



## A “BUILDING & PEST” REPORT HAS BEEN COMMISSIONED FOR THIS PROPERTY

**Site Address: 53 Hannam Street Bardwell Valley NSW 2205**

The Property Inspectors have been engaged to prepare a Building & Pest Report for the purpose of the current sale, buyers can purchase a copy of the Building & Pest Report, when complete for \$ 99 + GST

To purchase a copy of the report, please refer to the link below and select your desired report

<https://thepropertyinspectors.com.au/product/53-hannam-street-bardwell-valley-domain-nsw/>

You have the option to upgrade the report to include:

**Plumbing & Electrical Assessment**

(This includes all Plumbing fittings & fixtures with running water and drainage points + All Light fittings & fixtures, Smoke alarm, Sub board, Meter box / board)

**Pool Assessment**

(This includes the assessment of the Pool structure, Plumbing, Electrical, Internal linings, Coping & Concourse tiles / pavers, Pool fence condition report)

**Cost of all Major Defects**

(This includes an assessment of building costs against all major defects recorded within the property)

**Terms & Conditions**

1. The results are all integrated within the 1 report, within the appropriate rooms / areas of the property, check our website for the prices of these extra services on offer.
2. Reports will be available to be downloaded from our website instantly on some occasions and up to 7 business days if the report is not complete. Should you choose to proceed to order a report and it is not complete at the time of your order, your order is on backorder and it will be released to you the moment it is completed and uploaded to our website.
3. Should the initial report be ordered under our Free Vendor Cost Models, reports will be released, if completed, within 24 hours of the first download of the report.
4. If you choose to download a report and it is not sent to you instantly from our website, it is because your order is on backorder within our system, so if you didn't receive your report, we have a record of your order and you will receive a copy once the report becomes available.

**The inspection for the above address was commissioned on the: 25-Jul-2024**

Inspection carried out by [Emilio Calandra](#) Inspectors contact number: 61411880588 PI Insurance No TT2300573 This report was commissioned by [Vendor / Agent](#)