



Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

Administration Details

Property Address: Your New Home Address

Client: You

Purchaser: You

Vendor: Real Estate Agent / Vendor

Account to: You

Phone:

Mobile:

Email Address:

Invoice No: XXXXX

Agreement Details

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 Appendix C 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:

Date of Agreement: 5th October 2013

Time Agreement:

Specific Requirements/Conditions Required by You were: None

Changes to the Inspection Agreement requested:

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

Inspection Details**Date of the Inspection: 8th October 2013****Time of Inspection: 12:30**

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Persons in Attendance: Paul Griffin**Weather Conditions at the time of Inspection: Dry**

Comments:

Recent Weather Conditions: Dry

Comments:

Building Furnished: Yes

Comments:

Building Tenancy: Occupied

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
- **Restrictions:**

(a) Areas NOT Inspected Including Reason(s) were: Sub-Floor area, no access available

(b) Areas NOT Fully Inspected Including Reason(s) were:

Recommendations to Gain Access and Reinspect

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

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase 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: None

Details of Apparent concealment of possible defects:

Evidence of concealment of apparent defects: None

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

New gutters installed 10 years ago, No access to sub floor under lounge/dining area.

Details of Other Factors influencing the inspection:

Description and Identification of the Property Inspected

Type: Free Standing Domestic House

Style: Single Story

Construction Type: Cavity Brick

Interior: Plaster

Piers: Brick & Concrete **Comments:**

Flooring: **Interior:** Particle board flooring in extension, assume tongue & groove pine flooring in other areas.

Comments:

Verandas: None **Patio:** Small Timber Deck area **Other:** Carport

Roofing: Pitched roof hardwood

Description:

Roof covering: Concrete Tile

Description:

Out Structures:

Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

Council Plan Inspection

Electrical Inspection

Plumbing Inspection

Structural Engineer – timber construction patio area

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. Site,**
- 2. Exterior,**
- 3. Interior,**
- 4. Services,**
- 5. The Roof Interior,**
- 6. The Roof Exterior,**
- 7. The Subfloor,**
- 8. Cracking to Building Members**

1. THE SITE

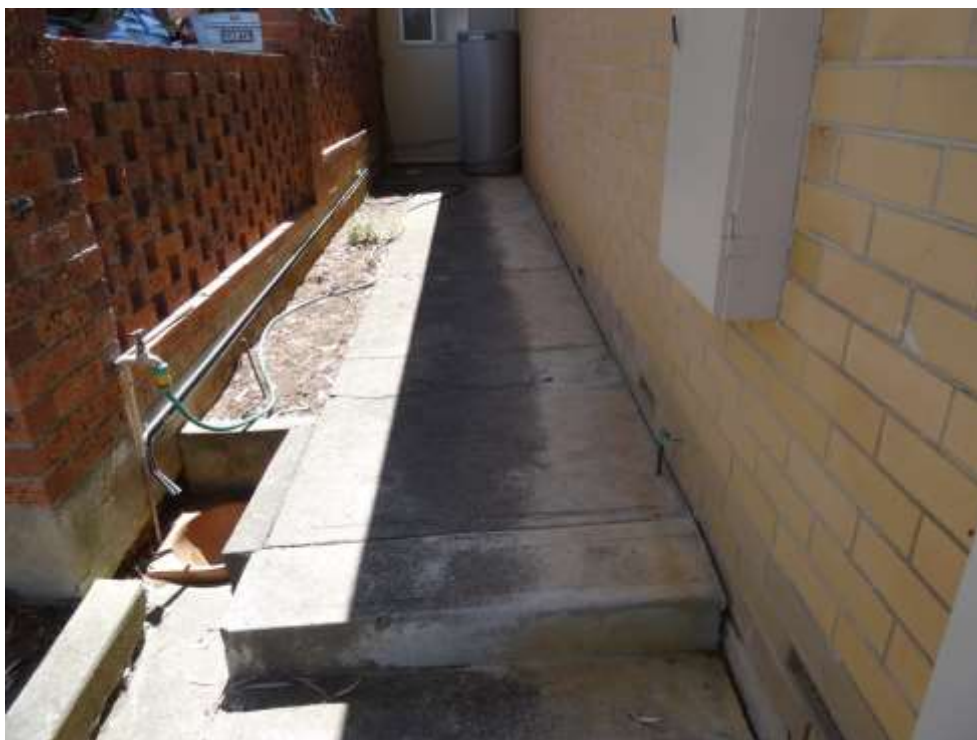
Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Driveways: No Defects / Safety Hazards found : Minor cracking – Typical



Paths: No Defects / Safety Hazards found : Minor cracking – Typical; Path moved approx. 15mm away from hose at SE corner, Typical for area and soil type.





Steps: No Defects / Safety Hazards found : Flagstone steps in solid condition



Retaining Walls: Minor Defect / Safety Hazards found : 700mm high retaining wall has crack in corner outside laundry door. Will need attention.



Surface Water Drainage: No Defects / Safety Hazards found : Good Drainage



Car Accommodation: No Defects / Safety Hazards found : Good condition, fall on roofing good.





Garden Sheds: No Defects / Safety Hazards found :







Fences: Minor Defect / Safety Hazards found : Timber rails rotted on back fence, need replacing





2. THE EXTERIOR OF THE BUILDING

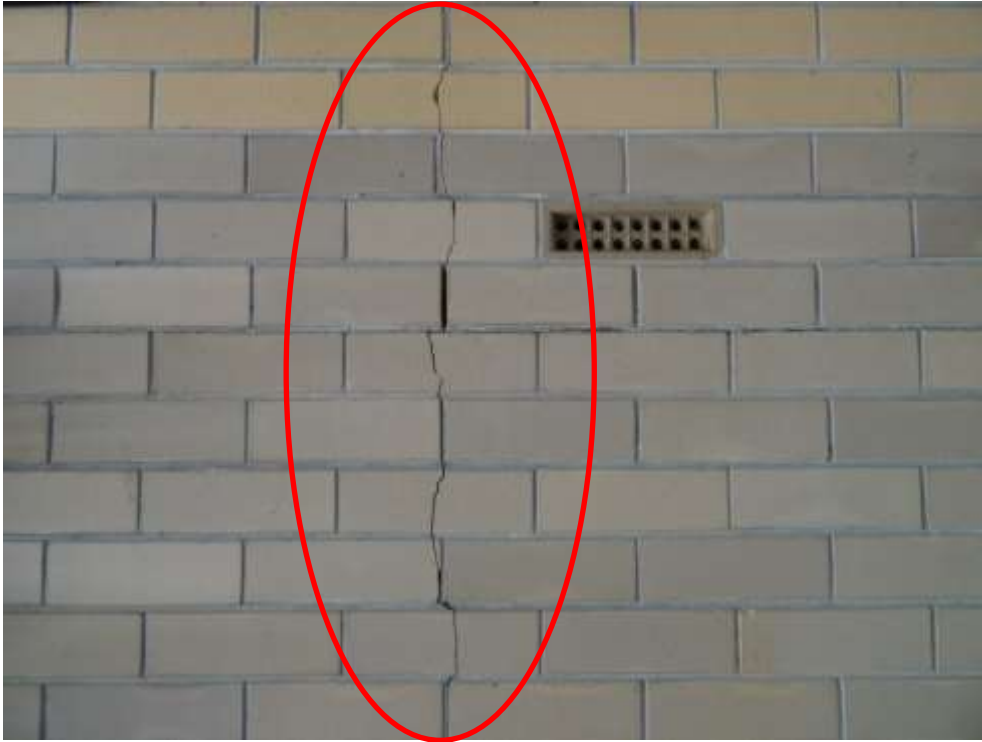
Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Walls: Minor Defects / Safety Hazards found : Minor cracking in brickwork as shown, can be classed as typical for age of home in area and of soil conditions. One area seems to have been repaired in what looks to be a crack.







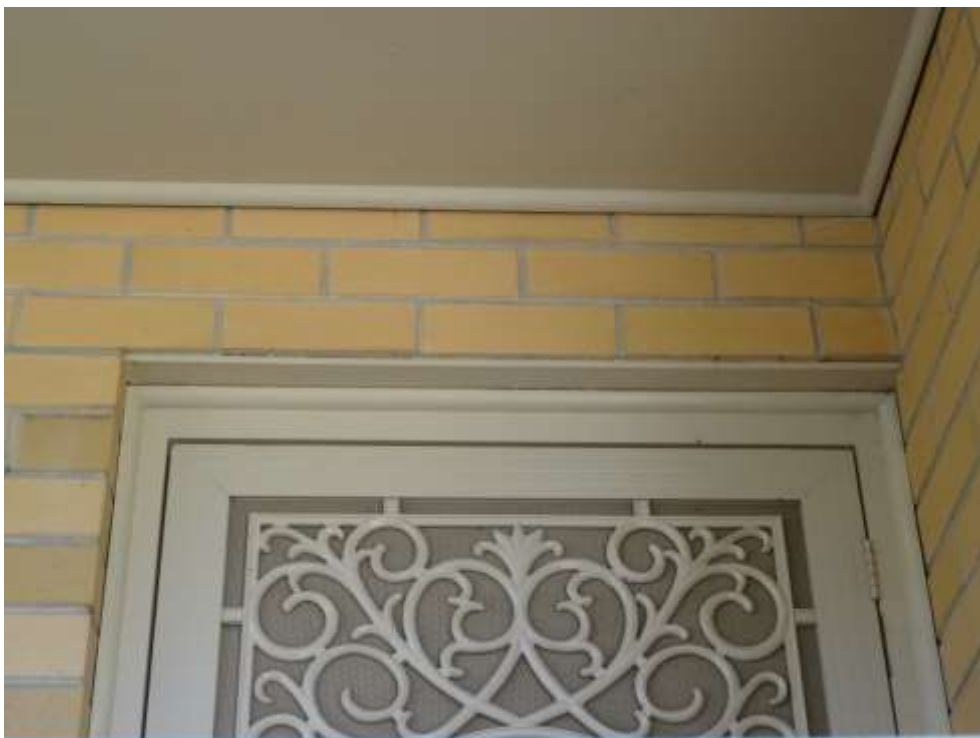


External Cladding: No Defects / Safety Hazards found : External cladding on extension at rear.





Lintels: No Defects / Safety Hazards found : Lintels in good condition



Doors: No Defects / Safety Hazards found : All doors work as designed and tested



Windows: No Defects / Safety Hazards found : Windows work as tested



Timber and Steel Structures: No Defects / Safety Hazards found : Solid condition



Stairs: Minor Defect / Safety Hazards found : Mortar falling out of joints on landing at front door





Balustrades: No Defects / Safety Hazards found :



Decks: No Defects / Safety Hazards found :



3. THE INTERIOR OF THE BUILDING

If present the following elements were inspected:

The Rooms: Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

Kitchen: Bench Top, Cupboards, Sink, Taps and Tiles.

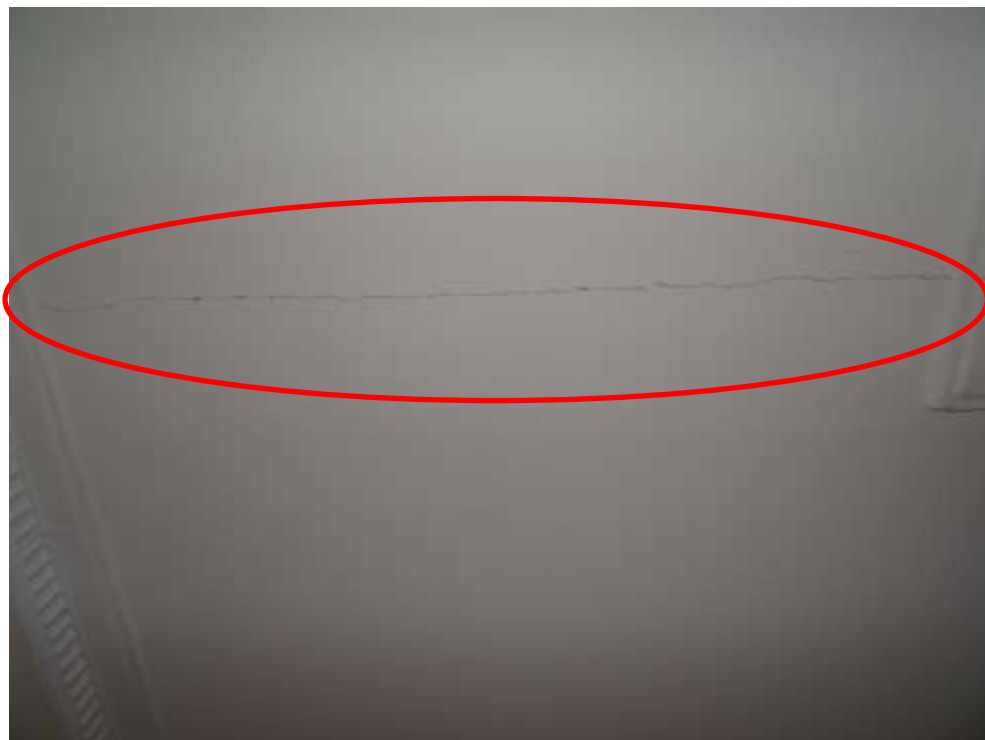
Bathrooms, Toilets, En-suite and Laundry: Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Entry: No Defects / Safety Hazards found :



Hall: Minor Defect / Safety Hazards found : Crack in join in ceiling - Typical



Linen Cupboard: No Defects / Safety Hazards found :



Lounge Room: No Defects / Safety Hazards found : Heater tested and works well, slight crack under cornice - Typical





Dining Room: No Defects / Safety Hazards found :



Kitchen: No Defects / Safety Hazards found :



Family Room 1: No Defects / Safety Hazards found :



Family Room 2: No Defects / Safety Hazards found :



Laundry: No Defects / Safety Hazards found :



Toilet: No Defects / Safety Hazards found :



Bathroom: No Defects / Safety Hazards found :



En-suite off Laundry: No Defects / Safety Hazards found :



Bedroom 1: No Defects / Safety Hazards found :



Bedroom 2: No Defects / Safety Hazards found :



Bedroom 3: No Defects / Safety Hazards found :



4. SERVICES

Electrical Installation: Power Points tested to 15A, All switches and all electrical installations tested

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. It's recommended that a licensed electrician be consulted for further advice.

Plumbing: All taps work as tested

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service: Hot Water available at all outlets

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas: Gas appliances work as tested

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone: Phone tested ok

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors: Smoke detectors tested ok

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

5. THE ROOF INTERIOR

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Roof Covering Underside: No Defects / Safety Hazards found :



Roof Framing: No Defects / Safety Hazards found :



Insulation: **No Insulation Present :**



Other if Applicable: No Defects / Safety Hazards found : Old HWS in roof (empty) – Typical



6. THE ROOF EXTERIOR

If present the following elements were inspected:

Description of the Defects/Safety Hazards and the Inspector's Recommendations

Roof Flashings: Roof Flashings adequate

Gutters/Downpipes: Gutters and Down Pipes in good condition

Valleys: Valleys seem ok, roof tiles fragile, not safe to walk on

Vents: No Defect

Flues: No Defect

Eaves: Slight bubbling in paint in eave, sign of moisture - Typical

Facia and Barges: No Defect

Roof Tiles: Minor Defect – Fragile and steep roof pitch, not safe to walk on. Ridge capping on ends need attention





7. THE SUB FLOOR

Did the structure(s) have a subfloor(s)? YES.. Where the answer is Yes elements in section 7.1 below were inspected:

Where the answer is NO the following Subfloor Description (section 7.1) is NOT Applicable.

Note: (Where access **was not available or restricted** also refer to the Section "Areas Inspected and Restrictions to the Inspection" on page 2).

7.1 Description of the Defects/Safety Hazard, Location and the Inspector's Recommendations

Floor Framing Timbers: Not able to inspect – No access to sub-floor

Underside of the Flooring System: Not able to inspect – No access to sub-floor

Piers/Posts/Supports: Not able to inspect – No access to sub-floor

Termite Shielding: Not able to inspect – No access to sub-floor – Below Termite Management Notice in in Electrical box, up to date management process in place.

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: Adequate vents installed in brickwork

Termite Management Notice
In accordance with Australian Standard Code: ☒ Post construction: 3660.2 ☐ Pre construction: 3660.1

Method of Termite Management Used
Date applied / installed: 20 / 12 / 10

Installation of a partial chemical barrier (treatment applied to soil in addition of building only) <input checked="" type="checkbox"/> Was applied only this way (include treatment, dosage, type of etc) <input checked="" type="checkbox"/> Referenced including wet/dry, timber and/or concrete frame <input type="checkbox"/> Other	Installation of a complete liquid chemical barrier (treatment applied to soil only) <input type="checkbox"/> Complete chemical barrier Installation of a partial chemical barrier (treatment is exclusive of timber and/or concrete frame) <input checked="" type="checkbox"/> Partial exterior perimeter treatment <input type="checkbox"/> Sub-slab perimeter treatment <input type="checkbox"/> Other	Installation of a termite monitoring/baiting/docking program <input type="checkbox"/> Monitoring stations <input type="checkbox"/> Docking of active termites using: - soil insect growth regulator - Bait <input type="checkbox"/> Colony elimination system - Bait <input type="checkbox"/> Other
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Other method (ie. physical barrier)

IMPORTANT This notice must be read in conjunction with:
1) Land code of termite treatment
2) Visual termite inspection report
3) Termite management protocol

If you are a new owner of this property, please contact Murray Pest Control immediately for further advice and requirements for duration of free service period.

Phone 08 8334 1000

Branch details
12/19/10
67 Magill Rd
Shepparton

8. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members: Yes

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

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase 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 Pre purchase 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.

Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs		
Suspended Concrete Slabs		
Masonry Walls	Multiple locations	As shown in photos, cracks are 0-2mm most 0-1mm
Piers		
Retaining Walls	NW fence	As detailed in report, 5mm crack in 700mm high wall, photos attached.
Other Areas		

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.

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 Appendix C 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: **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.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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 part of the Standard Building Report under AS4349.1-2007 and 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 finds 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 too 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. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. 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) **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) **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.

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).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

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:

Paul Griffin

paul@inspect-a-home.com.au

0414 774 555

Address: P.O. Box 590, Modbury SA 5092

Licence: BLD 244316

Rapid Insurance Accreditation Number: #62625

Dated this 8th Day of October 2013

SIGNED FOR AND ON BEHALF OF: **Adelaide Inspect-A-Home Pty Ltd** ABN 65 164 387 133

Signature: *Paul Griffin*