

API ASSET PROPERTY INSPECTIONS

This portfolio includes:

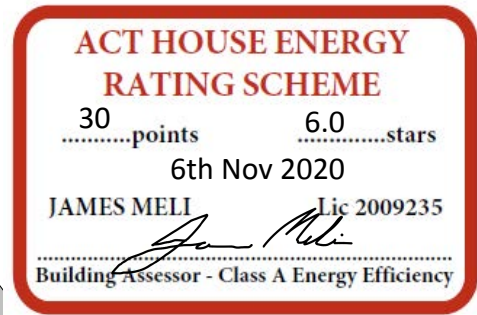
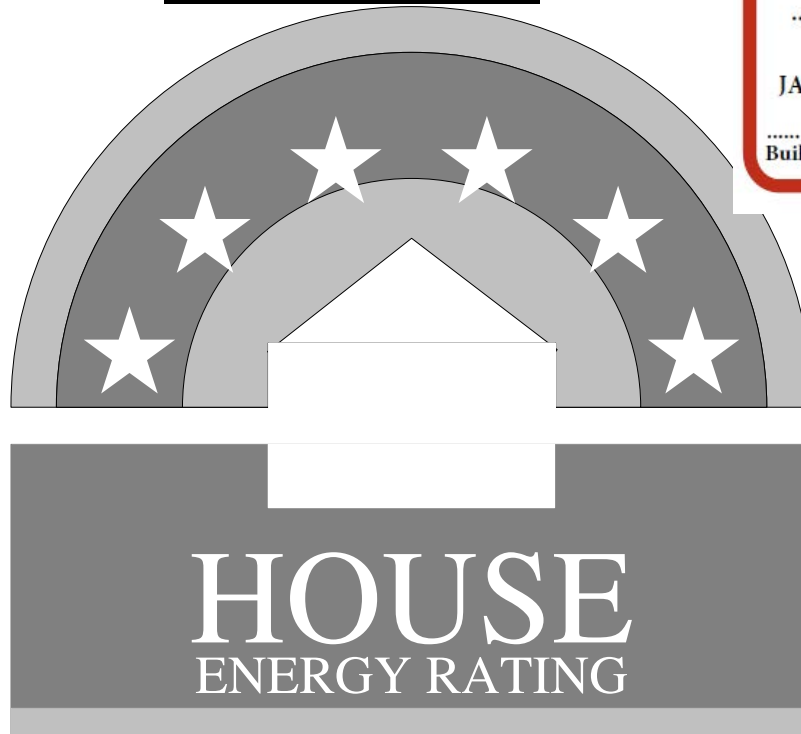
- ENERGY EFFICIENCY RATING (EER) REPORT
- INSURANCE CERTIFICATE
- INVOICE

For the property:

**49/7 Irving Street,
PHILLIP ACT
2606**

info@assetpropertyinspections.com.au
0433022717
PO Box 3078 Manuka ACT 2603
ABN 79627068106

FirstRate Report



YOUR HOUSE ENERGY RATING IS: ★ ★ ★ ★ ★ ★ 6 STARS
in Climate: 24 **SCORE: 30 POINTS**

Name: Muhammad Maqbool

Ref No: 2020449

House Title: B1 S22

Date: 08-11-2020

Address: 49/7 Irving Street

Phillip

2606

Reference: E:\A2020449

This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

Appliance Ratings

Heating: Unknown Heater / Unknown Rating

Cooling: Unknown Cooling / Unknown Rating

HotWater: Unknown Hot Water System / Unknown Rating

NOTE: The appliance ratings above are based on information provided by the applicant and are included for information purposes only. They do not affect the House Energy Rating of the dwelling.

IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
Current	30											
Potential	47											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options

Additional points

Change curtain to

Heavy Drapes & Pelmet

17

ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

Current Rating	47	★★★★★★
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Largest windows in the dwelling;

Direction : South West

Area : 17 m²

The table below shows the total score for the dwelling when these windows face the direction indicated.

Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.

ORIENTATION	POINT SCORE	STAR RATING
1. South West	30	★★★★★★
2. West	32	★★★★★★
3. North West	43	★★★★★★
4. North	50	★★★★★★
5. North East	50	★★★★★★
6. East	39	★★★★★★
7. South East	32	★★★★★★
8. South	30	★★★★★★

FirstRate Mode
Climate: 24

RATING SUMMARY for: B1 S22, 49/7 Irving Street, Phillip

Assessor's Name:

Net Conditioned Floor Area: 62.1 m²

				Points		
Feature				Winter	Summer	Total
CEILING				15	0	15
Surface Area:	120	Insulation:	-105			
WALL				12	-2	10
Surface Area:	10	Insulation:	1	Mass:	-1	
FLOOR				22	-5	17
Surface Area:	16	Insulation:	-3	Mass:	4	
AIR LEAKAGE (Percentage of score shown for each element)				8	0	8
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	45 %			
Exhaust Fans	37 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	17 %			
DESIGN FEATURES				0	0	0
Cross Ventilation	0					
ROOF GLAZING				0	0	0
Winter Gain	0	Winter Loss	0			
WINDOWS				-21	-8	-29
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
SW	17	27%	-55	17	-9	0
Total	17	27%	-55	17	-9	-29

* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 1 point

				Winter	Summer	Total
RATING	★ ★ ★ ★ ★ ★			36	-16	47*

* includes 26 points from Area Adjustment

Detailed House Data

House Details

ClientName Muhammad Maqbool
HouseTitle B1 S22
StreetAddress 49/7 Irving Street
Suburb Phillip
Postcode 2606
FileCreated 08-11-2020

Climate Details

State
Town
Postcode 0
Zone 24

Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	19.0m ²
2	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	44.0m ²

Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Weatherboard	Yes	R0.0	23.7m	2.6m
2	Weatherboard	No	R1.0	7.3m	2.6m

Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Flat - Suspended Slab	Yes	No	R0.0	63.0m ²

Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed & Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	SW	2.5m	2.8m	No	SG	ALIMPR	HB	No	2.2m	2.2m	0.2m
2	SW	2.5m	3.8m	No	SG	ALIMPR	HB	No	2.2m	2.2m	0.2m

Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
1	SW	2.5m	2.8m	0.0m	0.0m	0.0m	0.0m	2.2m	0.2m	0.0m	0.0m
2	SW	2.5m	3.8m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.2m	0.2m

Zoning Details

Is there Cross Flow Ventilation ? Average

Air Leakage Details

Location Suburban
Is there More than One Storey ? No
Is the Entry open to the Living Area ? No
Area of Heavyweight Mass 0m²
Area of Lightweight Mass 0m²

Chimneys Sealed 0 UnSealed 0

Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	0	0
External Doors	0	0

Unflued Gas Heaters	0
Percentage of Windows Sealed	95%
Windows - Average Gap	Small
External Doors - Average Gap	Small
Gaps & Cracks Sealed	Yes



Policy No: 83CON1857794
Account No: 0202541
Account Name: PSC CONNECT - BUILDING & PEST INSPECTION

Certificate of Currency

Item 1 The Insured: ASSET PROPERTY INSPECTIONS PTY LTD
JAMES MELI
ASSET PROPERTY INSPECTIONS PTY LTD

Item 2 Address: PO BOX 3078
MANUKA
ACT 2603

Item 3 Professional Services Covered by Policy One: Building Inspection, Timber Pest Inspection, Compliance Reports, Energy Efficiency Rating

Insured's Business Covered by Policy Two: As per the Professional Services stated in Policy One

Item 4 Description of Policy: Professional Indemnity+Broadform Liability (CGU PIB 03-17)

Item 5 Period of Insurance: From 1/07/2020 to 4:00 pm on 1/07/2021

Item 6 Particulars of Risk:

Policy One: Civil Liability Professional Indemnity

6.1 The Total Sum Insured is \$1,000,000 which includes all Policy sections.

Table with 2 columns: Description and Amount. Rows include (a) Australia and New Zealand Jurisdiction (\$5,000), (b) Other Jurisdiction (\$5,000), (c) Enquiries (\$1,000), (d) Employment Practices Liability (Not Applicable), (e) Fidelity Cover (Not Applicable), (f) Cyber Cover Extension (Not Applicable).

6.3 The Retroactive Date is 1/07/2018.

6.4 Jurisdictional Limits are WORLD WIDE, EXCLUDING U.S.A.

Table with 2 columns: Description and Amount. Rows include (a) Enquiries (\$250,000), (b) Employment Practices Liability (Not Insured), (c) Fidelity Cover (Not Insured), (d) Cyber Cover Extension (Not Insured).

Policy Two: Broadform Liability

Table with 2 columns: Description and Amount. Rows include (a) Public Liability (Unlimited in the aggregate) (\$10,000,000), (b) Products Liability (In the aggregate) (\$10,000,000), (c) Advertising Liability (In the aggregate) (\$10,000,000), (d) Property in the Insured's Physical or Legal Control (\$100,000).



Policy No: 83CON1857794

Certificate of Currency

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6.7 Excess (each and every Property Damage claim only)	
(a) Public Liability	\$1,000
(b) Products Liability	\$1,000
(c) Advertising Liability	\$1,000
(d) Property in the Insured's Physical or Legal Control	\$1,000

Item 7 **Date and Place of Issue:** 23/06/2020 Melbourne, Victoria.

This Certificate of Currency is a summary only of the cover provided by this Policy, effective as at date of issue only. For a full description of cover, please refer to the Policy schedule and wording.

Signed for and on behalf of Insurance Australia Limited

Najibi Bisso
National Underwriting Manager

TAX INVOICE

Muhammad Gohar Maqbool

Invoice Date 6 Nov 2020
Invoice Number INV-2020449
Reference 49/7 Irving Street, PHILLIP ACT 2606
ABN 79 627 068 106
 Asset Property Inspections Pty Ltd
 PO Box 3078
 MANUKA ACT 2603
 AUSTRALIA
 ABN: 79 627 068 106
 Ph: 02 6281 2814

Description	Quantity	Unit Price	GST	Amount AUD
EER Report	1.00	313.6363	10%	313.64
			Subtotal	313.64
			TOTAL GST 10%	31.36
			TOTAL AUD	345.00

Due Date: 13 Nov 2020

We accept Direct Deposits as follows:

Account Name: Asset Property Inspections
 Bank: ANZ
 BSB: 012-084
 Account Number: 4164 35681

PLEASE REFERENCE ANY PAYMENT WITH YOUR NAME OR INVOICE NUMBER