



JS:kw

Date:

Client Name:

Dear

SAMPLE REPORT

1940s /50s/60s style Timber House

Thank you for asking me to carry out an inspection and to provide you with a report on the property at the address shown below.

This is a detailed report. To help you read and understand this report, I would recommend you first read - the CONCLUSION & SUMMARY followed by

- CRACKING TO BUILDING MEMBERS followed by
- MOVEMENT INDICATORS and then followed by the rest of the
- MAIN ELEMENTS OF THE BUILDING.

This will provide you with a general overview. I would then recommend you read the rest of the report to fully understand the condition of this property.

PRE-PURCHASE INSPECTION - RESIDENTIAL BUILDING REPORT

This inspection will be of the building elements as outlined in Appendix "C" of AS4349.1-2007 except for Strata Title Properties where the inspection will be according to Appendix "B" of AS4349.1-2007

REPORT CONTENTS

Page No.

ADMINISTRATION DETAILS (Property Address & Client) 2
INSPECTION DETAILS (Date, Time, Weather Conditions) 2
PURPOSE OF INSPECTION 2
REASONABLE ACCESS (Excess holes, Crawl space, Ladder access) 3
AREAS INSPECTED 3
RECOMMENDATIONS TO GAIN ACCESS & RE-INSPECT 3
FACTORS INFLUENCING THE INSPECTION/REPORT OUTCOME 3
DESCRIPTION AND IDENTIFICATION OF THE PROPERTY 4
OTHER INSPECTIONS & REPORTS REQUIRED 4
MAIN ELEMENTS OF THE BUILDING: 5
 “ “ **THE ROOF - EXTERIOR 5**
 “ “ **THE ROOF VOID 6**
 “ “ **THE BUILDING EXTERIOR 6**
 “ “ **THE SITE 8**
 “ “ **THE BUILDING INTERIOR 9**
 “ “ **CRACKING TO BUILDING MEMBERS 12**
 “ “ **MOVEMENT INDICATORS 13**
 “ “ **THE SERVICES 13**
 “ “ **CONCLUSION & SUMMARY 14**
IMPORTANT ADVICE 17
IMPORTANT DISCLAIMER 19
LIMITATIONS 20
ENCLOSURES 23
CONTACT THE INSPECTOR 24

ADMINISTRATION DETAILS

Property Address: Main Street, Maintown

Client: - Purchaser: Johnny Utah
- Owner
- Agent

Client Address: 56 Beach Street
JONESVILLE QLD 4999

Client Mobile: 0455 555 555
Client Email: youremail@yourisp.com.au

Account to: Johnny Utah

INSPECTION DETAILS

Date of Inspection: 13th May 2010

Time of Inspection: 8:30am

Persons in Attendance: Yourself, John & Julie, as well as Nic, a representative of Pesty Pest Control who is carrying out an independent timber pest inspection at this property on your behalf and who can be contacted on Also your agent's representative was in attendance during this inspection

Weather Conditions at the time of inspection: Sunny

Recent Weather Conditions: It has rained during the few days prior to this inspection.

Building Furnished: Unfurnished

Building Tenancy: Vacant

PURPOSE OF INSPECTION

- A pre-purchase report. The purpose of the inspection is to provide advice to the client whose name appears on page 1 of this report regarding the general condition of the property at the time of inspection and to identify any obvious defects apparent at the time of inspection. The advice is limited to the reporting of the condition of the building elements in accordance with Appendix C AS4349.1-2007. This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of the inspection. The report is not a Certificate of Compliance within the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

REASONABLE ACCESS

Only areas to which reasonable access was available were inspected. The Australian Standard 4349.1 defines Reasonable Access as "areas where safe unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight." 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 cleaning, cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior – Access hole = 400 x 500mm; Crawl space = 600 x 600mm; Height accessible from a 3.6m ladder.

Roof Exterior – Must be accessible from a 3.6m ladder. **Please note:** Occupational Health & Safety requirements can further restrict access to roofs or areas that the consultant may consider unsafe.

AREAS INSPECTED AND RESTRICTIONS TO THE INSPECTION

The Inspection included: The Building and the Site including Fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected were:**
 - Roof Exterior
 - Roof Void
 - Building Interior
 - Building Exterior
 - The Site
 - Cracking to Building Members
- **Restrictions**
 - (a) **Areas NOT Inspected including Reason(s) were:**
 - Any internal or external or under building areas covered with furniture or floor coverings or stored equipment could not be inspected. It is strongly recommended that full access be gained in these areas as there could be concealed building defects or faults.
 - (b) **Areas NOT FULLY Inspected including Reason(s) were:**
 - Any internal or external or under building areas covered with furniture or floor coverings or stored equipment could not be fully inspected. It is strongly recommended that full access be gained in these areas as there could be concealed building defects or faults.
 - Some of the roof void elements where there is only limited crawl space under the low roof frame sections and where access is restricted by the air conditioning equipment and ducting in the roof void.

RECOMMENDATIONS TO GAIN ACCESS AND RE-INSPECT

The Area(s) and/or Section(s) to which Access should be gained or fully gained are:

- Any areas not inspected or not fully inspected in any underbuilding area or internal area or external area covered with stored equipment or furniture or floor coverings are recommended to be re-inspected once they are made accessible.
- A further Inspection of and Reporting on these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

FACTORS THAT INFLUENCED THE INSPECTION/REPORT OUTCOME

Limitations to the Inspection, apart from 'Access Issues' noted above, and how these limitations have affected the inspection and/or the preparation of the report.

The limitations were:

- **Details of apparent concealment of possible defects:**

Evidence of apparent concealed defect(s) **was not seen.**
- **Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:**

No additional information was provided to the inspector
- **Details of other factors influencing the inspection:**

No other factors influenced this inspection.

DESCRIPTION AND IDENTIFICATION OF THE PROPERTY INSPECTED:

This house has concrete roof tiles fitted to the roof frame and has external timber wallboards and external concrete block walls. The house has plaster/cement/compressed hardboard internal linings. The house has concrete floor slab sections and has timber flooring fitted to the floor frames and has plaster/cement internal linings. The house does have an underbuilding garage area. Part of the underbuilding area has been further developed since the house was first constructed. I would guess the original house was built in the 1950s. I would recommend you engage your solicitor to determine the exact age of this home.

OTHER INSPECTIONS AND REPORTS REQUIRED indicated with

It is Strongly Recommended that the following inspections and reports be obtained prior to any decision to purchase the property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- | | | | | |
|--|---|-------------------------------------|--|-------------------------------------|
| • Council Plan inspection | * | <input checked="" type="checkbox"/> | • Electrical inspection | <input checked="" type="checkbox"/> |
| • Timber Pest inspection | | | • Glass Safety inspection | <input checked="" type="checkbox"/> |
| • Workplace Health & Safety inspection | | | • Foundation inspection (Engineer) | <input checked="" type="checkbox"/> |
| • Swimming Pool fence/gate/safety inspection by private building certifier | | | • Structural (Engineer) | <input checked="" type="checkbox"/> |
| • Swimming Pool inspection | | | • Geotechnical inspection | <input checked="" type="checkbox"/> |
| • Plumbing inspection | | <input checked="" type="checkbox"/> | • Drainage inspection | <input checked="" type="checkbox"/> |
| • Mould inspection | | | • Asbestos inspection | <input checked="" type="checkbox"/> |
| • Appliances inspection | | <input checked="" type="checkbox"/> | • Gasfitting inspection | |
| • Alarm/Intercom/Data systems | | | • Airconditioning inspection | <input checked="" type="checkbox"/> |
| • Mechanical Services | | | • Hydraulics inspection | |
| • Chimney inspection | | | • Hazards inspection | |
| • Fire Protection/Separation/Compartmentation inspection | | <input checked="" type="checkbox"/> | • Estimating report | |
| • Garage Door Mechanical | | | • Insulation inspections by an electrician and by an insulation specialist for electrical or fire hazards or defects | <input checked="" type="checkbox"/> |
| • Durability of Exposed Surfaces | | | • Other: | |

(*In particular to determine whether or not the additional building work at this property where the lower level has been further developed has been constructed using Council approved plans and whether or not appropriate inspections were carried out during and after construction and whether or not final inspection certificates have been issued.)

TERMINOLOGY (describing DEFECTS in the report)

The Definitions below apply to the "Types of Defects" associated with individual items/parts or inspection areas described in this report.

- **Damage defect:** The building material or item has deteriorated or is not fit for its designed purpose.
- **Distortion, Warping, Twisting defect:** The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness defect:** Moisture has gained access to unplanned and/or unacceptable areas.
- **Material Deterioration defect:** The item is subject to one or more of the following defects: rusting, rotting, corrosion, decay.
- **Operational defect:** The item or part does not function as expected.
- **Installation defect:** The installation of an item is unacceptable, has failed or is absent.
- **Major defect:** is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor defect:** an defect other than what is described as a "major defect".

THE INSPECTION FINDINGS

MAIN ELEMENTS:

The following areas were inspected, where present, and within the scope of the inspection – .

- THE ROOF EXTERIOR
- THE ROOF VOID
- THE BUILDING EXTERIOR
- THE SITE
- THE BUILDING INTERIOR
- CRACKING TO BUILDING MEMBERS
- MOVEMENT INDICATORS
- THE SERVICES

My detailed report is as follows:

THE ROOF – EXTERIOR

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

ROOFING: The concrete roof tiles and ridge cap tiles and barge tiles generally good condition. There are cracks at the pointed joints between some of these tiles. Ongoing repairs to cracked joints like these are recommended as part of the maintenance program to help reduce the chance of water penetration. These cracked joints are considered a potential water damage hazard.

The barge tiles are screw connected to the barge mouldings. Some of the screw fixings are rusting, increasing the chance of failure. As a precaution, I would recommend these rusting fixings are replaced as part of the future maintenance program. Rusting fixings are considered a potential safety hazard in this instance.

The flashings trimming the roof elements all generally good condition. I could not see any obvious water leaks.

No obvious major defects

ROOF GUTTERS: The perimeter roof gutters in fair condition. Some of these roof gutters look like the original gutter sections. These gutters and other roof elements will suffer leaf mulch buildup from adjacent trees which is not desirable and can cause rusting. I would recommend leaf mulch is cleared regularly from the roof gutters and the roof elements. As a precaution, I would recommend these roof gutters are treated internally with rust inhibitor as part of the maintenance program to help reduce the chance of rust and deterioration.

Ongoing repairs to/maintenance of these roof gutters is recommended as part of the maintenance program.

No obvious safety hazard found.

ROOF FASCIAS/BARGE MOULDINGS: These timber mouldings generally good condition. Paint has peeled. Some of the timber is splitting. Immediate and regular painting is recommended. I could not see any obvious indication immediate repairs to the timber are recommended.

No obvious major defects. No obvious safety hazard found.

SOFFIT: The cement sheeting trimming the underside of the roof overhang and the mouldings trimming these sheets all generally good condition. I cannot tell you whether or not the soffit sheets contain asbestos. I would recommend an asbestos safety audit is carried out. The mouldings trimming the sheets good condition.

DOWNPIPES: The stormwater downpipes generally good condition but there is what looks like surface rust on some of the downpipe sections. Immediate and regular treatment with rust inhibitor is recommended. This rusting is a minor damage defect in this instance.

No obvious major defects. No obvious safety hazard found.

INGROUND PIPES: No inspection of any inground stormwater pipework servicing the roof elements or any inspection of any other inground pipework as part of this report.

THE ROOF VOID

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

The roof and ceiling frame timbers that were able to be fully inspected and not covered with insulation material on top of the ceilings and air conditioning equipment and ducting have been hand-pitched and have been originally generally well constructed. Some of these roof frame timbers have sagged slightly. I could not see any obvious indication of sagging that would be considered excessive or unusual when compared with other framework in houses of a similar style and age.

There is no sarking paper fitted to the underside of the roof tiles. I am pointing this out to you as an observation only. Sarking paper is not a building code requirement although it is considered better building practice that sarking be fitted at the time of construction to reduce the chance of water penetration if tiles are broken during a storm.

Insulation material would not have been a building code requirement when the plans for the construction of this house would have been approved.

This insulation material looks like it has been installed prior to the recent Government assisted insulation scheme being put in place however because there have been fatalities and fires reported recently as a result of insulation material being incorrectly installed, I have a duty of care to recommend you engage a licensed and insured electrician to carry out a full electrical inspection at this property, and in particular in the roof void, to determine whether or not there are any electric safety hazards or fire safety hazards you need to be aware of. I also have a duty of care to recommend you engage a licensed and insured insulation specialist to carry out a full inspection to determine whether or not there are any defects or fire hazards you need to be aware of.

I could not see any obvious indication of any recent water leaks into the roof void. I would recommend the roof void is inspected for water leaking during or directly after continuous heavy rain. The heat generated in this roof void above the insulation material can quickly dry out any moist roof void elements when the sun does come out after rain stops.

THE BUILDING EXTERIOR

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

EXTERNAL WALLS: The external cement wall sheeting generally good condition. However, I cannot tell you whether or not the sheets contain asbestos. I would recommend an asbestos safety audit is carried out.

The external masonry walls good condition. Some of the joints between the bricks have pulled apart especially adjacent the edge of the verandah floor. Resecuring of some of these bricks is recommended. I suspect some of this verandah planking has been installed or altered since the house was first built. Some of the planking is not professionally fitted or aligned but will still be serviceable once the joints have been resecured.

Some of the external wallboards adjacent ground level have been covered with external concrete "disconnecter traps" and partially covered with concrete, increasing the chance of water penetration and water damage. I was unable to fully inspect these concealed wallboards behind the concrete. I have a duty of care to warn you that concealment can cause deterioration and water penetration. I am not a timber expert. I would recommend you talk with Smith Pest Control about the vulnerability of timber pests gaining direct access into these wallboards and the building adjacent these boards covered with the concrete and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended. Covering wallboards like these with concrete can contribute to major deterioration defects.

There are cracks in the face of and at the joints between some of the lower level concrete block walls that range in width up to just under 1mm and look like they have been contributed to by movement/settling of the foundations and/or root growth from trees growing closer to some of the foundations than recommended. I do have a duty of care to warn you that root growth may cause further movement/damage. I do have a duty of care to warn you that water may penetrate through these cracks and may cause water damage. I did test the face of these concrete block wall sections adjacent the cracking with a 1.2m spirit level. I could not see any movement out of plumb that I would consider excessive or unusual movement but do have a duty of care to warn you that root growth from these trees may cause future movement out of plumb.

I did test the face of some of the other external concrete block wall sections with a 1.2m spirit level. Some of the lower sections of some of the concrete block walls below slab level adjacent the lower side of the house are about 7mm out of plumb. I could not see any horizontal cracking at the joints between the concrete blocks to indicate any obvious recent movement. In this instance I suspect

EXTERNAL WALLS: cont'd

the lower sections of these concrete block walls may have moved slightly during preparation of the soil adjacent these walls prior to the lower level living area slab being laid.

WINDOW SILLS: The timber window sills good condition.

No obvious major defects. No obvious safety hazard found.

FRONT ENTRY STEPS: There is rust on some of the steel stringers supporting the treads and on some of the steel landing floor support framework and on some of the steel balustrade arrangements. Immediate and regular treatment with rust inhibitor is recommended however some of the rust is advanced and is flaking. Future repairs to some of the heavily rusted sections will need to be considered as part of the future maintenance program. Heavy rust like this is considered a major deterioration defect and potential safety hazard.

The bottom ends of these steel posts supporting the step structure are in direct contact with soil increasing the chance of rust and corrosion. I cannot tell you whether or not the steel posts have been fully hot dipped galvanised finished prior to installation. Better building would have seen these posts finished clear of soil with the concrete foundations poured continuously to finish 100mm above the adjacent soil to reduce the chance of rusting. I would recommend these post bases are inspected regularly for rusting and are treated with rust inhibitor accordingly as part of the maintenance program.

I could not see any obvious indication the top landing structure is pulling away from the main house framework but I was unable to determine exactly how this landing has been secured to this framework. As a precaution, I would recommend additional galvanised fixing brackets and bolts are installed to further secure this top step landing to the building to reduce the chance of failure or injury.

Some of the timber step treads are rotting. Some of the damage is considered a major deterioration defect. Replacement of the deteriorated treads is recommended.

I have a duty of care to warn you the height of some of the balustrade arrangements is less than expected by today's building standards but may have been a satisfactory height at the time of installation. I have a duty of care to recommend this balustrade is made safe. Low balustrade arrangements like these are considered a potential safety hazard.

REAR DECK/VERANDAH: There is rust on the steel floor support posts. Some of this rust is advanced and has flaked. Immediate and regular treatment with rust inhibitor is recommended. Flaking rust like this is considered a deterioration defect.

The timber floor frame and flooring in varying stages of repair. Previous repairs to some of the floor joists have been carried out where it looks like some of the joists have been cut and the deteriorated sections removed and additional sections fitted however some of the lap joints between the older and more recently fitted floor joists are poorly connected and are considered a potential safety hazard. I have a duty of care to recommend making safe to reduce the chance of failure or injury.

Some of the remaining floor joists have rotted. Replacement is recommended. The rot is a major deterioration defect.

Some of the floor bearer sections have deteriorated. Future repairs to these deteriorated floor bearers will need to be considered.

As a precaution I would recommend additional joist hanging brackets are installed to further secure the outside ends of the floor joists to the floor bearers and the house end of these floor joists to the main house floor frame after joist repairs have been carried out.

The timber flooring looks like it has been replaced in the last few years. The nails securing some of the floorboards are finished proud above the surface of the boards and are a safety hazard and can cause injury. Making safe is recommended.

Part of this deck/verandah floor is built over the enclosed lower level internal entry step area. I cannot tell you whether or not appropriate waterproofing has been installed below this flooring. I was unable to fully inspect the underside of this flooring above the entry stairs where the floor frame is concealed with linings. However, it looks like an attempt has been made to install metal sheeting to help reduce the chance of water penetration.

The metal balustrade arrangements trimming this deck/verandah in fair condition. The balustrade arrangements do wobble and are considered a potential safety hazard. The wobbling balustrade is recommended to be made safe immediately. I have a duty of care to warn you the balustrade is lower than recommended by today's building standards but may have been a satisfactory height at the time of construction however I do have a duty of care to recommend this low balustrade is made safe. It is considered a potential safety hazard.

Because this deck/verandah is partially exposed and because there have been recent failures of exposed deck structures that have caused fatalities and injuries, I do have an insurance obligation

REAR DECK/VERANDAH cont'd

to recommend that any exposed deck arrangement like this is further inspected by a structural engineer as part of the pre-purchase arrangements.

In this instance, I would recommend you engage a licensed building contractor to fully inspect this deck/verandah and provide you with a detailed report/quotation to repair and stabilise and maintain and make safe and that the work be carried out as soon as possible.

FLASHINGS: Some of the metal flashings trimming some of the wall frames are rusting. Immediate and regular treatment with rust inhibitor is recommended.

Some of the metal flashings adjacent the lower level floor slab sections and in particular adjacent the laundry are finished in such a way that water may penetrate past these flashings. I would recommend the building elements adjacent the flashings are inspected for water penetration during rain and are sealed if required to reduce the chance of water damage.

WATERPROOFING: I could not see any obvious indication waterproofing has been applied over the lower sections of some of the lower level concrete block walls, especially adjacent the laundry, to reduce the chance of water penetration where some of these concrete block walls are retaining soil to a height of about 300mm. I do have a duty of care to warn you that water penetration may occur unless appropriate waterproofing has been installed.

THE SITE

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

WALKWAY/DRIVEWAY: Some of these concrete sections have deflected and have moved and are uneven to walk on and are considered a potential safety hazard. I have a duty of care to recommend making safe.

RETAINING WALLS: Some of the brick and concrete block retaining walls adjacent the property alignments have moved out of plumb.

Some of the concrete block retaining walls adjacent the property alignments have cracks that range in width up to 5mm and have moved out of plumb. This cracking and movement out of plumb has been contributed to by root growth from adjacent trees. An attempt has been made to stabilise these cracked and out of plumb walls. Tie-back bolts have been fitted however I do have a duty of care to warn you that root growth from trees may cause future movement out of plumb and future cracking.

As a precaution, I would recommend, and because these walls have cracked and moved out of plumb, I do have a duty of care to recommend these cracked and out of plumb walls are further inspected by a structural engineer to determine whether or not there are any immediate safety hazards or defects you need to be aware of and whether or not immediate stabilising is recommended.

FENCES: I do have a duty of care to warn you that a person may cut themselves on the sharp edges of some of the temporary wire fence sections adjacent the property alignments and on the sharp edges of some of the metal posts that have been driven into the ground to help support some of the temporary fence sections. Making safe is recommended.

Ongoing repairs/maintenance of the metal and chain wire fence sections is recommended.

TREES: There are trees that are growing at this property and in adjacent properties that are much closer to some elements of this and adjacent properties than are recommended and that may have contributed to some of the cracking/movement and deflection at this property and may cause future movement and cracking and damage at this property and may also damage adjacent properties.

I am including a brochure from the CSIRO that does provide helpful information for householders about tree planting close to buildings and does show distances away from buildings that mature trees are best kept to reduce the chance of root growth damage. This brochure does show examples of root growth damage.

I have a duty of care to recommend you talk with your solicitor about any responsibility you may have in the event of damage being caused to adjacent properties by trees growing at this property being inspected.

Trees that are growing closer to building elements and foundations than are recommended are considered potential foundation damage hazards.

SURFACE WATER: An attempt has been made to try and control surface water by installing spoon drains and shaping some of the external ground level surfaces away with fall to divert water away from the external walls and foundations however, I do have a duty of care to warn you that water may find its way on to the concrete floor slabs, especially adjacent the laundry where concrete has been poured covering some of the external timber wallboards and wall frame sections adjacent the concrete "disconnecter traps". Better building would have seen these wallboards finished clear of any obstructions like concrete to reduce the chance of water penetration.

I have a duty of care to recommend the surface water drainage arrangements are further inspected for water buildup adjacent the base of the external walls and the foundations during heavy rain. If water ponding or buildup does occur, I would recommend the drainage arrangements are improved to reduce the chance of water penetration or damage.

THE BUILDING INTERIOR

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

CEILINGS: There are moisture marks on some of the lower level ceilings. I did test these moisture marks with a penetration moisture meter. The moisture content did range up to 12% which would be considered normal. I was looking for any obvious indication of any current water leak. Some of these moisture marks look like they are below the upper level kitchen area. I could not see any obvious indication of any current water leaks. I cannot tell you whether or not any of these ceiling sheets contain asbestos. I have a duty of care to recommend an asbestos safety audit is carried out to determine whether or not there are any asbestos related safety hazards you need to be aware of.

I could not see any cracking in the ceiling sheets that I would consider excessive or unusual even though there are trees growing closer to some of the foundations than recommended and that can cause cracking.

Some of the ceiling sections and parts of the wall frames above the garage door opening at the rear of the house between the upper level lounge the external deck/verandah have sagged. In this instance, I suspect there may have been timber doors that were fitted originally but may have been replaced with the existing aluminium sliding door arrangements. I suspect there may have been timber mouldings between some of the fixed and hinged original timber doors that helped support the roof frame prior to these aluminium doors being fitted. In this instance, I have a duty of care to recommend the sagging ceiling/wall sections over this door openings are further inspected by a specialist like a structural engineer to determine whether or not stabilising is recommended and whether or not the sagging is considered a potential safety hazard or a deflection defect.

Some of the paint has peeled from some of the ceiling sections. Aging of the paint looks like it has contributed to this paint peeling more than water finding its way on to these ceilings from the roof elements. This peeling paint is mainly but not limited to the bathroom areas. Moist warm air generated in the bathroom looks like it has contributed to this deterioration.

FIRE PROTECTION: I have a duty of care to recommend you engage a licensed fire protection specialist to carry out a full fire protection inspection at this property to determine whether or not there are any fire related safety hazards or defects you need to be aware of.

WALLS: The internal wall sheeting mostly good condition however I did note there is hairline cracking in the wall sheet sections adjacent the sagging wall frame over the upper level rear sliding door opening adjacent the lounge room. Sagging of this wall section may have contributed to this cracking. I have a duty of care to recommend this hairline cracking is inspected when the structural engineer does inspect the sagging wall.

DOORS AND WINDOWS: The internal and external doors and the aluminium door/window arrangements in varying stages of repair.

Some of the glass panels do finish close to floor level. I have a duty of care to warn you a person may fall against these low glass panels. I cannot tell you whether or not all of these low glass panels are safety or toughened or appropriate to be used in a situation like this. I have a duty of care to recommend you engage a licensed glass installer to carry out a full inspection to determine whether or not there are any glass related safety hazards or defects you need to be aware of.

Some of the sashes will operate easier if the guides and tracks and rollers and hinging arrangements are cleaned and lubricated and adjusted.

Water may blow past the edges of some of the external door openings and in particular the lower level laundry door where there is no appropriate sill at the base of this laundry door. Sealing of these openings and waterproofing of these openings will need to be considered as part of the maintenance program.

FLOORING: There are cracks in some of the exposed concrete floor slab sections in the lower level rooms where these slabs are not covered with floor linings and furniture and stored equipment. The cracks that are visible do range in width up to about 1mm look like they have been contributed to shrinking of the concrete but may have also been contributed to by root growth from trees growing closer to the foundations and other elements than is recommended. I do have a duty of care to warn you that root growth from these trees may cause future slab cracking.

I did test the surface of some of the concrete floor sections with a 1.2m spirit level and the surface of some of the timber flooring with this level in the living areas upstairs and in the bigger rooms downstairs. Some of the floor surfaces are 3mm to 4mm out of level over the 1.2m length of the spirit level used. However, to accurately test a building like this for movement out of level with a spirit level is a difficult job. Any variations in the floor slab at the time the slab was laid and any sagging of the floor joists between the bearers or sagging of the bearers between the support arrangements does need to be allowed for. To accurately test this building, an automatic portable

levelling instrument is recommended to be used by a specialist like a structural engineer to determine whether or not excessive or unusual movement has occurred. I have a duty of care to warn you that root growth from trees growing closer to the foundations than recommended may have caused movement.

ROBES: Some of the robe hanging rail arrangements are sagging and are poorly supported. Repairs are recommended.

TOILET (UPPER LEVEL): The porcelain toilet pan and plastic cistern are in good condition. I could not see any obvious current water leaks.

The toilet floor tiles generally good condition. I could not see any cracked tiles.

No obvious major defects. No obvious safety hazard found.

BATHROOM (UPPER LEVEL): The porcelain vanity basin and the mixer tap and spout and the vanity benchtop and splashback tiles and door fronts and underbench shelving and carcass sections and benchtop and basin seals all generally good condition. No obvious water leaks. No obvious serious water damage. However, the vanity is fitted hard against the edge of the cast iron bath increasing the chance of damage if the bath is not used with caution.

The cast iron bath and the wall taps and spout and the wall and shelf and apron tiles adjacent this bath all in reasonable condition. I could not see any cracked tiles. The seals around the edges of the bath adjacent the tiles in good condition.

I did test some but not all of these bath area tiles. Some of the tiles are drummy. The glue securing some of the tiles does sound as if it has lost some of its adhesion. Future repairs to these drummy tiles may need to be considered, especially if further loss of adhesion does occur.

The shower floor and wall and hob tiles and the aluminium framed fixed glass shower screen panel and the shower taps and rose in varying stages of repair but mostly in reasonable condition. However, some of the wall tiles have cracked mainly adjacent the shower rail fixing screws. I did test some but not all of these shower area tiles. Some of these tiles also sound a little drummy and may have lost some of their adhesion. Future repairs may need to be considered. I cannot tell you whether or not any waterproofing has been applied to the wall and floor and hob areas and joins prior to the shower area tiles being laid.

Water can find its way past the edges of the plastic shower curtain but I could not see any obvious water damage at the time of inspection but as a precaution I would recommend an aluminium frame glass shower screen door arrangement is installed to reduce the chance of water damage.

I cannot tell you whether or not any waterproofing has been applied to the wall and floor and hob areas and joins prior to these shower tiles being laid.

I did test the surface of the wall sheeting in the toilet directly opposite the tap wall of the shower recess. The moisture content did range up to 12% which would be considered normal. I could not see any obvious indication of water leaking from the shower area. I do have a duty of care to warn you the shower tap bodies behind the bezels have not been fully silicon sealed against these tiles, increasing the chance of water penetrating into this wall. I would recommend these tap bodies are sealed immediately to reduce the chance of water penetration and damage. Unsealed bodies are considered a potential water damage hazard and a major installation defect.

The wall mounted soap holder unit is cracked, increasing the chance of water penetrating into this wall. Replacement of this cracked soap holder is recommended.

The floor and wall tiles in the rest of this bathroom in fair condition. There is a floor grate. The grate is sound underfoot. I did test most of the floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

BATHROOM (UPPER LEVEL): cont'd

I did test the surface of some of the wall sheeting in the base of the robe in the bedroom and the hallway linen cupboard adjacent the bath. The moisture content did range up to 12% which would be considered normal. I was looking for any obvious indication of a bath leak.

KITCHEN (UPPER LEVEL): The mixer tap and spout and the kitchen sink and the kitchen benchtop arrangements and the splashback tiles all in reasonable condition however some of the benchtop seals have cracked and are considered a major deterioration defect and a potential water damage hazard. Replacement of the damaged seals is recommended to reduce the chance of water damage.

The kitchen cupboard door and drawer fronts and underbench shelving and carcass sections in fair condition. No obvious water leaks. No obvious serious water damage. The washing machine tap is in good condition. No moisture marking to indicate any obvious recent leaks from the dishwasher but I would recommend the hoses to or from this or any future dishwashing machine are inspected regularly for water leaking as part of the maintenance program and are repaired accordingly if required to reduce the chance of water damage.

Some of the ceiling and wall mounted kitchen cupboard carcasses above the kitchen benchtops are showing signs they are pulling away from the walls and the ceilings. I have a duty of care to

recommend these elements are further secured to ensure they cannot fall and cause injury. This movement is considered a potential safety hazard.

No inspection of any electrical kitchen appliances as part of this report. I would recommend you engage a licensed electrician to carry out a full inspection to determine whether or not there are any electrical related safety hazards or defects you need to be aware of.

INTERNAL STAIRS: The timber step treads and the steel stringers and the steel balustrade arrangements and the steel step support post arrangements all good condition. The stringers are bolt connected to the main house floor frame. No obvious indications of excessive or unusual movement at these connections however I do have a duty of care to warn you that the height of the ceiling over the bottom end of these steps is lower than is recommended and that taller people may hit their head on this low ceiling. This low ceiling is a safety hazard. I have a duty of care to recommend making safe by altering the shape of the ceiling.

I also have a duty of care to warn you the height of the balustrade arrangements is less than expected by today's building standards but may have been a satisfactory height at the time of construction. A low balustrade like this is considered to be a potential safety hazard. Making safe is recommended.

I also have a duty of care to warn you the rise measurements between these timber steps and the concrete slab at the base of the steps does vary and may cause a person to trip and fall and is considered a potential safety hazard. I have a duty of care to recommend making safe.

LAUNDRY (LOWER LEVEL): The stainless steel laundry tub and the metal cabinet supporting the tub and the laundry taps and spout and the washing machine taps all good condition. I have a duty of care to warn you these taps are not branded hot or cold. Immediate branding is recommended to reduce the chance of scalding. Unbranded taps are considered a potential safety hazard.

No inspection of any electrical laundry appliances as part of this report. I would recommend you engage a licensed electrician to determine whether or not there are any electrical related safety hazards or defects you need to be aware of.

EXPOSED WASTE/WATER PIPES: I could not see any obvious current water leaks but have a duty of care to recommend you engage a licensed plumbing contractor to carry out a full inspection to determine whether or not there are any safety hazards or defects or compliance issues you need to be aware of.

HOT WATER HEATER: No inspection as to the operation or condition of the electric hot water heater in the laundry as part of this report. I would recommend you engage a licensed electrician and a licensed plumber to carry out such an inspection to determine whether or not there are any safety hazards or defects you need to be aware of. No obvious water leaks at the time of inspection.

CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members (indicated with tick in box): Yes
No

If cracks have been identified in the table below, then I have a duty of care to recommend you engage a Structural Engineer to determine the significance of the cracking prior to a decision to purchase or prior to settlement.

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 is 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 being carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of inspection
Walls	External lower level concrete block walls	Cracks through the joins and through the face of some of the blocks that range in width up to just under 1mm and that look like the result of movement/settling of the foundations and/or root growth from trees growing closer to the foundations than recommended.
	Internal wall sheeting	Hairline cracks, especially in the sagging wall/ceiling frame section over the large sliding door opening between the upper level lounge the external rear deck/verandah. I have a duty of care to recommend this hairline cracking is further inspected when the structural engineer does inspect the sagging wall frame.
Retaining slabs	Concrete block property alignment walls	Cracks about 5mm in width contributed to by root growth from trees growing closer to the walls than recommended. Some of these walls have deflected and moved out of plumb also as a result of root growth. In this instance, I do have a duty of care to recommend these cracked and out of plumb walls are further inspected by a structural engineer to determine whether or not stabilising/making safe is recommended.
Concrete slab	Internal lower level slab	Cracks about 1mm in width that look like the result of shrinking of the concrete but may be also contributed to by root growth from trees growing closer to the slab than recommended. I do have a duty of care to warn you that these trees may cause further movement and cracking.

TERMINOLOGY (describing CRACKING DEFECTS in the report)

- **Appearance cracking defect** - Cracking of a building element is an appearance defect where in the opinion of the inspector the only present or expected consequence of the cracking is that the appearance of the element is blemished.
- **Serviceability cracking defect** – Cracking of a building element is a serviceability defect where in the opinion of the inspector the present or expected consequence of the cracking is that the function of the building element is impaired.
- **Structural cracking defect** – Cracking of a building element is a structural defect where in the opinion of the inspector the present or expected consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behaviour of the building.

CATEGORISATION of Cracking in MASONRY WALLS

Width limit	Damage category
≤ 0.1mm	0
≤ 1.0mm	1
≤ 5.0mm	2
> 5.0mm, ≤ 15.0mm (or a number of cracks) 3.0mm or more in one group	3
> 15.0mm, ≤ 25mm but also depends on number of cracks	4

MOVEMENT INDICATORS

There are movement indicators at this property where:

- some of the masonry retaining walls/fence sections have cracked and have deflected and moved out of plumb. Root growth from adjacent trees has contributed to some of this movement;
- some of the concrete walkway/driveway sections have moved and deflected and are uneven to walk on and may cause a person to trip and fall and sustain injury;
- part of the ceiling and the wall structure over the large sliding door opening between the upper level rear lounge and rear deck/verandah has sagged as described in this report. I suspect some of the original mullions between the original doors may have been removed at the time the existing aluminium doors were fitted. As a precaution, I have a duty of care to recommend the sagging framework is further inspected by a structural engineer to determine whether or not there are any safety hazards or deflection defects.

THE SERVICES

ELECTRICAL INSTALLATION: All electrical wiring, meter-box and appliances and power points and light fittings are recommended to be fully inspected and tested by a qualified electrician to determine whether or not there are any electrical safety hazards or defects you need to be aware of. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice before you proceed with the purchase of this home.

No inspection has been carried out as part of this building inspection report to determine whether or not a **satisfactory safety switch** has been fitted at this property. As from the **1st of September 2002, anyone who buys** a house, flat or unit **will be required** to have a safety switch installed within 3 months of transfer of property ownership. The **Seller** does have an obligation **to declare** on both the standard sales Contract and the Property Transfer Form where the home has a safety switch. It will then be up to the **Buyer** to ensure the safety switch is **installed**.

Only a licensed electrician would be able to determine whether or not a safety switch has been fitted and whether or not any such switch would be considered satisfactory.

Because there have been **fatalities and fires that have occurred recently as a result of insulation material being installed incorrectly**, I have a duty of care to recommend you do engage a licensed and insured electrical contractor to carry out a full electrical inspection at this property and in particular in the roof void, if insulation material has been installed, to determine whether or not there are any electric related safety hazards or fire defects as a result of insulation material having been installed. I have a duty of care to recommend such an inspection is carried out regardless of whether or not the insulation material has been installed prior to or as part of the recent government sponsored insulation program.

PLUMBING: I have a duty of care to recommend you engage a licensed and insured plumbing contractor to fully inspect all plumbing elements and plumbing related pipework to determine whether or not there are any safety hazards or defects you need to be aware of and whether or not there are any compliance issues you need to be aware of.

HOT WATER SERVICE: I have a duty of care to recommend all hot water services are inspected and reported on by a licensed and insured plumber and a licensed and insured electrician to determine whether or not the equipment is in safe and satisfactory operating condition and has been appropriately and safely installed and whether or not there are any safety hazards or potential fire hazards or any defects or ventilation requirements you need to be aware of.

GAS: I have a duty of care to recommend that all gas services and appliances and pipework and heating equipment are fully inspected and reported on by a licensed and insured gas plumber to determine whether or not these elements are in safe and satisfactory operating condition and have

been appropriately and safely installed and whether or not there are any safety hazards or defects or ventilation requirements you need to be aware of.

PHONE: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It is recommended that a telecommunications technician be consulted for further advice.

SMOKE DETECTORS: Australian Standard AS3786 – advised that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

No advice is provided in this report about the **correct location and positioning** of smoke detectors or information about the **number of detectors that are required**. No advice about the **operation of any detectors** is offered as part of this report. No advice is offered and no inspection is carried out as part of this report of **any fire protection/separation/ compartmentation arrangements**. I would recommend **a licensed private building certifier or fire specialist is engaged** to provide such information.

As from 1 July 2007, it is law that homes in Queensland must have smoke alarms installed. The Queensland Government has a website, www.fire.qld.gov.au. I would recommend you consult this website and familiarise yourself with these law changes. This website does tell you what you need to know about smoke alarms and how the new laws affect residential properties and the type of smoke alarms that are needed and the type of smoke alarms to choose from and where to place smoke alarms. I would recommend you do put in place a fire protection program after familiarising yourself with these law changes.

IMPORTANT NOTE: All recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase or settlement.

CONCLUSION & SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

- **The incidence of Major Defects** in this Residential Building as compared with similar buildings is considered: **Typical**
- **The incidence of Minor Defects** in this Residential Building as compared with similar buildings is considered: **Typical**
- **The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Average**

Please Note: This is a general appraisal only and cannot be relied upon on its own – the report must be read in its entirety.

IN SUMMARY:

When compared with other buildings of a similar style and age, this house looks like it has been generally well constructed originally and originally finished to a reasonable. However, as we did discuss on site, I could not see any obvious indication that waterproofing has been applied over the external lower level concrete block walls adjacent the original entry stairs and original laundry increasing the chance of water penetration and damage. Water may also find its way on to this floor past the edges of the laundry door where the laundry door sill is not appropriately shaped to reduce the chance of water entry.

There is a join between the lower level original laundry and entry step slab and the more recently poured lower level floor slab adjacent the additional rooms. I do have a duty of care to warn you that water may penetrate up through this join during or directly after continuous heavy rain.

Some elements of this property have not been fully maintained with the result that repairs to/maintenance of/making safe of some elements is recommended. In particular, the rear deck/verandah arrangement is recommended to be further inspected by an appropriately qualified person to determine the extent of repair and stabilising.

Making safe of some of the balustrade arrangements is recommended as described in this report. Alterations to some of the surface water drainage arrangements may also need to be considered, especially if water penetration into the lower level does occur.

There are trees growing at this property and in adjacent properties that are much closer to some elements of this and adjacent properties than are recommended and may have contributed to some of the movement and cracking and deflection described in this report that has occurred at this property. These trees may also cause future movement and damage at this property and may also cause damage to adjacent properties. I do have a duty of care to recommend these trees are further inspected by a specialist like an arborist or a structural engineer to determine whether or not trees should be removed and/or root growth barriers be installed. A structural engineer is preferable in this instance.

Because there were movement indicators at this property and because some of the movement involves cracking to some of the building members as described in this report, I have a duty of care to recommend the movement and cracking indicators are further inspected by a structural engineer to determine whether or not excessive or unusual movement has occurred and whether or not stabilising of any foundations or any other elements is recommended and whether or not trees should be removed and/or root growth barriers be installed. I also have a duty of care to recommend the engineer does test this building for any movement out of level using an automatic portable levelling instrument. As we did discuss on site, if you do proceed with an engineer's inspection, I can recommend you engage Bob from Smith Engineers on 0455 555 555. Bob is a structural engineer and does have an automatic levelling instrument. Such an inspection and report from Bob will help you with your decision about the purchase and may prove to be a valuable aid when the property is to be resold. Some of the cracking/movement indicators will never go away.

As a precaution, I would also recommend you talk with Bob about the vulnerability of future movement and damage occurring at this and adjacent properties if trees are not removed and/or root growth barriers installed. I also have a duty of care to recommend you talk with Bob about the vulnerability of future movement or damage occurring at this property as a result of the extended dry period that has been experienced recently and that may continue and that has contributed to the movement of some buildings in south-east Queensland recently.

John & Julie, as we did discuss on site, if you engage the engineer, I would not recommend you send the entire building inspection report to the engineer as you have suggested. I would recommend you send copies of the sections of the report under the headings of "In Summary" and "Cracking to Building Members" and "Movement Indicators" to the engineer prior to any additional inspection being carried out.

Because insulation material is installed and because there have been fatalities and fires reported recently as a result of insulation material being incorrectly installed, I have a duty of care to recommend you engage a licensed and insured electrical contractor and a licensed and insured insulation specialist to carry out a full inspection to determine whether or not there are any electric related safety hazards or fire hazards or any defects you need to be aware of as a result of insulation material being incorrectly installed.

Once the items in this report have been either attended to or have been further inspected or further considered or made safe, then I would recommend you do put in place an annual maintenance program and that the program is fully maintained.

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

DEFINITIONS (for the Conclusion & the Summary and in the Report generally)

- **High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
- **Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
- **Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
- **Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.
- **Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
- **Below Average:** The building and its parts show some significant defects and/or very poor non-tradesmanlike workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.
- **Major Defect:** This is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor Defect:** Any defect other than what is described as a major defect.

IMPORTANT ADVICE:

BODY CORPORATE SEARCH: Where a property being inspected does have a body corporate, no inspection of any body corporate records or any enquiry of any body corporate will be made as part of this inspection.

As a precaution I would recommend you instruct your solicitor to make the enquiry of the body corporate about the following:

- whether or not there are long-term and short-term expenditure programs in place and whether or not any contribution of money from you will be required in the near future for any work that may have been carried out recently or is proposed to be carried out in the near future at the complex;
- whether or not there are any units at the complex that have ongoing issues like waterproofing problems or foundation problems or whether or not there are any retaining walls or pathway arrangements at the property that may have failed. If there are any such issues at the complex, you may find that you are required to contribute money to the Sinking Fund to help repair any such issues;
- whether or not there is a Timber Pest Protection program in place at the complex and whether or not the program is being maintained on a regular basis and whether or not there are any units in the complex that have suffered structural damage as a result of previous timber pest attack;
- if there has ever been a report provided to the body corporate as a result of an inspection carried out by an engineer or foundation specialist to report on the general condition of the foundations at the complex or to report on any cracking or settling or movement that may have occurred at the complex since construction or to report on the potential of any trees that may be growing closer to some of the foundations at the complex than are recommended and that may cause foundation damage and whether or not any units in the complex have ever been checked for movement out of level with a portable laser level as a result of excessive or unusual movement having occurred and whether or not any recommendations have ever been issued to stabilise any of the foundations or any other elements of the complex and whether or not any recommendations have ever been issued to remove trees or to install root growth barriers to help reduce the chance of future foundation damage or movement and whether or not any such work has ever been undertaken or is proposed and whether or not the body corporate does have a foundation maintenance program in place to help reduce the chance of future foundation damage or movement occurring at the complex and whether or not any such program is being maintained on a regular basis;
- whether or not there is a general maintenance program in place at the complex to look at elements like the roofing and flashings and roof guttering and downpipe arrangements and any other common elements like landscaped areas and walkways and pathways and driveways and stairways and any other common elements like balustrade arrangements and whether or not any repair work is to be undertaken in the near future that you may be required to contribute to once you become a unit owner;
- whether or not there is a Workplace Health & Safety Program in place at the complex to ensure the complex does comply with any workplace health and safety requirements and whether or not any such program is being maintained on a regular basis.

If you have any other questions about the complex generally, your solicitor should be able to have these questions answered by an enquiry of the body corporate manager.

STRATA/COMPANY TITLE: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

TREES: Where trees at this and adjacent properties are closer than recommended by the CSIRO to building members and other elements, this could affect the performance of the footings and other building elements especially as the moisture levels change in the ground.

A Geotechnical inspection can determine the foundation material and provide advice on the best course of action with regards to the trees. I am including a brochure from the CSIRO that does provide helpful information for householders about tree planting close to buildings and does show distances away from buildings that mature trees are best kept to reduce the chance of root growth damage. This brochure does show examples of root growth damage. Trees that have been planted

Trees cont'd

and that are growing closer to building elements than are recommended are considered a potential foundation damage /cracking hazard. As a precaution I do have a duty of care to recommend that the trees are further inspected by a specialist like an arborist or a structural engineer to determine whether or not trees should be removed and/or root growth barriers installed. A structural engineer is preferable and recommended.

I would also recommend you talk with the engineer about the potential of future foundation damage or cracking or movement out of level or movement out of plumb occurring at this and adjacent properties if trees are not removed and/or root growth barriers installed.

THE SEPTIC TANKS AND/OR PUMPS: Should be inspected by a licensed plumber and licensed electrician to determine whether or not there are any safety hazards or defects.

ANY ABOVEGROUND TANKS: Should be inspected by an appropriately licensed contractor to determine whether or not there are any safety hazards or defects.

STORMWATER TANKS: Recent legislation has been passed covering the installation of stormwater tanks and pumps and pipes and fittings. No compliance inspection has been carried out as part of this report. I have a duty of care to recommend you engage a licensed and insured contractor to carry out a full inspection to determine whether or not these elements are in safe and satisfactory operating condition and whether or not there are any safety hazards or defects or compliance issues you need to be aware of.

ANY OTHER INGROUND TANKS: Should be inspected by an appropriately licensed contractor to determine whether or not there are any safety hazards or defects.

SWIMMING POOLS: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non-compliance under the legislation.

If the pool expert cannot tell you whether or not the requirements to meet the standard for pool fencing/pool gate arrangements are satisfactory, then I have a duty of care to recommend you do engage a Licensed Private Building Certifier to further inspect the pool fence/gate arrangements to determine whether or not they are satisfactory or whether or not making safe or alterations are required and whether or not a Certificate of Compliance would be able to be issued. No inspection as to the compliance of the pool fence/gate arrangements as part of this report.

There have been recent legislation changes that relate to pool safety arrangements that all homeowners need to be aware of. An enquiry of the local council authority or the government should provide information about these arrangements. The Department of Local Government and Planning does have a website that provides full information about legislation changes and owners' responsibilities. The web address is www.poolfencing.qld.gov.au. On October 1, 2003 changes to the Building Act 1975 and the Standard Building Regulation 1993 commenced and now require outdoor swimming pools to comply with these changes.

SURFACE WATER DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

PROPERTY ALIGNMENTS: Only a licensed surveyor would be able to determine the position of the property alignments and determine whether or not there are any encroachments on any of the property alignments. If a surveyor is engaged I would also recommend you ask the surveyor to peg or mark the position of the property alignments as well as documenting these arrangements. Pegging is not automatically carried out by most surveyors. I do have a duty of care to recommend a full survey is carried out at this property prior to purchase.

I have worked with Lawson Surveys at Bardon. If you were to contact Russell Christofis of Lawson Surveys on 3368 1234, they have great experience in matters of subdivision as well as normal survey issues.

RENOVATIONS: Providing information about renovations is not part of this building inspection. If you are proposing further renovations at this property and would like to discuss your renovation ideas with a designer, I can recommend you contact any of the following designers:-

- Bob Eccles 3356 6025
- Greg Nunan 3856 4625
- Greg Adsett 3252 2699
- Kevin Hayes 3254 1707

Any of these designers should be able to talk with you about your renovation ideas and can then provide you with a scale of fees for any drawing work and can then provide you with sketch drawings with ballpark estimates for the work and can then provide you with Council approved drawings for the work and can also provide you with the names of builders who would be able to carry out the work for you.

These designers should also be able to tell you whether or not there are any restrictions or limitations that would stop or have any impact on any renovations or additional building work you are proposing. There could be restrictions like boundary clearances, site cover, height, streetscape, town planning surface water drainage, flood levels or other restrictions you may need to consider.

LOCKS & LATCHES & SASHES: Because the operation of lock/latch arrangements and the operation of door/window sashes can change quickly and especially at the time of change between hot and cold weather, some adjustment or repair to some of the lock/latch/sash arrangements may be required to ensure all of the locks and latches and sashes do operate satisfactorily.

GENERAL MAINTENANCE PROGRAM: This report can be used as the skeleton for a future general maintenance program. I would recommend such a program is prepared and is put in place and is maintained on a regular basis to help reduce the chance of future deterioration or damage or safety hazards occurring at this property.

FOUNDATION MAINTENANCE PROGRAM: I am including a brochure from the CSIRO that does provide helpful information for householders about foundation maintenance. I have a duty of care to recommend you read this brochure fully and that you put in place a foundation maintenance program to help reduce the chance of future foundation damage or movement out of level or movement out of plumb occurring at this building. I would recommend a structural engineer is engaged to put in place such a program. I also have a duty of care to recommend you talk with the engineer about the potential of future foundation damage or cracking or movement out of level or movement out of plumb occurring at this property as a result of the extended dry period that has been experienced recently and that has caused damage to some buildings in south-east Queensland recently and that may continue.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the 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 or any area(s) or section(s) so specified by the report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of the inspection report provided pursuant to this agreement by that person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the property or the giving of security over the property, to the extent permissible by law. The only person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us is the client named on the face page of this report.

IMPORTANT INFORMATION regarding the SCOPE and LIMITATIONS of the INSPECTION and this REPORT

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.

1. **THIS REPORT IS NOT** an all encompassing report dealing with the building from every aspect. It is 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. This report is not a Certificate of Compliance within the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property **fully accessible** and visible to the Inspector 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/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
3. **THIS REPORT DOES NOT AND CANNOT MAKE COMMENT UPON:** defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *in the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.
Accordingly this report is **not a guarantee** that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.**)
4. **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty-one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.
5. **ASBESTOS DISCLAIMER:** “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains asbestos. Even buildings built after this date up until the early 90s may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then 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 risk to people’s health. You should seek advice from a qualified asbestos removal expert.”
6. **LOCAL COUNCIL PLAN APPROVALS:** No inspection of any local council records has been carried out as part of this report to determine whether or not approved plans have been issued for the construction of or any additional building work carried out at this property and whether or not appropriate insurance arrangements have been put in place by the builder at the time the

- original work or any additional building work was carried out and whether or not the necessary inspections were carried out during or after the building work was completed and whether or not final inspection certificates/glazing certificates/waterproofing certificates/smoke detector installation certificates/pool fence-gate compliance certificates etc. have been issued.
7. **BSA DIRECTIVES:** No inspection has been carried out as part of this report to determine whether or not any directives have ever been issued by the BSA for the repair of any defective building work at this property.
 8. **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non-wood decay fungi is commonly known as Mould. 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 in the course of the inspection, mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If mould is noted as present within the property or if you notice mould 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 Government Health Department or a qualified expert such as an Industry Hygienist.
 9. **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 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.
 10. **SHOWER RECESSES:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show inadequate waterproofing, especially 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. A moisture meter will be used where access permits. If the shower (or shower over a bath) has part of it located on an external wall or if there are stored goods preventing access to the wall or floor area immediately adjacent to the shower then this may prevent leaks or leak damage from being detected. 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.
 11. **GLASS CAUTION:** Glazing in older buildings (built prior to 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 and bathrooms should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard. I have a duty of care to recommend that you have a licensed glazing contractor conduct an audit of all glass in the building to ensure that it complies with current Australian Standards and whether or not there are any safety hazards or defects you need to be aware of. Any glass found not to comply or that is unsafe should be replaced immediately.
 12. **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, and in particular those built before 1996, may not comply with the current standard. I do not know of any retrospective requirements that would say these elements need to be altered to suit today's building standards but an enquiry of your insurer may find your insurer does have stair and balustrade requirements that need to be met to reduce the chance of failure or injury. Any step/balustrade arrangements that do not comply with today's standards are considered a potential safety hazard. Any step rise measurements vertically between the treads or any going measurements horizontally between the toe and the heel of the treads that are not uniform and any balustrade heights less than 1 metre and any balustrade gaps wider than 125mm are all considered potential safety hazards that may cause injury. I have a duty of care to recommend making safe if required to reduce the chance of injury.
 13. **LEAD PAINT:** No inspection for lead paint was carried out at the property and no report on the presence or absence of lead paint is provided. Lead paint is likely to be found on homes built prior to 1970. In many cases these buildings may have lead-based paint covered by more recently applied paint. Lead based paint is a problem when it becomes powdery or flaky and during paint removal. For more information please refer to Workplace Health & Safety brochure number 032 issued January 2001. This can be downloaded from the following web address: <http://www.whs.qld.gov.au/brochures/bro032v5.pdf>
 14. **CONTROL JOINS:** In 1996 Australian Standard 2870 relating to masonry work and concrete slabs was introduced and required that control joints be built into external masonry

walls in appropriate positions to help reduce the chance of cracking of the external walls as a result of the slab sections moving or flexing or settling. I have a duty of care to warn you that any houses built before 1996 may not have control joints in the external walls which increases the chance that any external masonry walls can crack.

15. **ROADWAY TUNNELS:** Because roadway tunnels **have been built recently** and because **further roadway tunnels are proposed** and because the building of roadway tunnels **can affect building foundations and other building elements**, I have a **duty of care to recommend you have your solicitor determine** whether or not there are any **roadway tunnels built adjacent** to this property and whether or not any **roadway tunnels are proposed**. **No such enquiries will be made as part of this building inspection.** I also have a duty of care to recommend you talk with your solicitor about **any impact on the saleability** of this house that may occur **as a result of adjacent tunnelling**.

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, fittings or stored within the building or on the property.

This Building Inspection Report does not contain any assessment or opinion in relation to any item which is solely regulated by Statute. In accordance with the Australian Standard this report does not comment on the following:

- Common property areas
- Footings below ground
- Concealed damp-proof course
- Plumbing
- Drainage, excluding surface drainage
- Environmental concerns such as sunlight, privacy, streetscape, views, BCA environmental provisions, water tanks, BASIX.
- Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues.
- Noise levels, health and safety issues, e.g. allergies, soil toxicity, presence of asbestos, urea formaldehyde, mould, radon or lead content.
- Town Planning matters.
- Heritage Act, Environmental Protection Act, Integrated Planning Act. No consideration has been made as part of this building report as to whether or not any of the above Acts would have any impact on this particular property.
- The availability, presence or operation of any free to air or cable television or cable internet.
- Security concerns
- Alarm or intercom systems.
- Fire protection
- Soft floor coverings including carpet, lino and vinyl.
- Swimming pools and spas (non-structural) and associated equipment.
- Detection and identification of illegal and unauthorised building, electrical, gas fitting and plumbing work
- Mechanical, Gas or Electrical appliances or services.

Limitations cont'd

- Air conditioning systems.
- Electrical installations, Operation or adequacy of smoke detectors or residual current devices (safety switches)
- Operation of chimneys, fireplaces, flues and solid fuel heaters
- Durability of exposed finishes
- Garage door opening mechanisms
- Appliances including dishwashers, insinkerator, ovens, ducted vacuum systems
- Paint coatings
- Environmental hazards
- Neighbourhood uses which may be perceived as constituting a nuisance, e.g. neighbours pets and proximity to veterinary clinics, tanneries, disused mines, public transport, hotels, open stormwater drains, public entertainment venues, places of worship and shopping centres.
- Document analysis, e.g. comparing plans and specifications to building, sewer drainage diagrams, strata plans and records, identification surveys and the like.
- Comment on the extent or severity of timber pest (termites, borers, fungal decay) damage or activity.
- The operation of fireplaces and solid fuel heaters including chimneys and flues.
- Timber and metal framing sizes and adequacy.
- Concealed tie-downs and bracing.
- The compliance of any floor or wall or roof frame connections when compared with today's building standard
- Other mechanical or electrical equipment (such as gates, inclinators).
- Soil conditions.
- Control joints
- Sustainable development provisions
- Concealed framing-timbers or any areas concealed by wall linings/sidings.
- Landscaping.
- Rubbish.
- Floor cover
- Furniture and accessories
- Stored items
- Insulation. Because there have been fatalities and fires that have occurred recently as a result of insulation material being incorrectly installed, I have a duty of care to recommend you engage a licensed and insured electrical contractor to carry out a full inspection at this property and in particular in the roof void to determine whether or not there are any electric related safety hazards or defects or fire hazards you need to be aware of. I also have a duty of care to recommend you engage a licensed and insured insulation specialist to carry out a full inspection of any insulation material that has been installed to determine whether or not there are any safety or fire hazards or defects you need to be aware of regardless of whether or not the insulation material has been installed prior to or as part of the recent government sponsored insulation program.
- Energy efficiency. Energy efficiency requirements were introduced in September 2003. I cannot tell you whether or not this house does comply with those requirements or whether or not any additional building work that may have been carried out recently is required to comply with those requirements.
- Lighting efficiency.

ENCLOSURES

I would ask you to read any enclosures accompanying this report and to also read this report carefully. Please contact me if there are any items in the enclosures or the report you do not fully understand. I will be happy to discuss these items with you in further detail at any time.

CONTACT THE INSPECTOR

Please contact me if there are any items in the report or in any enclosures accompanying the report that you do not fully understand. I would be happy to discuss these items with you in detail at any time. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact me so I can explain the matter to you. If you have any questions at all or require any clarification then please contact me prior to acting on this report.

This Inspection and Report was carried out by myself: JOHN STEPHENS,
Proprietor John Stephens Building Services
Licence No.: 19171
ABN: 71 066 409 176
Address: PO Box 224, Ashgrove Qld 4060

I trust the information I have provided in this report is satisfactory. If you require any additional information, or would like to discuss any items in this report in further detail, please contact me any time. If there are any items in this report that you do not understand that you would like to discuss further on site, please contact me so I can make the necessary arrangements.

As “word of mouth” is my only form of advertising and if you have found the information in this report satisfactory, I would be pleased if you would be able to recommend my service to others in the future.

Dated this 30th day of April, 2010

SIGNED FOR AND ON BEHALF OF: JOHN STEPHENS

Signature:

Encl: Qld Government Information Sheet - Safety Switches
CSIRO Brochure - Asbestos Cement Sheeting
CSIRO Brochure – Foundation Maintenance
CSIRO Brochure - Concrete Slabs
CSIRO Brochure - Masonry Walls
CSIRO Brochure - Tree Planting
General Information Brochure - Lead Paint
Brick Development Research Institute Brochure - Soluble Salts in Brickwork