

Data Sheet

Quick reference guide

Property: 11 Bullala Court - Ngunnawal

Report Number: A - 1057

Date of Inspection: 19th of December 2016

Energy Rating: 4 Stars

Bedrooms: 3

Total Floor Area: 104.32m²

Car Accommodation: Double Garage (36.50m²)

Condition of home: Good

Repairs required: Yes - Minor

OUR REFERENCE NUMBER: W/A-1057

DATE OF INSPECTION: 19th of December, 2016

BUILDING REPORT



**ACTPRO Pty Ltd
trading as ACTPRO**

Refer Property: 11 Bullala Court, Ngunnawal

As at your request we have inspected the above property and we are pleased to submit the following building report.

This report has been compiled in accordance with **AS4349.0 and AS4349.1-2007**.
If you have any further inquiries please do not hesitate to contact the Manager Ken Roche (3304) on the above telephone numbers.

Signed for and on behalf of
ACTPRO Pty Ltd



For all your Building, Pest, Compliance and Energy Reports

American Express / Mastercard / Visa Welcome

ABN 55 614 267 195 • ACT Builders Lic. 1986 3345 • NSW Builders Lic. 62563C • EER Accredited Assessor - 01 - 0077



PREAMBLE

Upon receipt of this Standard Property Report, the purchasing client enters into a contract devised solely as per AS 4349.0 and AS4349.1-2007.

This report has been compiled after a visual inspection of the property, with an objective of identifying any defects (whether minor or significant) to the property that were visible and present at the time of inspection.

This report does not cover all aspects of the building and must be read in conjunction with the scope and limitations document contained within.

It may not include all items that were inspected and found to be in a good condition or all minor faults or defects as defined below:

AS 4349.1 “Minor fault or defect a matter which, in the view of age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification.”

This report uses the following grading system:

- **GOOD**
Of acceptable industry standards
and free of defects
and requiring no repairs.

(superficial defects accepted).
- **FAIR**
Of below acceptable industry standards
or has minor defects
or has minor signs of deterioration

and is functional.
- **POOR**
Of well below acceptable industry standards
or has defects requiring extensive repair or replacement
or has obvious signs of deterioration.

DESCRIPTION OF PROPERTY.

This is a single storey, brick veneer residence constructed on a concrete slab to a standard block. There are concrete roof tiles and aluminium window frames to the home. A double garage has been built to the left hand side, under the same roofline as the residence. The fold-a-line is fitted to the rear and a hot water service has been installed to the right hand side of the property.

STRUCTURAL MOVEMENT / CRACKING.

- There is no evidence of significant structural movement or brickwork cracking to the residence.

EXTERNAL.

- Brickwork is in a good condition.
- Paintwork is in a good condition. Painting is an on going maintenance item to protect the timbers from the natural elements.
- Colourbond fascias are in a good condition.
- Fold-a-line is in a good condition.
- Landscaped gardens are in a good condition.
- Front verandah is in a good condition.
- Rear pergola with clear polycarbon roof sheeting is in a good condition.
- Tiled concrete porch is in a good condition, with a loose tile to one side.
- Decking is in a good condition.
- Concrete paths are in a good condition.
- Stencilled concrete driveway is cracked and in a fair condition.

GARAGE.

- Internally accessed garage is in a good condition, will not latch closed.
- Two single roller doors are fitted with remote control and in a good condition.

FENCES.

- Paling fences to the left, right and rear are in a fair condition.
- Colourbond fences to the front are in a good condition.
- Metal gate to the right hand side is in a good condition; however has a small amount of damage (dent) to panel.

WINDOWS.

- Aluminium window frames are in a good condition.
- Flyscreens fitted to the windows are in a good condition.

EXTERNAL DOORS.

- External doors to the front and laundry are fitted with a deadlock and in a good condition.
- Aluminium framed sliding door to the rear is in a good condition.
- Security flyscreen doors to the front and laundry are in a good condition, however front security flyscreen door wont latch without force.
- Sliding security flyscreen door to the rear is in a good condition.

ROOF.

- Pre-fabricated Radiata roof trusses are aligned and in a good condition.
- Concrete roof tiles are in a good condition.
- Ridge capping is in a good condition.
- Bedding and pointing is in a good condition.
The re-bedding and re-pointing of these tiles is an on going maintenance item to prevent moisture from entering the roof space. Further advice when required should be sought from a practising roof tiler.
- Eaves are in a good condition.
- Colourbond guttering is in a good condition.
- Downpipes are in a good condition.

INSULATION.

- There are fibreglass batts to the ceilings of the residence.¹
- Note* R5.0 ceiling insulation is the recommendation for the ACT region.

PLUMBING and DRAINAGE.

- Inspection of stormwater plumbing and sewerage drainage is not possible as these areas are not accessible to our inspectors.

INTERNAL.

- Gyprock walls and ceilings are in a good condition, but there is slight amount of peaking to ceiling in garage area.
- Paintwork is in a good condition.
- Carpets and tiles are laid to the floors.

Note* residence is furnished at the time of inspection.

- **Lights, heating, hot water service and other household fittings and appliances have not been tested as part of this inspection.**
-

HEATING.

- A heating unit has been ducted to the ceilings of the residence.
- An air conditioner has been installed to the wall in the dining room.

ENTRY.

- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.

LOUNGE ROOM.

- A ceiling fan has been installed.
- Gyprock walls and ceiling are in a good condition.
- Carpet is laid to the floor.
- Venetian blinds are fitted to the window, however tint on window is slightly damaged,
- There is a lock to the window.

DINING ROOM.

- Cavity sliding door is in a good condition.
- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor. Single tile with small crack below benchtop.
- Vertical drapes are fitted to the glass sliding door.

KITCHEN.

- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Cupboards and benchtop are in a good condition.
- Oven, grill and hotplates have not been tested.
- Rangehood has not been tested.
- Dishwasher has not been tested.
- Kitchen sink has no signs of leaks.
- Tap mixer is in a good condition, however major water hammer from hot water tap.
- Splashback tiles are in a good condition.

LAUNDRY.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor; there is drumming tiles.
- There is a lock to the window.
- Laundry tub and taps are in a good condition.
- Single door storage cupboard is in a good condition.

HALLWAY.

- Cavity sliding door is in a good condition.
- Gyprock walls and ceiling are in a good condition.
- Tiles are laid to the floor.
- Single door storage cupboard is in a good condition.

BEDROOM ONE.

- A ceiling fan has been installed to this room.
- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Venetian blinds are fitted to the window. Small mark, damage to tint film on window.
- There is a lock to the window.
- Walk in robe in good condition.

ENSUITE.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Wall tiles are in a good condition.
- There is a lock to the window.
- Basin and vanity are in a good condition.
- Taps are in a good condition; however there is a water leak from spout top of hand basin.
- Mirror is in a good condition.
- Shower base and screen are in a good condition.
- Dual flush toilet is in a good condition with no signs of leaks.
- Tastic fan / heater is in a good condition, however noisy.

BEDROOM TWO.

- A ceiling fan has been installed to this room.
- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Venetian blinds are fitted to the window. Damage to tint film on window.
- There is no built-in-robe to this room.

BEDROOM THREE.

- Gyprock walls and ceiling are in a good condition.
- Floating timber floorboards are laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Two door built-in-robe is in a good condition.

BATHROOM.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Wall tiles are in a good condition; however one single tile beside the hot water tap above the bath is cracked.
- Skylight is in a good condition with no signs of leaks.
- Basin and vanity are in a good condition.
- Taps are in a good condition. Small water leak from spout above hand basin.
- Mirror is in a good condition.
- Shower base and screen are in a good condition.
- Bath is chipped and in a fair condition.
- Tastic fan / heater is in a good condition.
- One standard light not working at the time of inspection.

TOILET.

- Villaboard walls and gyprock ceiling are in a good condition.
- Tiles are laid to the floor.
- Venetian blinds are fitted to the window.
- There is a lock to the window.
- Dual flush toilet is in a good condition with no signs of leaks.

OVERVIEW / COMMENTS.

This three bedroom home with a double garage is generally in a good condition throughout.

This inspection has not included the examination of the plumbing or electrical wiring to the property. If inspection of these areas is required it is recommended that a qualified tradesman be consulted.

The residence is situated on a block of land that would appear to drain away / run off adequately.

The weather at the time of the inspection was fine. The overall condition of the property where visible / accessible appears to be in a sound structural condition.