

# API ASSET PROPERTY INSPECTIONS

## **This portfolio includes:**

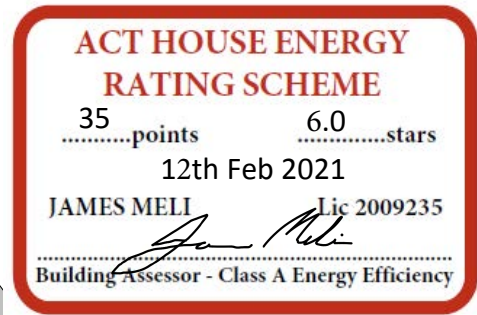
- ENERGY EFFICIENCY RATING (EER) REPORT
- INSURANCE CERTIFICATE
- INVOICE

## **For the property:**

**5/12 Dulcie Holland  
Crescent, MONCRIEFF  
ACT 2914**

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: 35 POINTS**

<b>Name:</b>	Dinesh Dhassaiya	<b>Ref No:</b>	2021065
<b>House Title:</b>	B3 S16	<b>Date:</b>	14-02-2021
<b>Address:</b>	5/12 Dulcie Holland Crescent Moncrieff		2914
<b>Reference:</b>	E:\A2021065		

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
<b>Current</b>	<b>35</b>											
<b>Potential</b>	<b>57</b>											

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	8
Add northerly blinds 100 %	1
Add westerly blinds 100 %	1
Seal Exhaust fans	9
Seal Gaps & Cracks	3

## ORIENTATION

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

<b>Current Rating</b>	37	★★★★★★
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Largest windows in the dwelling;

**Direction : North**

**Area : 7 m<sup>2</sup>**

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. North	35	★★★★★★
2. North East	35	★★★★★★
3. East	34	★★★★★★
4. South East	32	★★★★★★
5. South	33	★★★★★★
6. South West	27	★★★★★★
7. West	25	★★★★★★
8. North West	27	★★★★★★

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: B3 S16, 5/12 Dulcie Holland Crescent, Moncrieff**

Assessor's Name:

Net Conditioned Floor Area: 81.2 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>11</b>	<b>0</b>	<b>11</b>
Surface Area:	7	Insulation:	4			
<b>WALL</b>				<b>7</b>	<b>-2</b>	<b>5</b>
Surface Area:	6	Insulation:	1	Mass:	-2	
<b>FLOOR</b>				<b>10</b>	<b>2</b>	<b>12</b>
Surface Area:	5	Insulation:	-4	Mass:	11	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>-2</b>	<b>0</b>	<b>-2</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	14 %			
Exhaust Fans	66 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	20 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>0</b>	<b>0</b>
Cross Ventilation	0					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>2</b>	<b>-11</b>	<b>-9</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	7	8%	-15	21	-6	0
<b>S</b>	4	5%	-7	3	-2	0
<b>W</b>	3	3%	-4	4	-2	0
<b>Total</b>	13	17%	-26	28	-11	-9

\* 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 2 points

				Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>27</b>	<b>-10</b>	<b>37*</b>
<b>SCORE</b>						

\* includes 20 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Dinesh Dhassaiya  
HouseTitle B3 S16  
StreetAddress 5/12 Dulcie Holland Crescent  
Suburb Moncrieff  
Postcode 2914  
FileCreated 14-02-2021

## Climate Details

State  
Town  
Postcode 0  
Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	40.0m <sup>2</sup>
2	Timber	NA	Yes	No	No	Tiles	R0.0	8.0m <sup>2</sup>
3	Timber	NA	Yes	No	No	Carp	R0.0	36.0m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Weatherboard	Yes	R0.0	44.0m	2.4m
2	Weatherboard	No	R1.0	7.6m	2.4m
3	Brick Veneer	No	R1.0	7.6m	2.4m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Attic - Standard	No	No	R3.5	40.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	N	2.1m	3.2m	No	SG	ALIMPR	CW	No	0.6m	0.6m	0.2m
2	W	1.0m	2.7m	No	DG	ALIMPR	HD	No	0.6m	0.6m	0.2m
3	S	1.5m	2.7m	No	DG	ALIMPR	HB	No	0.6m	0.6m	0.4m

## Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
<b>No shaded windows</b>											

## 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 0m<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	0	3
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		No



**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.

6.2 Amount of the Excess	
(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.

6.5 Specific Cover Limits	
(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**

6.6 Sum Insured	
(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

Page: 2 of 2

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

Dinesh Dhassaiya

**Invoice Date**  
 12 Feb 2021  
**Invoice Number**  
 INV-2021065  
**Reference**  
 5/12 Dulcie Holland  
 Crescent, MONCRIEFF  
 ACT 2914  
**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
			<b>TOTAL AUD</b>	<b>345.00</b>

**Due Date: 19 Feb 2021**

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

Deferred payment terms are available on FULL inspections only (combined building/pest and compliance). They do not apply to individual EER or building /pest reports.

The Client agrees to pay the invoice on settlement or before 120 days, which ever comes first.