



Property Assessment Report

This Property Assessment Report is a visual assessment of the conditions of the reasonably accessible areas of the property at the time of the assessment, including the subject residence and associated areas where the property is a unit or apartment.



Property Assessment Details

CLIENT DETAILS

Name	Fred Sample	Booking No	2372
Telephone No		Mobile No	1234 456 678

ASSESSMENT DETAILS

Address of Property	7 Sample Street				
Suburb	Sampletown	State	VIC	Postcode	3000
Date of Assessment	28 April		Time of Assessment	11am	
Existing use of Property	Residence				
Weather conditions	Fine				
Verbal summary to	Given in person		Date	28 April	

ARCHITECT DETAILS

Name	Sydney Sample	Registration No	Sample 123
Address	10 Sydney Road, Sampletown QLD		
Email	syd@samplesimple.sample	Phone	(07) Sample

The Scope of Assessment

This Report is prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – and in accordance with Australian Standard 4349.1-2007 Assessment of Buildings Part 1: Pre-purchase Inspections – Residential Buildings and any other Australian Standards and definitions cited in the Terms and Conditions.

This Report is a subjective assessment prepared by the appraising architect on a visual assessment of the condition of the reasonably accessible parts of the property and on the basis of the prevailing structural, soil and weather conditions at the time of the assessment and does not cover enquiries of councils or other authorities. It is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.

Prolonged periods of wet or dry weather may cause structural changes to the property as described in the Property Maintenance Guide which you can download from the link found in the body of your Report and in the Report cover letter.

This Report will not disclose defects in inaccessible areas, defects that are concealed and/ or not reasonably visible, defects that may be apparent in other weather conditions or defects that have not yet arisen.

This Report is not a rigorous assessment of all building elements and does not cover all maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks. This is in accordance with Category 0 and 1 of Appendix C – AS 2870-2011.

This Report is not a pest inspection. Archicentre Australia recommends that a pest inspection be carried out on all properties being considered for purchase. Customers wishing to have a full pest inspection should contact Archicentre Australia to arrange a separate pest inspection. Archicentre Australia's Timber Pest Inspections are undertaken by highly qualified, independent and authorised inspectors. Archicentre Australia does not sell pest control services so you can trust that you will not be recommended treatments that you do not need.

The assessment assumes that the existing use of the property will continue and the Report is prepared on that basis. As such, the assessment will not assess the fitness of the property for any other intended purpose. We advise you to verify any proposed change in use with the relevant authorities.

If you are intending to purchase the property, and in consideration of the limitations of a visual assessment, as well as budgeting for the anticipated cost of the recommended repairs and maintenance, Archicentre Australia recommends budgeting a further 5% of the value of the property, to provide a 'safety net' against unexpected costs that may arise over the first five years of ownership and that this be taken into account when establishing a purchase price. The amount of this safety net is a rough guide for properties generally and not specific to your property.

Where the property is a unit or apartment, associated areas may include common areas pertinent and immediately adjacent to the subject residence, for which major defects only will be noted.

What is included in this Report

- Identification of observed building defects upon a visual assessment of the reasonably accessible parts of the property;
- Assessment of defects for significance relative to the expected condition of a well maintained property of similar age and construction type;
- Recommended actions for identified defects;
- Recommended professionals and/or trades who may be appropriate to undertake further investigation or carry out the recommended action;
- General and specific additional advice on maintenance matters that your architect has deemed appropriate.

What is not included in this Report

- Identification of toxic mould, or asbestos related products;
- Condition or operation of swimming pools, spas or their surroundings, rainwater or grey water tanks or treatment and similar facilities;
- Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems;
- Operation adequacy or compliance of security and communications systems, smoke detectors, building services, building automation, electrically operated doors including garage doors, plant, equipment, mechanical, gas or electrical appliances and fittings;
- Footings below ground, soil conditions, site factors and hazards;
- Compliance with legal, planning, regulatory including Building Code of Australia, sustainability or environmental matters including but not limited to the adequacy or safety of insulation, waterproof membranes and/ or other installations, Bushfire Attack Level assessments;
- Timber, metal or other framing sizes and adequacy.

Defect Definitions

DEFINITION

Minor Defect/ Maintenance Item	Any items of repair which are common to well maintained properties of similar age or type of construction and as described in the Property Maintenance Guide, including decorative features and finishes.
Major Defect	A defect of sufficient magnitude where rectification has to be carried out without undue delay to avoid: • unsafe conditions, posing a threat to life or serious injury; or, • loss of utility whereby the defect is such that the whole of the relevant part of the property can no longer serve its intended function; or, • further substantial deterioration of the property.
Serious Structural Defect	A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification to be carried out without undue delay to avoid: • unsafe conditions, posing a threat to life or serious injury; or, • loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or, • further substantial deterioration of the building. In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-2011.

Assessment Access

The architect can only assess the reasonably accessible parts of the property. It is your responsibility to ensure that any inaccessible parts of the property that can be made reasonably accessible for an assessment are made so, prior to the assessment. If parts of the property have been noted as being inaccessible during the assessment, it is important that you contact the architect and arrange for a second assessment when access to restricted areas has been made available. Inaccessible areas cannot be assessed.

Reasonably and Safely Accessible – Accessible areas which can be accessed by a 3.6 metre ladder or those which have at least 600mm unimpeded vertical and horizontal clearance without the removal of any fixed or unfixed furniture, fittings, stored items, cladding or lining materials, plants or soil.

Archicentre Australia architects are unable to access areas where there is a risk of adverse disturbance or damage to the property, including the garden area. The architect will determine the extent of accessible areas at the time of the assessment.

Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations. Archicentre Australia authorised architects are unable to inspect areas higher than 3 metres above ground level unless secure ladder access is available and fall prevention devices or barriers are present.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the architect.

Access restrictions will be noted where appropriate.

Your Property Assessment Summary

This Property Assessment summary provides you with a "snapshot" of the items the architect considers of greatest significance for you when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects and recommended actions. Please note that this summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

PROPERTY SUMMARY - Primary construction materials and site conditions			
Sub-Structure	Concrete Stumps	Floors	Timber
Roof	Corrugated Iron	Walls	Weatherboard
Windows	Aluminium	No of Storeys	2
Site Grade	Gentle slope	Furnished	Yes
Extension / Renovations	Yes - extended	Tree Coverage	Dense
Estimated Age / Period	1950		

Summary of the Condition of the Property

Apparent condition of the building with respect to its age: Fair

Major Defects

Are there any Major Defects evident? YES

Serious Structural Defects:

Are there any Serious Structural Defects evident? NO

Evident Defect Summary

Key

NA - Not applicable, No such item

X - Maintenance Item or Minor Defect

U - Unknown / Inaccessible / Not tested

✓ - No visible significant defect

XX - Major Defect

Damp	X	Framing	✓	Stumps / Piers	✓
Cracking	X	Water Supply	✓	Timber Rot	✓
Electrics	✓	Roof	XX	Suspected Illegal Building	U
Windows	XX				

Assessment Summary:

1. This freestanding sample house is in a fair condition for its age. Being an architecturally simple sample, it displays some characteristic shortcomings of the 1990's and this sets the scene for assessment.

2. Shortcomings include:

- unaligned windows - recommend straightening,
- deteriorated roofing - recommend monitoring with a view to replacement - esp. rusty fixings.

Other matters in the report go some way to describing the tasks ahead.

Design Potential Summary

The property lends itself well to a fulsome renovation. Being timber construction, there is considerable flexibility in a re-casting of internal spaces and facilities.

An Archicentre Australia Feasibility Design Service will assist with setting out your priorities and budget for any proposed renovation work before beginning maintenance of the home.

Property Assessment Notes

Professional and Trade Guide

Your architect may refer you to the following professional or tradespeople:

Architects	Drainers	Insulation Contractors	Plasterers
Building Contractors	Electrical Contractors	Landscape Architects	Paving-Variou
Bricklayers	Excavating Contractors	Landscape Gardener & Contractors	Roof Const./Repair/Clean
Concrete Contractors	Fencing Contractors	Underpinning Services	Structural Engineers
Carpenters & Joiners	Glass Merch/Glazier	Pest Control	Tile Layers-Wall/Floor
Cabinet Makers	Home Maint./Repair	Painters & Decorators	Tilers & Slaters
Damp Houses	House Restump/Reblock	Plumbers & Gasfitters	

Site & Garden

Key

NA - Not applicable, No such item
 X - Maintenance Item or Minor Defect
 U - Unknown / Inaccessible / Not tested

✓ - No visible significant defect
 XX - Major Defect

CARPORT	Structure/Walls	✓	Roof/Ceiling	XX	Floor/Finish	✓
FRONT	Fences/Retaining	NA	Paving	X	Surface Drainage	✓
REAR	Fences/Retaining	✓	Paving	✓	Surface Drainage	✓
RIGHT SIDE	Fences/Retaining	X	Paving	✓	Surface Drainage	✓
LEFT SIDE	Fences/Retaining	✓	Paving	✓	Surface Drainage	X

Access Limitation	Access Notes
Partially Accessible - Obstructed	Landscape obscures view. Wood box and shelving obscures view in carport.
Major and Serious Structural Defects Found:	
1.Deteriorated roofing is evident. Recommend monitoring with a view to upgrading.	
Professional & Trade Recommendations:	Roof Const/Repair/Clean
Maintenance Items and Minor Defects Found:	
2.Rust evident in side return fence - requiring soil level to be removed. 3.Rough rocky driveway could be a trip hazard. Recommend sealing.	
Professional & Trade Recommendations:	Landscape Gardeners & Contractors, Paving - Various
General Notes	
4.No front fence - consider improving site security. 5.Recent earthworks at the left side now requires re-landscaping.	

Property Exterior

Key

NA - Not applicable, No such item

X - Maintenance Item or Minor Defect

U - Unknown / Inaccessible / Not tested

✓ - No visible significant defect

XX - Major Defect

ROOF	Covering	XX	Valleys	✓	Ridges	✓	Overhanging Trees	X
	Chimney/Vents/Flues	✓	Flashing	X	Box Gutters	NA	Skylights	NA
ROOF SPACE	Frame	✓	Insulation	✓	Services	✓	Lining/sarking	✓
	Underside of Roof	X						
SUB-FLOOR	Stumps/Piers	✓	Walls	✓	Services	✓	Ventilation/Damp	✓
	Framing	✓	Underside of Floor	✓				
FRONT WALL	Structure/Finish	✓	Eaves	✓	Gutter/Downpipe	✓		
	Sub-Floor Vents	✓	Doors/Windows	XX	Balcony/Deck	✓		
RIGHT SIDE WALL	Structure/Finish	✓	Eaves	✓	Gutter/Downpipe	✓		
	Sub-Floor Vents	✓	Doors/Windows	XX	Balcony/Deck	✓		
LEFT SIDE WALL	Structure/Finish	✓	Eaves	✓	Gutter/Downpipe	X		
	Sub-Floor Vents	✓	Doors/Windows	XX	Balcony/Deck	✓		
REAR WALL	Structure/Finish	✓	Eaves	✓	Gutter/Downpipe	✓		
	Sub-Floor Vents	✓	Doors/Windows	XX	Balcony/Deck	✓		
COURTYARD WALLS	Structure/Finish	✓	Eaves	✓	Gutter/Downpipe	✓		
	Sub-Floor Vents	✓	Doors/Windows	X	Balcony/Deck	✓		
FRONT VERANDAH	Steps	✓	Walls	✓	Roof/Ceiling	✓	Doors/Windows	✓
	Floor Structure	✓	Sub-Floor vents	✓	Posts/Balustrade	✓		
ALFRESCO	Steps	✓	Walls	✓	Roof/Ceiling	✓	Doors/Windows	✓
	Floor Structure	U	Sub-Floor vents	✓	Posts/Balustrade	✓		



Window racked

Access Limitation	Access Notes
Partially Accessible - Inspection Safety Hazard	Low clearance to some sub-floors
Not Accessible - Obstructed	No access to alfresco sub-floor
Major and Serious Structural Defects Found:	
6.Deteriorated roofing is evident. Recommend monitoring with a view to upgrade.	
Professional & Trade Recommendations:	Roof Const/Repair/Clean
Maintenance Items and Minor Defects Found:	

7.Side wall windows are racked - flyscreens damaged and sliding action is compromised. Recommend detailed assessment with a view to repair or upgrade.

8.Gutters filled with debris can cause premature deterioration. Some downpipes appear blocked. Recommend thorough cleaning and testing of the piped stormwater system .

Professional & Trade Recommendations:

Building Contractors, Roof Const/Repair/Clean

General Notes

9.---

SAMPLE

Property Interior - Living & Bedroom Areas

Key

NA - Not applicable, No such item
 X - Maintenance Item or Minor Defect
 U - Unknown / Inaccessible / Not tested

✓ - No visible significant defect
 XX - Major Defect

HALL & PASSAGE	Floor Structure/Finish	✓	Ceiling	✓	Walls	✓	Electrics	✓
	Cupboards	✓	Windows/Doors	✓	Dampness	✓		
LIVING/ DINING	Floor Structure/Finish	✓	Walls	✓	Ceiling	✓	Electrics	✓
	Window/Doors	✓	Cupboards	✓	Dampness	✓		
STAIRS	Structure	✓	Floor Finish	✓	Balustrade	✓	Underside	✓
KITCHEN	Floor Structure/Finish	✓	Walls	✓	Ceiling	✓	Electrics	✓
	Window/Doors	XX	Cupboards	X	Dampness	✓		
	Sink/Water/Pressure	X	Splashback	✓	Bench-top	✓		
	Exhaust/Range Hood	X	Stove/Cooktop/Oven	U	Dishwasher	NA		
MAIN BEDROOM	Floor Structure/Finish	✓	Windows/Doors	XX	Walls	✓	Robes	✓
	Ceiling	✓	Dampness	✓	Electrics	✓		
BEDROOM 2 - LEFT	Floor Structure/Finish	✓	Windows/Doors	XX	Walls	✓	Robes	✓
	Ceiling	✓	Dampness	✓	Electrics	✓		
BEDROOM 3 - FRONT	Floor Structure/Finish	✓	Windows/Doors	XX	Walls	✓	Robes	✓
	Ceiling	✓	Dampness	✓	Electrics	✓		



Rangehood exhausts into roof space



Damaged cabinets; sink leak

Access Limitation	Access Notes
Partially Accessible - Obstructed	Furnished home - stored items too - all limit full view
Major and Serious Structural Defects Found:	
10.Front bedroom 3 windows are racked - see previous notes.	
Professional & Trade Recommendations:	Building Contractors
Maintenance Items and Minor Defects Found:	
11.Rangehood exhausts into roof space. Recommend adding a flue to vent externally. 12.Some damage evident to base cabinets of kitchen. Recommend repair and eventual upgrade.	
Professional & Trade Recommendations:	Building Contractors, Cabinet Makers, Electrical Contractors
General Notes	
13.--	

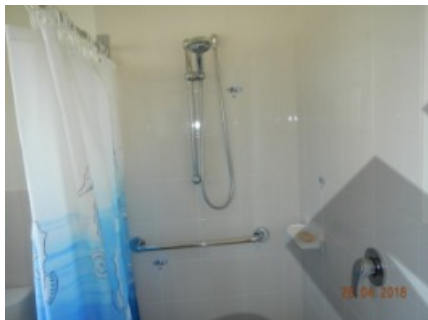
Property Interior - Service (wet) Areas

Key

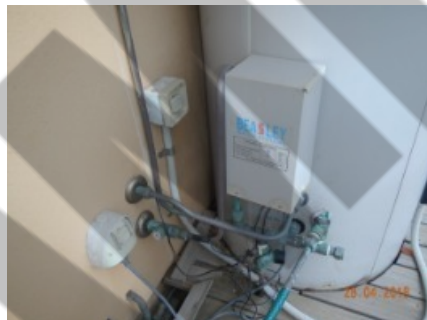
NA - Not applicable, No such item
 X - Maintenance Item or Minor Defect
 U - Unknown / Inaccessible / Not tested

✓ - No visible significant defect
 XX - Major Defect

BATHROOM	Floor Structure/Finish	X	Walls	✓	Ceiling	✓	Electrics	✓
	Window/Doors	XX	Cupboards/Vanity	✓	Water Pressure	✓	Dampness	✓
	Exhaust/Ventilation	✓	Toilet Suite	✓	Basin/Splashback	✓	Mirror	✓
	Shower	X	Bath	✓				
ENSUITE	Floor Structure/Finish	X	Walls	✓	Ceiling	✓	Electrics	✓
	Window/Doors	XX	Cupboards/Vanity	✓	Water Pressure	✓	Dampness	✓
	Exhaust/Ventilation	✓	Toilet Suite	✓	Basin/Splashback	✓	Mirror	✓
	Shower	X	Bath	✓				
LAUNDRY	Floor Structure/Finish	✓	Walls	✓	Ceiling	✓	Electrics	✓
	Window/Doors	✓	Tub unit/Sink	✓	Dampness	✓		
	Exhaust/Ventilation	✓	Cupboards/Vanity	✓	Water Pressure	✓		
SERVICES	Heater/Unit	✓	Cooler/Unit	✓	Smoke Detectors	✓	Hot Water Service	X
	Switchboard	✓						



Shower recess tiles to re-grout



Recommend service check of hws

Access Limitation	Access Notes
Partially Accessible - Obstructed	Furnished home - stored items too - all limit full view
Major and Serious Structural Defects Found:	
14.Ensuite and Bathroom windows are racked - see previous notes.	
Professional & Trade Recommendations:	Building Contractors
Maintenance Items and Minor Defects Found:	
15.Grout missing from shower recess walls and floor tiles. Recommend cleaning and re-grouting. 16.Older style hot water service. Recommend service check to assess longevity and efficiency. Electric element may have reached its life expectancy.	
Professional & Trade Recommendations:	Plumbers & Gas fitters, Tile Layers - Wall/Floor
General Notes	
17.Monitor intersections of walls tiles and floor tiles for movement - it is common for waterproofing systems to break down arising out of building movement.	

Attachments

The following selected attachments are an important part of this Report. These can be downloaded from the Archicentre Australia Supplementary Documents page [http:// www.archicentreaustralia.com.au/ report_downloads/](http://www.archicentreaustralia.com.au/report_downloads/) or by referring to the Report cover email for downloading instructions. If you have difficulty downloading the following ticked attachments, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Cracking in Masonry	NA	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Home Safety Checklist	✓
Termites & Borers	✓	Re-stumping	✓	Cost Guide	✓

General Advice

- This is not a pest inspection report. Archicentre Australia recommends pre- purchase and ongoing timber pest inspection in all mainland states and territories.
- Smoke detectors must be installed in accordance with current regulations. Archicentre Australia suggests that you regularly check these to ensure proper operation.
- Drought conditions can cause buildings to crack literally overnight. Please note the precautions advised in the referred Property Maintenance Guide and any specific recommendations made in your Report.
- The condition of timber- framed or concrete decks and balconies deteriorates over time – annual assessments should be undertaken to verify their safety.
- In the interests of safety, Archicentre Australia recommends all property owners should have an electrical safety assessment undertaken by a suitably qualified specialist.

- If you are purchasing the property, Archicentre Australia recommends a review of all door and window locks and security systems, appliance and equipment at settlement.

For Strata, Stratum and Company Title Properties

The Assessment is limited to the nominated individual property including associated private open space. It is not the scope of this assessment to include all common or other adjacent property. Legal advice should be obtained as to the liability to contribute to the cost of repairs in respect of any common property.

Terms & Conditions

This Report has been prepared by Archicentre Australia – a division of ArchiAdvisory Pty Ltd – and the named architect and is supplied to you (the named client) on the basis of and subject to the Scope of Assessment and the Terms and Conditions of the Contract and the Assessment and Archicentre Australia accepts no responsibility to other persons relying on the report.

This Report has been prepared in accordance with Australian Standard 4349.1-2007 Assessment of Buildings Part 1: Pre-purchase Inspections – Residential Buildings and to any other Australian Standards and definitions cited in the Terms and Conditions.

Please note that having provided to you an opportunity to read or hear the Scope of Assessment and the Terms and Conditions following upon you making a booking for the Property Assessment, the architect has proceeded to conduct the assessment of the property and Archicentre Australia has proceeded to supply this Report on the basis that you have accepted the Scope of Assessment and the Terms and Conditions and/or are deemed to have done so upon the architect arriving at the property.

The Report is to be read in conjunction with all other Archicentre Australia Reports issued concurrently for the property.

The Scope of Assessment and the Terms and Conditions take precedence over any oral or written representations by Archicentre Australia, to the extent of any inconsistency.

1. After making the booking, the client is deemed to have accepted these Terms and Conditions and Scope of Assessment upon the architect arriving on site.
2. The Report is not a guarantee but is an opinion of the condition of the assessed property relative to the average condition of well-maintained similar properties of a similar age.
3. Archicentre Australia accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre Australia. It is your responsibility to make appropriate contractual arrangements with such person.
4. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
5. Archicentre Australia does not accept responsibility for services other than those provided in this Report.
6. Archicentre Australia's liability shall be limited to the provision of a new assessment and report or the payment of the cost of a new assessment and report, at the election of Archicentre Australia.
7. The assessment assumes that the existing use of the building will continue. The assessment will not assess the fitness of the building for any intended purpose. Any proposed change in use should be verified with the relevant authorities.
8. The Property Maintenance Guide constitutes a vital part of the architect's recommendations and failure to observe either the recommendations or the Property Maintenance Guide could lead to premature deterioration of the property.
9. The Health and Safety Warnings constitutes a vital part of Archicentre Australia's recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
10. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the architect's recommendations, shall be relied upon by you.
11. If you are dissatisfied with the Report you agree to promptly give Archicentre Australia written notice specifying the matters about which you are dissatisfied and allow Archicentre Australia to attempt to resolve the matters with you within 28 days of receipt by Archicentre Australia of such written notice before taking any remedial action or incurring any costs.
12. Reference to Archicentre Australia in this Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
13. These Terms and Conditions are in addition to, and do not replace or remove, any rights or implied guarantees conferred by the Competition and Consumer Act 2010 or any other consumer protection legislation.