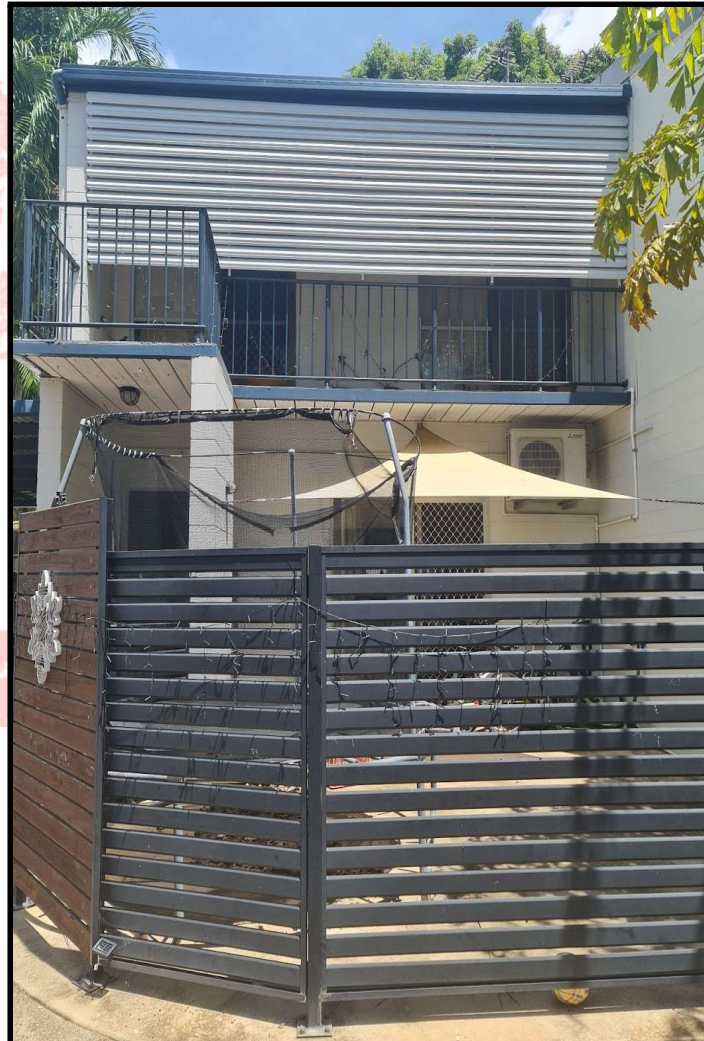




SBC Property Inspections

Building Status Report 123 Nightcliff Beach Drive, Nightcliff





4/12/2021

conveyancer

**Re: Building Status Report for 123 Nightcliff Beach Rd, Nightcliff
Purchaser: S&B Summers**

A visual inspection of the above property was carried out on 4/12/2021. The Department of Infrastructure, Planning and Environment, Building Advisory Services files were examined on 2/12/21. Copies of the Certificates are attached for information.

Status Reports are brief reports that provide details of Certificates of Occupancy issued and on file at the Department of Infrastructure, Planning and Environment, Building Advisory Services. This inspection and report are based on AS 4349.1. As provided for in AS 4349.1 the report identifies issues on an 'exceptions basis' i.e., listing only inconsistencies, rather than reporting on items which are in accordance with the approved drawings.

This report is intended to either confirm the building is consistent with the approved drawings or note inconsistencies between the approved drawings and the buildings on the site. The report does not provide information about the condition, soundness or serviceability of the building, fittings or fixtures.


The report relates to the building works and does not include any advice explicit or implied in relation to plumbing, mechanical services, electrical, pests or termites, floor coverings, pools, pool fencing or pumps. Inspections and certification of building work done both during, and at the completion of construction ensure all vapour barriers, flashings, fixings, structural components and cladding are installed in accordance with the relevant building codes, Australian Standard and manufacturers specifications current at that time of construction.

The following report summarises the status of the structures at the site at the time of inspection:

| Structure | Status | Comments |
|-----------|----------|--|
| House | Approved | <p>The Certificate of Completion was issued on 24/3/1984 approved under permit number 475/5856/1.</p> <p>While the layout fittings and fixtures are broadly consistent with the approved drawings the following inconsistencies were identified during the inspection:</p> <ul style="list-style-type: none">i) The satellite dish is not part of the approved works or supported by a statement of compliance from the installer confirming the installation is |



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| | | |
|-------------|------------|--|
| | | <p>consistent with the relevant deemed to comply requirements</p> <p>ii) The roof ventilators are not part of the approved works or supported by a statement of compliance from the installer confirming the installation is consistent with the relevant deemed to comply requirements.</p> <p>iii) The bathroom windows are not consistent with the style detailed on the approved drawings</p> <p>Note the bathroom layout has been noted on the BAS file and marked no further action. The bathroom appears to have been upgraded which would have constituted a like for like upgrade and not subject to building approval. Note as there was no building approval required there has not been any third-party independent inspection of any waterproofing.</p> |
| Garden Shed | Approved | The Certificate of Completion was issued on 1/8/1991 approved under permit number 475/5856/2. |
| Verandah | Approved | The Certificate of Completion was issued on 5/4/2001 approved under permit number 475/5856/3. |
| Pergola | Unapproved | <p>The pergolas at the rear of the property is not shown on the approved drawings and approval was not located in the Building Advisory services files.</p>  |

All advice provided by SBC Property Inspections is issued in writing; this report has been issued without alterations.

I take this opportunity to thank you for choosing SBC Property Inspections.



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If you have any queries in relation to this report please do not hesitate to contact me on 0400948819.

Yours faithfully.

*Bradley Cosway
Registered Builder*

SAMPLE