



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: 2023

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 Nominated Compass Inspector
QBCC Licence Number : 1280469

ABN: 91169916385 Compass Building & Pest North Pty Ltd Phone (07) 3886 4654

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.

Roof is covered with:

Concrete tiles.

Footings & Flooring:

The building is constructed on concrete footings and slab.

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.

General Inspection Details:

Is the Property Secure:

Yes, the property appears secure.

ROOF SYSTEM EXTERNAL

External Roof:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is generally good. Some defects noted. This is deemed typical in a building of this age. Some maintenance/repairs is required. 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. A small number of cracked roof tiles were noted and should be replaced to prevent water ingress. Front elevation. Right hand side elevation. Left hand side elevation. Suggest roof surface be cleaned due to mould build up and staining noted.

Gutters & Downpipes:

Condition:

Down Pipe(s), Rusting. These should be repaired or replaced where necessary. Left hand side elevation. Evidence of leaks to downpipes and gutters at corners and joins, some maintenance required to prevent water damage to surrounding areas. Various sections of all elevations.

WET AREAS

Kitchen:

Kitchen Fixtures:

The condition of the fixtures is good. Some areas have swelled and deteriorated due to moisture affecting the materials used in this situation/area. General wear to cabinets due to age.

Bathroom:

General condition of area:

This area is in good condition.

Vanity Unit:

The condition of the vanity unit is generally fair. The vanity unit is damaged. Some areas have swelled and deteriorated due to moisture affecting the materials used in this situation/area.

Ensuite Bathroom:

General condition of area:

This area is in good condition.

Shower/Bath Condition:

Shower appears to be in a serviceable condition. Some cracked tiles were noted to shower recess, recommend to seal or replace to prevent moisture penetration in this area.

EXTERIOR

External Walls:

Condition:

The condition of the walls is good.

Cracking of Building Elements

Appearance cracking is 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.

GARAGING

Inspection Details:

Floors Condition:

Where floor and wall join/ meet, salt/ damp staining to concrete was found to sections. The moisture meter did not detect high moisture levels at walls. The salt/ damp staining suggests some moisture in ingress to concrete maybe present. If excessive moisture enters wall frame this may cause wood decay to timbers. Recommend a builder or competent person to further investigate.

SITE

Swimming Pool:

Swimming Pool:

As defined in the limitations of this inspection all swimming pools /spa 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.

Drainage - Surface Water:

Description:

Evidence that stormwater may pond or not drain away adequately to left hand side of building.. Recommend a suitably licensed and practicing Plumber to further investigate the most appropriate method of rectification and probable costs of rectification works.

Yard & Gardens

Condition:

Yard and gardens appears to be well maintained. Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY: A Client.
YOUR REF/FILE NUMBER: Job No. #
DATE OF INSPECTION: 2023.
PROPERTY ADDRESS: South East Queensland.
WEATHER CONDITIONS AT THE TIME OF THE INSPECTION Fine.
INSPECTED BY: Nominated Compass Inspector.

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 with some tests carried out to 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 50m 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.

It is unrealistic to expect comments on minor defects or imperfections in the report.

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.
External walls constructed from: Timber frame work with, Brick veneer.
Roof Construction: The roof is of pitched construction.
Roof is covered with: Concrete tiles.

Internal walls covered with: Plasterboard. Fibre cement sheeting.
Internal ceilings covered with: Plasterboard.
Windows are constructed from: Aluminium.
Footings & Flooring: The building is constructed on concrete footings and slab.
Estimate Building Age: Approximately 33 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, Garage, External area, Site.
Is the Property Secure: Yes, the property appears secure.

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 generally good. Some defects noted. This is deemed typical in a building of this age. Some maintenance/repairs is required. 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. A small number of cracked roof tiles were noted and should be replaced to prevent water ingress. Front elevation. Right hand side elevation. Left hand side elevation. Suggest roof surface be cleaned due to mould build up and staining noted.



Roof Gables:

The external gable timbers show signs of age and weathering. Repairs and maintenance required, recommend sealants and painting.



Flashings:

Roof Flashing - Condition:

Flashings appear to be in serviceable condition. Silicone sealants to flashings will require ongoing maintenance. Deteriorated sealants can allow water penetration, and should be checked annually and repaired where necessary.

Gutters & Downpipes:

Condition:

Down Pipe(s), Rusting. These should be repaired or replaced where necessary. Left hand side elevation. Evidence of leaks to downpipes and gutters at corners and joins, some maintenance required to prevent water damage to surrounding areas. Various sections of all elevations.



Leaves and debris are present in gutters. These should be cleared. Removal of debris will extend life of guttering and prevent water penetration to roof cavities. Various sections of all elevations.



Valleys:

Condition:

Leaves and debris to valley area. These should be cleared as water may penetrate below/ in this area.



Eaves, Fascias & Barge Boards:

Eaves Condition:

The overall condition of the eaves lining is good.

Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is good.

TV Aerial

Condition: A TV antenna is present, A pay TV dish is present.

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:

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection. 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. Sarking membrane covered roof battens restricting inspection.



Roof Framing:

Roof Supports - Type and Condition:

The truss roof system is adequate for the roof covering.

Insulation & Sarking:

Insulation Status:

Insulation is present to roof cavity. No insulation is present to roof void above garage.

Sarking Status:

Sarking is present to roof cavity. Sarking is torn or has holes in some areas. This may affect the waterproofing ability of the sarking.



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 were present and restricted inspection to the upperside of floor structure.



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 good. Minor undulations were noted to the ceiling lining. This is deemed typical in a house of this age. Various areas.

Walls:

Internal Walls Condition:

The condition of the walls is generally good.

Windows:

Windows Condition:

The condition of the windows is generally good. Some minor defects noted. This is deemed typical in a building of this age. Rollers require maintenance, some glass doors and windows heavy to slide.

Doors:

Doors Condition:

The condition of the doors is generally good.

Floors:

Floors Condition:

Floors are concealed by floor coverings to various areas. The condition of the floors is generally good. Chipped floor tiles are present. Family room.



Woodwork:

Woodwork

The condition of the woodwork is generally 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 in good condition.



Kitchen Fixtures: The condition of the fixtures is good. Some areas have swelled and deteriorated due to moisture affecting the materials used in this situation/area. General wear to cabinets due to age.



Tiles: The condition of the tiles is generally good.

Sink & Taps: Appears serviceable.

Laundry:

General condition of area: This area is in good condition.



Cabinets, Tubs & Taps: The tub and taps appear serviceable.

Bathroom:

General condition of area:

This area is in good condition.



Shower/Bath Condition:

Shower and Bath appears to be in a serviceable condition.

Tiles:

The condition of the tiles is generally good.

Basin & Taps:

The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is generally fair. The vanity unit is damaged. Some areas have swelled and deteriorated due to moisture affecting the materials used in this situation/area.

Floor:

The condition of the floor is generally good.

Details:

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

Ensuite Bathroom:

General condition of area:

This area is in good condition.



Shower/Bath Condition:

Shower appears to be in a serviceable condition. Some cracked tiles were noted to shower recess, recommend to seal or replace to prevent moisture penetration in this area.



Basin & Taps:

The basin & taps appear serviceable.

Vanity Unit:

The condition of the vanity unit is good.

Toilet Condition:

The toilet is in working order. The toilet is a dual flush type.

Details:

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

Toilet:

General condition of area:

This area is in good condition.

Toilet Condition:

The toilet is in working order. The toilet is a dual flush type.



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: Only one side of dividing fences was accessible at time of inspection.

External Walls:

Condition: The condition of the walls is good.

Cracking of Building Elements Appearance cracking is 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: Rear elevation.



Doors and Windows:

Condition: The condition of the exterior of the windows/doors is good.

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. The structure is generally in fair condition.

Inspection Details:

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

Floors Condition:

Where floor and wall join/ meet, salt/ damp staining to concrete was found to sections. The moisture meter did not detect high moisture levels at walls. The salt/ damp staining suggests some moisture in ingress to concrete maybe present. If excessive moisture enters wall frame this may cause wood decay to timbers. Recommend a builder or competent person to further investigate.

**Internal Walls Condition:**

Paint work has deteriorated and/or is incomplete. Recommend repainting.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Water proof decks and balconies are defective if they leak, pond water and/or do not drain to outer edge, or storm water outlet. The general adequacy of 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.

Patio:**Position/Location:**

Rear elevation.

Construction & Condition:

Part of the main structure. The general condition of this structure is good.

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.

Outbuilding A:**Type:**

Metal garden shed:

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 fair condition. Minor wood decay was noted. Repair when necessary. Ground levels have built up against the base of fences in some areas. This build up can cause wood decay and/or conceal current timber pest attack and significantly increases the risk of future attack. Soil etc, should not be built up against fencing timbers and we recommend modifications be made.



Paths/Paved Areas:

Type & Condition:

The concrete paths/paved areas are in good condition.

Swimming Pool:

Swimming Pool:

As defined in the limitations of this inspection all swimming pools /spa 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 pool fence is present.

Drainage - Surface Water:

Description:

Evidence that stormwater may pond or not drain away adequately to left hand side of building.. Recommend a suitably licensed and practicing Plumber to further investigate the most appropriate method of rectification and probable costs of rectification works.



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.

Yard & Gardens

Condition:

Yard and gardens appears to be well maintained. Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.



General Information

Additional Comments

This report should be read in conjunction with the timber pest inspection report. All notes and recommendations by building and pest reports should be addressed prior to contract becoming binding. This report is limited to the agreed service requested. For all aspects pertaining to the property, you will require consultation with relevant experts prior to settlement. These aspects may include but are not limited to Fire and Segregation, Egress, Disabled access, Plumbing, Electrical, Structural, Licensing, Town Planning, Occupational Health and Safety, Regulatory compliance.

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.

Braided hoses are flexible water hoses coiled underneath kitchen sinks, vanities or toilets, are responsible for more than one in five water damage claims according to Australian Insurers. The braided hoses corrode gradually and then one day they can burst. A typical burst hose event could see the release of large amount of water. Bathroom fixtures can be ruined, and with prolonged leak the damage may extend to other rooms, costing thousands of dollars to fix. The worst cases have costly and time-consuming consequences when the water ruins walls, floors and ceilings. A qualified plumber is recommended to inspect and regularly check and maintain your flexi hoses to ensure that they are not kinked or corroding.

Dwellings being sold, leased or and existing lease is renewed new smoke alarm requirements are affective from 1 January 2022. It is recommended that an electrician be consulted to check on positioning and installation of the smoke alarm(s) to whether the smoke alarm(s) meet the requirements of the legislation, homeowners should contact the Queensland Fire & Rescue Service Regional Manager Community Safety for advice. www.gfes.qld.gov.au/community-safety/smokealarms.

Services:

Details:

A Water meter is present.

Gas is connected to the premises but has not been inspected. Gas is supplied to Cook Top. Hot Water System.



Smoke detectors are fitted. 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 . Dwellings being sold , leased or and existing lease is renewed new smoke alarm requirements are affective from 1 January 2022. It is recommended that an electrician be consulted to check on positioning and installation of the smoke alarm(s) to whether the smoke alarm(s) meet the requirements of the legislation, homeowners should contact the Queensland Fire & Rescue Service Regional Manager Community Safety for advice.

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

A water tank is present. Electric Pump is present, but has not been inspected.



Air-conditioning is installed in the premises but has not been inspected.



Safety switches were found to be installed. Note: only a licensed electrician can verify if safety switch is connected to appropriate circuits.



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: Instantaneous:
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. Security or fire protection. Noise levels, health and safety issues including the presence of asbestos or lead. Records from the appropriate local authority to determine or confirm, heritage, zoning or easements concerns, whether the property is flood prone, rests on fill or is subject to land slip. 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 fittings/ fixtures and appliances. It is recommended that an appropriately qualified contractor check these services. Some tests are carried out on the day, e.g. operation of doors, windows, taps, showers and toilets. Sounder/ tapper to check the integrity of building elements and floor tiles where necessary, and moisture meter (Tramex Moisture Encounter) for wet areas.

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 and Bath Recesses: Tests may be made/ carried out to shower and bath 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 and bath recesses are limited to running water within the recesses and visually checking for leaks. As showers and baths 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, waterproofing 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 defect.

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

4.2.2 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.

4.3 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).

Type of Defects. The definitions below relate to the Type of Defect associated with the building elements/items fixtures or fittings.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for its intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fittings performance.

Installation: A building element/item fixture/ fitting or component installed.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

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 maintenance or 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 and or Noticeable Cracking - 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. 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