p> <p>It is recommended that the parapet is capped with an appropriate flashing to prevent future water ingress.</p>	

Item	Details	Photographic Details
27.	<p>Location:</p> <p>Second Storey Balcony Soffit on the South Western Corner.</p> <p>Finding:</p> <p>The edge of the balcony soffit has water damage due to water seeping through the balcony due to a failed water proofing membrane.</p> <p>Recommendations:</p> <p>It is recommended that the water proofing membrane of the balcony is replaced and the damaged sections of the balcony soffit is repaired.</p>	

Item	Details	Photographic Details
28.	<p>Location:</p> <p>Second Storey Balcony Soffit towards the South of the Western Facade.</p> <p>Finding:</p> <p>The balcony soffit has been water damaged indicating that the water proofing membrane has failed.</p> <p>Recommendations:</p> <p>It is recommended that the damaged sections of the balcony soffit are replaced and the failed water proofing membrane is replaced.</p>	

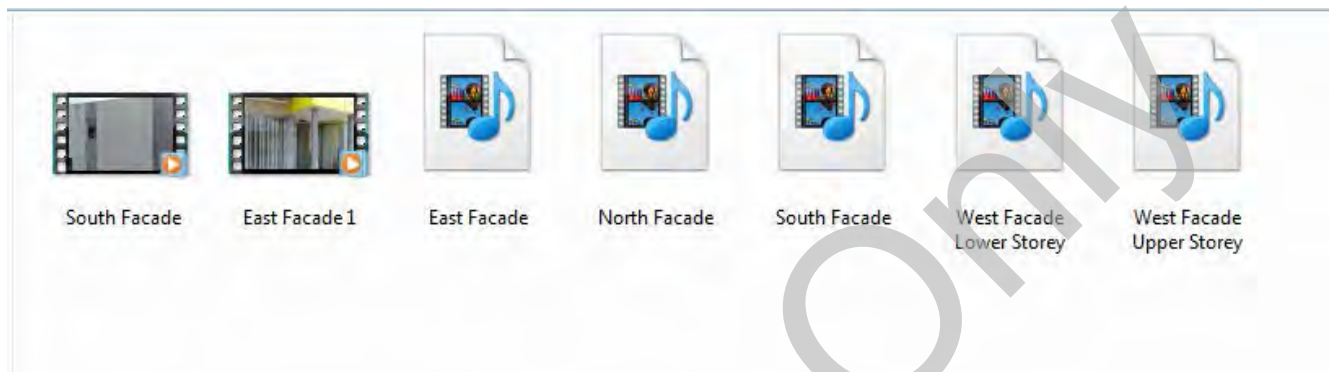
Part 3: Map of the 1 Sample Street



Part 4: Videos

Video Description	Video
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Drone inspection videos - Please click video icons on this page to open the links



Part 5: Terms and Conditions

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

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

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.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. If there is no evidence of a current leak during inspection that does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not

comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

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.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

8. Lighting Installations

It should be noted that this inspection was done during daylight hours and therefore the adequacy of lighting in darkness could not be directly assessed.

9. Electrical Installations

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible electrical installation issues they have been included in this section of the report. We have not carried out a thorough inspection of electrical installation and the main switchboard, as we are not qualified to do so, please ensure that a suitably qualified electrical contractor carries out a thorough visual inspection at least every 2 years, this inspection can be incorporated with the testing of the Residual Current Device if Community Circuits are present.

10. Plumbing, Gutters & Downpipes and Roofs

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible plumbing, gutters and downpipes or roof issues they have been included in this section of the report. We have not carried out a thorough inspection of the plumbing, gutters and downpipes and roof, as we are not qualified to do so, please ensure that a suitably qualified plumbing contractor (who is qualified to undertake roof inspections) carries out a thorough regular inspection. We will recommend a qualified plumber to inspect if an issue is found.

11. Lifts

Please ensure that if lifts are in the building(s) that regular maintenance programs are in place. This report does not cover lifts.

12. 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.

13. Air Conditioning

Only a general external inspection of air conditioning units is carried out where installed, therefore please ensure that if the Owners Corporation has air conditioner(s) in the building(s) they have regular maintenance programs in place. This report does not cover air conditioning units and air condition cooling towers.

14. 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.

15. Plant and Equipment

Please ensure that if the Owners Corporation has plant and equipment in the building(s) that regular maintenance programs are in place for each piece of plant and equipment. This report does not cover plant and equipment.

16. 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.

17. 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.

18. Fire Fighting Equipment and Statutory Requirements

It has been assumed that any building needing fire fighting equipment to meet legislative requirements such as the Building Code of Australia 1996 did meet those requirements at the time of construction. We have not examined the fire safety requirements for the building and make no comment as to the adequacy of the measures found in the complex. We have not and do not assess the condition of any fire fighting equipment within the complex. If the Bodies Corporate wishes to ascertain its position with respect to fire safety compliance it may carry out its own assessment. These guidelines should be placed on the Owners Corporation notice board. We have visually inspected the fire fighting equipment but have not carried out any testing and therefore cannot determine if the equipment has been tampered with or will be effective in case of fire.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own

enquiries with the Council to ascertain if approval was given. Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

19. Services

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment.

Sample Only

Service | Quality | Value