



BUILDING INSPECTION REPORT

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase Inspections - Residential Buildings - Appendix "C"

Inspection Date: 2018

Exclusively for : A Client

For the property located at:

South East Queensland



If you have any queries or require any clarification with this report, please feel free to contact the Inspector Compass Building and Pest Inspections
QBCC Licence Number : 1280469

Conclusion & Summary

The purpose of this inspection is to provide advice regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This summary is supplied to allow a quick and superficial overview of the inspection results.

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

VISUAL BUILDING INSPECTION REPORT

Property Description:

Building type:

Single storey dwelling. Split level house.

External walls constructed from:

Timber frame work with, brick veneer and weatherboard cladding.

Roof is covered with:

Concrete tiles and Colourbond corrugated sheet metal.

Internal walls covered with:

Plasterboard. Suspected Asbestos cement sheeting was noted to but not limited to listed areas. Bathrooms, Laundry.

Footings & Flooring:

The building is constructed on a combination of concrete, timber and steel stumps/ piers, A section(s) of building is constructed on a concrete slab.

Extension or Alterations:

The building appears to have had an extension/addition. Recommend client or clients solicitor make the necessary enquires with the local council as to the legality of the structure.

Overall Condition:

This building is consistent with the Inspector's expectations, when compared to other buildings of approximately the same age and construction, and would rate the building as typical. There will be areas or items requiring some repair or maintenance as with most buildings of this age. Please read the report in full.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is fair. A small number of cracked roof tiles were noted and should be replaced to prevent water ingress. Front elevation. The mortar to the ridge and hip capping has some general deterioration due to age and weathering. Recommend re pointing to prevent further deterioration and possible water penetration.

Eaves, Fascias & Barge Boards:

Eaves Condition:

The overall condition of the eaves lining is fair. Damage noted at front of building, repair required.

ROOF SYSTEM INTERNAL

Roof Framing:

Roof Supports - Type and Condition:

The truss and cut and pitched roof timbers appear to provide adequate support. Poor repairs noted above hallway. A licensed building contractor should be called to make a further evaluation for repairs where necessary.

INTERIOR CONDITION REPORT

Walls:

Cracking of Building Elements

Moderate settlement cracks were noted. This is considered a serviceability defect. Some repairs are advised. Refer 4.7 Cracking of building elements note.

Woodwork:

Woodwork

Termite damage noted to visible timbers. Refer Timber Pest Report. Main bedroom.

WET AREAS

Kitchen:

General condition of area:

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

Kitchen Fixtures:

The condition of the fixtures is generally poor. Budgeting for replacement should be considered.

Bathroom:

Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Some tap maintenance required. Minor leaking noted to the tap, it appears that water is leaking into frame/cavity of walls behind tap.. A separate special purpose report should be obtained from a licensed plumber to further investigate the extent of rectification works required, the most appropriate method of rectification and the probable costs of rectification.

EXTERIOR

External Walls:

Cracking of Building Elements

Serviceability cracks noted to areas of external walls indicates that settlement/movement to structure has occurred. The area(s) where cracking was noted is listed below. Refer 4.7 Cracking of building elements note.

Position/Location:

Right hand side elevation.

External Stairs:

Type & Condition:

The overall condition of the stairs is poor. The stairs are constructed primarily from timber. Severe wood decay to sections of timbers, repairs are required. Further investigation is recommended. Recommend a builder or competent building maintenance person to further investigate the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.

SUBFLOOR

Timber Pest Attack - Evidence Noted:

Description:

Severe damage due to timber pest attack to visible accessible timbers. Refer a Timber Pest Report. Repairs will be required. We strongly recommend further investigation to the building. An investigation (by a competent person, example a licensed building contractor, etc) is recommended to determine the extent of damage found. The further inspection is strongly recommend of the areas that were not readily accessible on day of inspection.

Affected subfloor timbers

Floor joist/s. Bearers.

Below the following location or area:

Bathroom.

SITE

Retaining Walls:

Type & Condition:

Severe wood decay damage was noted. Repairs/replacement of members will need to be carried out. An investigation (by a competent person, example a licensed building contractor or plumbing contractor, etc) is recommended to determine the extent of damage found. The further inspection is strongly recommend of the areas that were not readily accessible on day of inspection.

Location:

Right hand side. Rear section.

Swimming Pool:

Swimming Pool:

A swimming pool is present. As defined in the limitations of this inspection all swimming pools and associated filtration equipment is excluded from the inspection. An inspection should be sort from by a specialist pool inspector to determine the condition of the pool and associated equipment. All pool fencing is required to be compliant for safety reasons, the pool fencing will need to be certified by a building certifier if the correct documentation cannot be obtained.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY: A Client.
YOUR REF/FILE NUMBER: 0000.
DATE OF INSPECTION: 2018.
PROPERTY ADDRESS: South East Queensland.
WEATHER CONDITIONS AT THE TIME OF THE INSPECTION Fine.
INSPECTED BY: Compass Building and Pest Inspections.

THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to provide advice to the client and or prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007, for Residential Buildings, or Building Elements in accord with Appendix B AS4349.1-2007, for Strata and Company title Property Buildings. This is confirmed on the front page of this Property Inspection Report.

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

THIS IS A VISUAL INSPECTION ONLY IN ACCORDANCE WITH AS4349.1-2007

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

THE SCOPE OF THE INSPECTION & REPORT

The inspection comprised a visual assessment of the property to identify severe / major defects and to form an opinion regarding the general condition of the property at the time of the inspection. An estimate of cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m specifically named within the report.

This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by law, or, as a warranty or an insurance policy against problems developing with the building in the future.

The following inspections and reports fall outside of the guidelines, and are excluded from this standard property inspection report, in accordance with the report standards AS 4349.1 2007. Electrical and Plumbing, these inspections should be obtained prior to any decision to purchase the property, so the client can be well informed.

The following information is very important and forms an integral part of this report.

The client should read and understand the following important information. It will help explain what is involved in a Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

Property Description:

Building type: Single storey dwelling. Split level house.
External walls constructed from: Timber frame work with, brick veneer and weatherboard cladding.
Roof Construction: The roof is of pitched construction.
Roof is covered with: Concrete tiles and Colourbond corrugated sheet metal.

Internal walls covered with:	Plasterboard. Suspected Asbestos cement sheeting was noted to but not limited to listed areas. Bathrooms, Laundry.
Internal ceilings covered with:	Plasterboard. Suspected Asbestos cement sheeting was noted to but not limited to listed areas. Bathrooms, Laundry.
Windows are constructed from:	Timber and aluminium.
Footings & Flooring:	The building is constructed on a combination of concrete, timber and steel stumps/ piers, A section(s) of building is constructed on a concrete slab.
Extension or Alterations:	The building appears to have had an extension/addition. Recommend client or clients solicitor make the necessary enquires with the local council as to the legality of the structure.
Estimate Building Age:	The Original part of building maybe. Between 50 and 70 years old.
Overall Condition:	This building is consistent with the Inspector's expectations, when compared to other buildings of approximately the same age and construction, and would rate the building as typical. There will be areas or items requiring some repair or maintenance as with most buildings of this age. Please read the report in full.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

General Inspection Details:

Building Tenancy	Occupied. Further inspection of areas containing furniture, furnishings and stored goods is strongly recommended once access has been gained. Please read report in full.
Summary of Areas Inspected:	Roof. Roof void, Internal area, Subfloor area, Garage, Carport, External area, Outbuildings, Self contained granny flat. Site.

ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof:

Roof Style:	The roof is of pitched construction.
Roof Covering Condition in Detail:	The overall condition of the roof coverings is fair. A small number of cracked roof tiles were noted and should be replaced to prevent water ingress. Front elevation. The mortar to the ridge and hip capping has some general deterioration due to age and weathering. Recommend re pointing to prevent further deterioration and possible water penetration.



Flashings:

Roof Flashing - Condition:	Flashing is inadequate, missing, damaged or in poor condition and requires rectifications to prevent water entry.
Position/Location:	Above garage.

Gutters & Downpipes:

Condition:

Downpipe(s) from roof gutter are broken/disconnected at ground level. Some maintenance required. Dampness is conducive to movement and settlement of the building foundations. Various areas.



Valleys:

Condition:

The overall condition of the valley metal is good.

Eaves, Fascias & Barge Boards:

Eaves Condition:

The overall condition of the eaves lining is fair. Damage noted at front of building, repair required.



Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is fair. Damage section, see photo above.

TV Aerial

Condition:

TV antenna is broken, Replacement required.

ROOF SYSTEM INTERNAL

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Inspection Limitations:

Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some of the buildings framework. Removal of insulation is not within the scope of a standard visual inspection report.

Roof Framing:

Roof Supports - Type and Condition:

The truss and cut and pitched roof timbers appear to provide adequate support. Poor repairs noted above hallway. A licensed building contractor should be called to make a further evaluation for repairs where necessary.



Insulation & Sarking:

Insulation Status:

Insulation is present to roof cavity.

Sarking Status:

Sarking is present to roof cavity.

INTERIOR CONDITION REPORT

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Inspection Limitations:

Restrictions:

Floor coverings, furnishings and furniture was present and restricted inspection within this area.

Access Limitations:

Restrictions:

Some stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Inspection within various cupboards was restricted by stored items.

Location/area:

Restrictions:

All interior areas.

Ceilings:

Ceiling Condition:

The condition of the ceilings is generally fair. Evidence of current water penetration through ceiling. See notes in roofing section. Repairs are required. Main bedroom.



Walls:

Internal Walls Condition:

The condition of the walls is generally good. Handyman quality works noted to painting in areas, this does not indicate that the work is inadequate, simply stating that all factors to do with professional finish may not have been considered. Family room.

Cracking of Building Elements

Moderate settlement cracks were noted. This is considered a serviceability defect. Some repairs are advised. Refer 4.7 Cracking of building elements note.



Location/area

Bedroom two.

Windows:

Windows Condition:

The condition of the windows is generally good.

Doors:

Doors Condition:

The condition of the doors is generally good.

Floors:

Floors Condition:

The condition of the floors is generally good.

Woodwork:

Woodwork

Termite damage noted to visible timbers. Refer Timber Pest Report. Main bedroom.



Stairs Internal:

Type & Condition:

The overall condition of the stairs is good.

WET AREAS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

The rating noted is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen:

General condition of area:

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

Kitchen Fixtures:

The condition of the fixtures is generally poor. Budgeting for replacement should be considered.

**Sink & Taps:**

Tap leak from tap bodies was found, Repairs required.

**Laundry:****General condition of area:**

This area is generally in good condition. All items are well maintained. Please read report in full.

Tub & Taps:

The tub and taps appear serviceable.

Bathroom:**General condition of area:**

This area is generally in good condition. All items are well maintained. Please read report in full.

Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition. Some tap maintenance required. Minor leaking noted to the tap, it appears that water is leaking into frame/cavity of walls behind tap.. A separate special purpose report should be obtained from a licensed plumber to further investigate the extent of rectification works required, the most appropriate method of rectification and the probable costs of rectification.

**Details:**

Maintain all sealants and grouting to prevent moisture penetration and damage.

Ensuite Bathroom:**General condition of area:**

This area is generally in good condition. All items are well maintained. Please read report in full.

Shower/Bath Condition:

Shower appears to be in a serviceable condition.

Toilet Condition:

The toilet is in working order.

Details:

Maintain all sealants and grouting to prevent moisture penetration and damage.

Toilet:**General condition of area:**

This area is generally in good condition. All items are well maintained. Please read report in full.

Room Location:

Adjacent to the bathroom.

Toilet Condition:

The toilet is in working order.

EXTERIOR

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Inspection & Access Limitations:**Restrictions:**

Within the scope of the report, areas outside of 30 metres of the dwelling and the relevant site have not been inspected, this may include fences, cattle yards, stables and outbuildings, refer to the scope of report comments in the front of this document.

External Walls:**Condition:**

The condition of the walls is generally good.

Cracking of Building Elements

Serviceability cracks noted to areas of external walls indicates that settlement/movement to structure has occurred. The area(s) where cracking was noted is listed below. Refer 4.7 Cracking of building elements note.

**Position/Location:**

Right hand side elevation.

Doors and Windows:**Condition:**

The condition of the exterior of the windows/doors is generally good.

External Stairs:**Type & Condition:**

The overall condition of the stairs is poor. The stairs are constructed primarily from timber. Severe wood decay to sections of timbers, repairs are required. Further investigation is recommended. Recommend a builder or competent building maintenance person to further investigate the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.



SUBFLOOR

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas. If the building has any rooms under the house or below ground level (whether they are habitable or non habitable rooms), see important information section within this report regarding these areas.

Timber Pest Attack - Evidence Noted:

Description:

Severe damage due to timber pest attack to visible accessible timbers. Refer a Timber Pest Report. Repairs will be required. We strongly recommend further investigation to the building. An investigation (by a competent person, example a licensed building contractor, etc) is recommended to determine the extent of damage found. The further inspection is strongly recommend of the areas that were not readily accessible on day of inspection.

Affected subfloor timbers

Floor joist/s. Bearers.



Below the following location or area: Bathroom.

Ventilation:

Description:

Subfloor ventilation appeared to be adequate at the time of inspection.

Sub Floor - Other Defects or Issues:

Details:

Ant caps are inadequate, refer Timber Pest Report. Evidence that stormwater is entering on the ground under the structure. This should be rectified. Refer surface drainage comments within this report.

Floor & Foundations:

Type & Condition:

Some stumps have sunk and presently not supporting building, these stumps should be replaced. Recommend a suitable experienced restumping contractor to further investigate and give probable cost of replacement/rectification.



GARAGING

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Garage

Location: Part of the main structure.

Inspection Details:

Front Doors - Type & Condition The main garage door is a roller shutter style door and is in good condition.

Carport:

Location: To the front of the main house. The structure is generally in good condition, Recommend client or clients solicitor make the necessary enquires with the local council as to the legality of the structure.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Patio:

Position/Location: Front elevation.

Construction & Condition: The general condition of this structure is good. Part of the main structure.

Verandah:

Position/Location: Front elevation.

Construction & Condition: Constructed from timber. The general condition of this structure is poor. Repairs or maintenance is required.

Defects or Maintenance Items: Severe wood decay is present to the structure. Repairs or replacement of some timbers to the handrailing will be required. Recommend a builder or competent building maintenance person to further investigate the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.



Pergola:

Position/Location: Front elevation.

Construction & Condition: The general condition of this structure is fair.

Defects or Maintenance Items: Pergola rafters have been attached via metal joist hangers to metal fascia. This type of fixing and having roof sheeting in place does not comply with current Building Codes. Rectification recommended. Recommend client or clients solicitor make the necessary enquires with the local council as to the legality of the structure. Recommend a builder or competent building maintenance person to further investigate the extent of rectification works required and the most appropriate method of rectification and the probable cost of rectification.



OUTBUILDINGS

Outbuildings constructed on properties. As a general rule, if the structure is over 10m² in floor area or more than 2.4m high, the outbuilding will require building approvals. The client should contact the local council to ensure that the Outbuildings have been approved and inspected as required.

General:

Type: Shed: Located at the rear of property.
Condition: The structure is generally in good condition.

SITE

Driveway:

Type & Condition: The concrete driveway stands in good condition.

Fences & Gates:

Fences Type & Condition: The fences are generally in good condition.

Retaining Walls:

Type & Condition: Severe wood decay damage was noted. Repairs/replacement of members will need to be carried out. An investigation (by a competent person, example a licensed building contractor or plumbing contractor, etc) is recommended to determine the extent of damage found. The further inspection is strongly recommend of the areas that were not readily accessible on day of inspection.



Location: Right hand side. Rear section.

Paths/Paved Areas:

Type & Condition: The concrete paths/paved areas are in good condition.

Swimming Pool:

Swimming Pool:

A swimming pool is present. As defined in the limitations of this inspection all swimming pools and associated filtration equipment is excluded from the inspection. An inspection should be sort from by a specialist pool inspector to determine the condition of the pool and associated equipment. All pool fencing is required to be compliant for safety reasons, the pool fencing will need to be certified by a building certifier if the correct documentation cannot be obtained.

Pool Fencing:

A swimming pool fence is present.

Drainage - Surface Water:

Description:

Surface water run off appears to be directed in the direction of the dwelling. All surface water should be diverted away from house footings/foundations. The retention of water from inadequate surface run off could have effect on the foundation material which in turn could affect the footings of the building. Recommend to install surface diversions/drainage to control the flow of surface water.



The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

SERVICES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. It would be prudent to have all services (visible and non-visible) including electrical wiring, appliances, plumbing and drainage etc, checked by appropriately qualified contractors. It is recommend that under ground plumbing lines be checked using CCTV camera inspections.

Services:

Details:

Water Meter: A Water meter is present.
Gas: Recommend gas bottles be adequately secured to the wall as a safety precaution. Electrical Safety Switch: A safety switch was found to be installed. Note: only a licensed electrician can verify if safety switch is connected to appropriate circuits. Air-conditioning is installed in the premises but has not been inspected. Smoke Alarms: Smoke detectors are fitted. From 1st January 2017, New Smoke Alarm Legislation has been put into place. From 1st January 2022, Smoke detectors must be photoelectric and interconnected with all other smoke detectors in the dwelling. The Inspector has not checked the type or quality of the alarm/s, the battery condition or if they are hardwired to the 240 volt power supply. It is essential to check the smoke alarms when you take



possession of the property. It is advisable to contact an electrical contractor in regard to smoke alarm installation. For more information about smoke alarms go to the web site

www.qfes.qld.gov.au/community-safety/smokealarms .

Water Lines & Pressure:

Details:

Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

Hot Water Service:

Hot water is provided by the following:

Gas hot water system: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Important Note: It is strongly recommended that the following inspections and reports for, Electrical and Plumbing services to the property be obtained prior to any decision to purchase the property, so the client can be well informed as these inspections fall outside of the guidelines, and are excluded from this standard property inspection report, in accordance with the report standards AS 4349.1 2007.

IMPORTANT INFORMATION

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighborhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Retaining walls over 700mm in height. Swimming pools and spas. Detection and identification of illegal and unauthorized building works, electrical and plumbing work. Durability of exposed timbers and finishes.

Photographic evidence taken on the day of inspection is given as an example of the defects found to the property for reporting purposes only. These photos within the report are to assist, and may not show all the defects and/or the areas noted on the day of inspection.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in the contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is recommended that an appropriately qualified contractor check these services.

As a matter of course, and in the interests of safety, the property should have an electrical report carried out by a suitably qualified contractor.

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and according to its age and level of maintenance noted to building elements. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected, eg. significant loss of strength and/or serviceability has occurred. If this is required, a Special Purpose Property Report is recommended. It is unrealistic to expect comment on minor defects or imperfections in a Building Elements Report

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. It is Strongly recommended to upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool/ spas are present it should be the subject of a Special Purpose Property Report as pool/ spa inspections are not part of a building elements inspection in accordance with AS4349.1-2007. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Recommend a pool expert to carry out this inspection. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. Pool safety laws, new pool laws state that a Pool Safety Certificate is required for houses, townhouse and units etc. (class 1-4 buildings). For more information www.qld.gov.au/poolsafety

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Rooms below ground level or underneath part or all of a building: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems, water entry and ventilation inadequacies to these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given. Recommend a special purpose report be carried out to assess the adequacy or inadequacy of the drainage and/or waterproofing membranes to these areas.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

4.1 Above Average - The overall condition is above the consistent with buildings and building elements, of approximately the same age and type of construction. Most items and areas show high standard of workmanship when compared with other buildings of similar age and construction.

4.1.1 Good - The item or area inspected appears to be in sound and serviceable condition without any significant visible defects.

4.1.2 Minor Defect - Any defect other than what is described as a major or moderate defect.

4.2 Typical/ Average - The overall condition is consistent with the Inspector's expectations e.g., due to age, some minor defects, minor damage, deterioration in form of rusting, water damage, wear & tear, warping, twisting and operational defects etc. There will be areas or items requiring some repairs or maintenance.

4.2.1 Fair - The item or area inspected appears serviceable, but exhibits some minor defects, minor damage, deterioration in form of rusting, water damage, aging, wear & tear, warping, twisting and operational defects etc, and may require some repairs or maintenance to prevent further deterioration.

4.2.2 Moderate Defect - A defect requiring further investigation into the significance of the defect, some repairs and maintenance is required to prevent further deterioration.

4.3 Below Average - The building in parts show some significant defects, very poor non tradesman like workmanship, and/ or long term neglect, safety concerns, requiring repairs or reconstruction of major building elements.

4.3.1 Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

4.3.2 Major Defect - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility of the building and/or building element(s).

4.4 Minor - Damage that is surface damage only and does not appear to require any replacement to be carried out.

4.5 Moderate - Damage that is more than surface damage and is likely to require some superficial repairs to be carried out.

4.6 Severe - Damage that appears to be significant and the integrity or serviceability of the building element may be impaired.

Note: Timber Damage - Where this report includes comments in relation to the severity of timber damage. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent and cause of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

4.7 Cracking of Building Elements

4.7.1 Appearance Defect - The opinion of the inspector (at the date and time of the inspection) is that the cracking of the Building Element is regarded as a Blemish, minor cracking or minor distortion and there is potential for these defects to increase. The expected consequence of this defect is unknown until further information is obtained.

4.7.2 Serviceability Defect - The opinion of the inspector (at the time and date of the Inspection) is a unacceptable appearance defect, and or that the function of the Building Element is impaired, moderate cracking or moderate distortion, larger than expected and there is potential for this defect to increase. The expected consequence of this defect is unknown until further information is obtained.

4.7.3 Structural Defect - The opinion of the inspector (at the time and date of the Inspection) is that the Structural Performance of the Building Element is impaired for example extensive cracks and movement. Repair work expected and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

If cracking to a building element(s) has been identified, a Structural Engineer is required to further investigate these defects and to determine the significance of the cracking. Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks. Obtaining Information regarding: (a) The nature of the foundation material on which the building is resting, (b) The design of the footings, (c) The site landscape, (d) The history of the cracks and (e) Carrying out an invasive inspection, all fall outside the scope of this Pre purchase inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed. Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

4.8 Safe and Reasonable Access

The extent of accessible areas shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. Only areas to which reasonable access is available were inspected.

The inspector shall inspect an elevated area only where-

a) it is at a height at which safe and reasonable access is available, or where safe and reasonable access is otherwise available; or

b) an unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

NOTE: 'Height restrictions to Elevated areas' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from 3.6m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

4.9 Asbestos

No inspection for asbestos was carried out at the property, and no report for the presence and absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happen to be noticed then this will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting in the form of for e.g. fibre cement sheeting and other products including roof sheeting and pipework that contains asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing asbestos is a high health risk. For more information on asbestos in domestic housing visit www.health.qld.gov.au/asbestos

4.10 Magnesite

No inspection for Magnesite flooring was carried out at the property, and no report for the presence and absence of Magnesite is provided. Buildings built between 1960 and 1990 may contain magnesite flooring. If concerned you can ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

4.11 Mould Clause

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

4.12 Estimating Disclaimer

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for the work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

4.13 Consumer Complaints Procedure: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

End Of Building Inspection Report