

JS:kw

Date:

Client Name:

Dear Purchaser

## SAMPLE REPORT

### Brick style 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**

The 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

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## **PURPOSE OF INSPECTION**

- **A pre-purchase report.** The purpose of the inspection is to provide advice to the client whose name appears on page 2 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 except for strata title properties where the inspection will be according to Appendix B of 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.
    - The roof void areas where there is only limited crawl space under the low roof frame sections.
    - The roof void elements covered with insulation material laid over the tops of the ceilings.

## **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 masonry walls and has a concrete floor slab and has plaster/cement internal wall and ceiling linings and some internal masonry walls. The house has external verandah arrangements. The house does have an external free-standing garage at the rear of the property with concrete roof tiles and masonry walls and a concrete floor slab. There is a shade structure containing a spa attached to this free-standing garage.

I was unable to determine the exact age of the house but would guess the house was built in the 1970s.

## 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 \*
- Timber Pest inspection
- Workplace Health & Safety inspection
- Swimming Pool fence/gate/safety inspection by private building certifier
- Swimming Pool inspection
- Plumbing inspection
- Mould inspection
- Appliances inspection
- Alarm/Intercom/Data systems
- Mechanical Services
- Chimney inspection
- Fire Protection/Separation/Compartmentation inspection
- Garage Door Mechanical
- Durability of Exposed Surfaces
- Hot water heating equipment inspection
- Water tank/pipework/pump inspection
- Electrical inspection
- Glass Safety inspection
- Foundation inspection (Engineer)
- Structural (Engineer)
- Geotechnical inspection
- Tree/tree root growth inspection
- Drainage inspection
- Asbestos inspection
- Gasfitting inspection
- Airconditioning inspection
- Hydraulics inspection
- Hazards inspection
- Estimating report
- Insulation inspections by an electrician and by an insulation specialist for electrical or fire hazards or defects
- Other:

(\* in particular to determine whether or not the additional building work at this property has been constructed using council approved plans and whether or not appropriate inspections have been carried out during and after construction and whether or not final inspection certificates for any additional work have been issued. Additional building work looks like it has been carried out where the rear verandah structure looks like it has been built as an addition. The metal and timber shade structure arrangements adjacent the spa are additions. The spa is an addition. I cannot tell you how long ago the most recent building work would have been completed.)

## 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:** any defect other than what is described as a “major defect”.

## THE INSPECTION FINDINGS

### MAIN ELEMENTS OF THE BUILDING:

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

- THE ROOF EXTERIOR
- 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

**ROOF - Tiled:** Leaf Mulch - Some of the roof elements and adjacent roof gutter elements and other elements of the building will suffer leaf mulch buildup from adjacent trees which is not desirable. I would recommend any leaf mulch is cleared immediately. Leaf mulch can cause rusting and cause water to build up against the mulch and cause water penetration and damage. Any rust as a result of leaf mulch is recommended to be treated immediately and regularly with rust inhibitor. Leaf mulch buildup is a potential water damage hazard.

The flashings and seals trimming the penetrations through the roof elements are prone to cracking and leaking. Regular inspections as part of the maintenance program are recommended. Repairs are recommended as required to reduce the chance of water penetration.

The roof tiles do look generally in good condition. No obvious major defect. No obvious safety hazard with the tiles.

I could not see any excessive or unusual cracking at the sand and cement pointed joints between the roof tiles however tile joints like these are prone to cracking. If cracking does occur, future repairs to the pointed joints will need to be considered.

The barge tiles trimming the roofing generally good condition. I could not see any cracked barge tiles however these tiles are prone to cracking especially adjacent the screw fixing holes. If cracking does occur, the tiles are considered a potential safety hazard because they may fall and cause injury. Immediate replacement of any tiles that may crack in the future is recommended.

The chimney flashings adjacent the roofing do look in good condition. I could not see any obvious indication there have been recent water leaks. However these flashings are prone to deteriorating and leaking and are recommended to be inspected for any deterioration or leaks as part of the maintenance program and be repaired accordingly if and as required. I could not see any obvious major defects. No obvious safety hazard found.

**PERIMETER ROOF GUTTERS:** The leaf mulch buildup in the gutters is a potential water damage and rust hazard. Removal of the leaf mulch is recommended. Treatment with rust inhibitor of any rust as a result of leaf mulch is recommended.

The surface rust in the gutter sections is a deterioration defect and may increase and become a major defect and cause rust holes. Immediate and regular treatment with rust inhibitor is recommended.

The rust holes in the gutter sections are a major deterioration defect and a water damage hazard. Immediate repairs by a roofing contractor are recommended.

I could not see any obvious indication any of the perimeter roof gutters are pulling away from the roof frame or that any of the gutters require immediate resecuring to the roof frame.

I could not see any obvious indication any of the perimeter roof gutters are pulling away from any of the roof clips but would recommend these clip connections are inspected regularly and the gutters resecured against the clips if these connections do separate. If gutters do pull away from the roof clips, they may fall and cause injury.

**DOWNPIPES:** The stormwater downpipes generally good condition. No obvious major defects. No obvious safety hazard found.

**INGROUND PIPES:** No inspection of any inground stormwater pipes servicing any of the roof elements as part of this report. No inspection of any other inground pipework servicing any other elements of the property as part of this report. I would recommend you engage an appropriately

**THE ROOF – EXTERIOR cont'd**

**INGROUND PIPES cont'd**



licensed and insured drainage contractor to carry out a full inspection for you to determine whether or not there are any inground pipe blockages you need to be aware of or any inground pipe defects. I do have a duty of care to warn you that root growth from trees and shrubs can cause inground pipe damage and defects and blockages. There are companies who have video drain cameras that can provide a video tape of the inground pipework and usually can show the location of any blockages at ground level directly above the blockages to allow digging to be carried out if clearing of any blockages is required.

**ROOF FASCIAS & BARGES:** These timber fascia/barge mouldings good condition. No obvious major defects. No obvious safety hazard found.

**SOFFIT:** The soffit sheeting trimming the underside of the roof overhang good condition. I cannot tell you whether or not these sheets contain asbestos. An asbestos safety audit is recommended.

I cannot tell you whether or not the soffit sheets contain asbestos. An asbestos safety audit is recommended.

The mouldings trimming the soffit sheets good condition. No obvious major defects. No obvious safety hazard found.

## **THE BUILDING EXTERIOR**

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

**WALLS - Masonry:** I could not see any gaps between the masonry walls and the sash frames set into the wall openings that I would consider excessive or unusual or indicate obvious movement.

I could not see any gaps at the joins between the external masonry walls and the masonry window sills to indicate obvious excessive or unusual movement.

The horizontal joins between the masonry work in the longer runs of the external walls when checked by eye are not showing any obvious indication of movement out of alignment. I was looking for signs of any foundation movement being reflected in these horizontal joins.

I did test the face of some of the external ground level masonry walls for plumb with a 1.2 metre spirit level adjacent the internal and external corners of most but not all of the external wall faces. I could not see any obvious indication of excessive or unusual movement out of plumb.

The cracks in the face or at the joins of the masonry walls of this building range in width up to 1mm and I would describe as an appearance cracking defect. I could not see any obvious indication the serviceability of the wall has been affected by this cracking that looks like the result of movement or shrinking or settling.

However I have a duty of care to recommend this cracking is further inspected by a structural engineer.

There are trees growing closer to some of the masonry wall foundations than are recommended. I have a duty of care to warn you these trees may cause future cracking and movement. 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.

**WEEPHOLES:** Some of the weepholes in the base of the external masonry walls that help control any water that may find its way in behind these walls from the joins between the bricks/blocks or joins between the masonry walls and the window/door frames are covered with obstructions like foliage and the enclosed hot water heater and the air conditioning unit which is not desirable. It is recommended better building practice that these weepholes are finished clear of any obstructions to allow regular inspections of the masonry work adjacent the weepholes to be carried out as part of the maintenance program and any timber pest protection program or inspection.

**AIR CONDITIONING:** No inspection as to the operation or condition of the externally mounted air conditioning equipment as part of this report. I would recommend you engage a licensed refrigeration mechanic and a licensed electrician to determine whether or not the equipment is in safe and satisfactory operating condition and whether or not there are any safety hazards or defects you need to be aware of and whether or not there is any service contract or warranty to accompany the equipment you may be able to take advantage of.

One of the air conditioning units is at head height and may cause injury. The sharp edges are recommended to be made safe.

### **THE BUILDING EXTERIOR cont'd**

**HOT WATER HEATING:** No inspection as to the operation or condition of the electrically operated hot water heating equipment as part of this report. I would recommend you engage a licensed electrician and a licensed plumber to fully inspect the electric hot water heater to determine whether or not there

are any safety hazards or defects you need to be aware of and whether or not the equipment has been appropriately installed.

I could not see any obvious indication of water leaking from any of this equipment at the time of inspection.

**FRONT VERANDAH:** There is rust on the steel brackets at the bottom of the verandah support posts. Some of this rust is advanced and has flaked. Immediate and regular treatment with rust inhibitor is recommended.

The timber verandah roof support post and roof beam arrangements and the decorative timber arches between these posts all generally good condition. The posts are bolt connected to the roof beam. These elements have been kept well painted.

The roof rafters in good condition. The cement sheeting over the verandah roof frame and under the concrete roof tiles is in good condition however there are water stains on the sheets. I suspect there have been previous water leaks. No obvious water leaks at the time of inspection. It did rain during this inspection. I did test the surface of these moisture marked sheets with a penetration moisture meter. The moisture content at 15% would be considered normal. Refurbishment of the roof tiles may have repaired previous leaks.

I cannot tell you whether or not the verandah ceiling sheets contain asbestos. An asbestos safety audit is recommended.

I was unable to determine exactly how the house end of these verandah roof frame timbers have been connected to the main house framework where these connections are concealed. No obvious indication of excessive or unusual movement at these connections.

The verandah floor tiles generally good condition. The slab on which these tiles has been laid is shaped with slight fall to direct water away from the verandah area. I did test some but not all of the verandah floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

**REAR VERANDAH:** This verandah structure may have been built as an addition. There is rust on some of the steel brackets at the base of the roof support posts. Immediate and regular treatment with rust inhibitor is recommended. These posts are bolt fixed to the roof beams. The post and roof beam and roof frame arrangements all generally good condition. The outside ends of the roof rafters are metal plated to the roof beam. The house end of these rafters are metal plated to the main house roof fascia. No obvious indication of excessive or unusual movement at any of these connections but I cannot tell you whether or not additional fixings have been installed to further secure this verandah roof frame to the main house roof frame. Removal of some of the roofing tiles adjacent these connections would have to be carried out to determine whether or not additional fixings have been installed.

I could not see any obvious indication of excessive or unusual movement out of plumb of the support posts even though there is no diagonal bracing between these posts or fitted to the roof frame.

The metal roof sheeting over this verandah in good condition. An attempt has been made to flash these sheets against the main house roof structure but I did note paint has peeled from some of the timber fascias of the main house directly below these flashings. There was no obvious water leak at the time of inspection. However it only rained lightly during this inspection. I do have a duty of care to warn you there may be water leaks from some of the metal roof sheet flashings. A further inspection is recommended to be carried out for water leaks during heavy rain.

The masonry paved walkway under this verandah in good condition. The paving is shaped with slight fall to help direct water away from the base of the external walls.

**GARAGE:** The concrete roof tiles and the roof gutters and downpipe arrangements and fascia/berge timbers and soffit elements have been previously described. The external masonry walls have also been previously described.

The following description of the inside elements of this garage is of the elements that were able to be fully inspected and not covered with stored equipment. This garage is being used as a storage area not as a vehicle area.

The hairline cracking in the concrete floor slab is considered a minor appearance cracking defect and has not affected the serviceability of the slab. However I do have a duty of care to warn you that root growth from trees growing closer to this garage slab than are recommended may cause future cracking.

#### ***THE BUILDING EXTERIOR cont'd***

#### **GARAGE cont'd**

The timber roof frame arrangements all generally good condition. However as a precaution I would recommend additional tie downs are installed to further secure the joins between some of the roof frame timbers and the joins between these roof frame timbers and the walls of the garage to reduce the chance of uplift in high wind.

The metal garage door in good condition. The electric operator was operating satisfactorily at the time of inspection.

Water can blow past the edges of the garage door and onto the garage floor slab but no obvious damage to the timber framework supporting the garage door at the time of inspection.

Some of the wall mounted timber shelving in the garage is in poor condition and has deteriorated and is beyond economical repair. Replacement is recommended. The shelving arrangements have not been professionally built.

**SPA SHADE STRUCTURE:** The metal roof support posts and roof beam and metal roof sheeting arrangements all generally good condition however some of the acrylic roof sheeting over this structure is deteriorating. Ongoing repairs to this deteriorating acrylic sheeting will need to be considered as part of the maintenance program.

I was unable to determine exactly how the metal roof sheets over this structure have been secured to the garage roof frame where these connections are concealed but could not see any obvious indication the metal sheets are pulling away from the garage roof frame.

The timber roof frame and wall frame arrangements of the shade structure are in varying stages of repair. Some of these timber elements have been replaced. I am not a timber pest expert. I would recommend you talk with the technician from Rentokil about whether or not repairs may have been required because of timber pest attack and whether or not any timber pest tracking or activity was located and whether or not a timber pest treatment is recommended.

Some of the low masonry walls at the base of the timber framework of part of the shade structure have cracked and moved. Root growth from adjacent trees has contributed to this cracking and movement. There are cracks and gaps up to 30mm as a result. Some of the wall sections have deflected 70mm. However the structure is still serviceable.

The floor tiles on the concrete slab on which the spa is installed generally good condition. However I have a duty of care to warn you these tiles could be slippery when wet. These tiles are shaped with slight fall to try and direct water away from the spa area.

Some of the masonry paving under the roof of this spa area shade structure is uneven and has deflected as a result of root growth from adjacent trees and may cause a person to trip and fall and sustain injury. These uneven surfaces are a safety hazard. Making safe is recommended.

The timber lattice privacy panels and the timber lattice gate and the timber batten panels around this spa shade structure in varying stages of repair. Some of the timber battens have been replaced recently.

## **THE SITE**

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

**DRIVEWAY:** The uneven surfaces of some of the masonry paving is a potential safety hazard. Making safe is recommended.

**PATHWAYS:** The uneven surfaces of some of the paving is a potential safety hazard.

**LANDSCAPED STEPS:** The rise measurements between some of these external landscaped steps are uneven and are a potential safety hazard. I have a duty of care to recommend making safe.

The going measurements across the surface of the step treads do vary between the treads which is not desirable and is considered a safety hazard. I have a duty of care to recommend making safe.

Some of the tiles trimming these external landscaped steps are drummy and sound as if they have lost adhesion. Future repairs will need to be considered especially if further loss of adhesion does occur.

**PERIMETER FENCES/GATES:** The timber fence elements are in varying stages of repair. Ongoing repairs to/maintenance of these fences is recommended as part of the annual maintenance program.

The timber fence sections in direct contact with soil are vulnerable to water damage and timber rot. I am not a timber pest expert. I would recommend you talk with a timber pest technician about the vulnerability of timber pests gaining direct access into the timber and whether or not any timber pest activity or damage was located and whether a timber pest treatment is recommended.

***THE SITE cont'd***

### **PERIMETER FENCES/GATES cont'd**

Some of the timber fence sections have rotted. Some of the damage is a major deterioration defect. Repairs are recommended.

I cannot tell you whether or not the treatment of any timber prior to installation is to a durability grade satisfactory to be used in an external situation like this, where the timber is in contact with soil, to help reduce the chance of water damage and timber rot.

**SURFACE WATER:** Surface water from adjacent higher properties will be directed towards this property increasing the chance of water ponding adjacent the external walls and foundations which is

not desirable and can cause foundation movement/damage and other movement and damage at the property.

No obvious indication surface water has been ponding adjacent the base of the external walls or foundations.

I have a duty of care to recommend the surface water drainage arrangements are further inspected for any water ponding adjacent the foundations or the base of the external walls or adjacent any slab edges during or directly after heavy rain. If water ponding does occur it is not desirable and may cause foundation movement/cracking and may cause other movement and damage at this property. I have a duty of care to recommend you engage a licensed drainage contractor and/or a licensed landscaping contractor to further inspect the surface water drainage arrangements to determine how they would be best improved and that these surfaces be recontoured accordingly.

**TREES:** There are trees growing at this property and in adjacent properties that are closer to some elements of this property and adjacent properties than are recommended and that can damage some elements of this and 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.

Trees growing closer to some of the foundations/building elements of this property may have contributed to some of the cracking/movement mentioned in this report and may cause future cracking and movement at this property.

I have a duty of care to recommend you have these trees 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 recommended in this instance.

I have a duty of care to recommend you talk with a specialist like a structural engineer about the vulnerability of future movement or damage or cracking occurring if trees are not removed and/or root growth barriers installed.

Trees/shrubs that are growing and that have been planted closer to building elements than are recommended are considered a potential foundation damage hazard and a major installation defect.

#### **OUTSIDE SPA:**

Kevin, as instructed by yourself, I have not organised for an independent inspection of the Spa shell and pump and filter and motor and pipework and jets and aerator arrangements or a spa area safety inspection to be carried out.

Inspections of Swimming Pools/Spas or any pool/spa heating equipment or any pump or motor or filter or pipework or jets or aerator arrangements 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](http://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.

***THE SITE cont'd***

#### **OUTSIDE SPA cont'd**

I do have a duty of care to warn you the gate and fence arrangements around this spa are recommended to be inspected by a specialist to determine whether or not a Spa Safety Compliance certificate would be able to be issued. No safety inspection has been carried out as part of this report.

**RETAINING WALLS:** The stone retaining wall sections adjacent some of the property alignments mostly good condition however some of these stone retaining wall sections have cracked and bowed slightly as a result of root growth in the soil being retained. These stone retaining walls range in height up to about 700mm. I could not see any obvious indication the cracking/deflection has seriously impaired these retaining walls but do have a duty of care to warn you that root growth from these trees and shrubs may cause future movement and cracking.

**WATER FEATURE:** There is a water feature at the rear of this property. I have a duty of care to warn you this water feature is considered a safety hazard. A child may fall into this feature. I have a duty of care to recommend this water feature is appropriately made safe.

## **THE BUILDING INTERIOR**

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

**CEILING:** The ceilings generally good condition. No obvious major defects. No obvious safety hazard found.

I cannot tell you whether or not these sheets contain asbestos. An asbestos safety audit is recommended.

The cracks in the ceiling sheets range in width up to hairline and I would describe as an appearance cracking defect. I could not see any obvious indication the serviceability of the ceiling sheets have been affected by this cracking that looks like the result of movement or shrinking or settling.

I could not see any moisture marking on the ceilings to indicate any obvious recent water leaks from the roofing/flashing arrangements.

Some of the internal ceiling sheets have sagged slightly. I could not see any indication of sagging that I would consider excessive or unusual. I would consider this sagging as a minor deflection defect. However I have a duty of care to warn you that any sagging is considered a potential safety hazard. As a precaution I have a duty of care to recommend you engage a specialist like a plastering contractor to further inspect these ceilings so the specialist can then decide whether or not any resealing is recommended.

**CEILING MOULDINGS:** The plaster cornice moulds trimming the ceiling sheets all generally good condition. No obvious major defects. No obvious safety hazard found.

Some of the joins between the plaster cornice moulds have opened to a width of hairline. These gaps look like the result of shrinking or movement of some elements of the building. I would consider these gaps a minor appearance defect. I could not see any obvious indication any elements of the building adjacent these cornice moulds has been impaired by this movement.

There are gaps at the joins between the plaster cornice moulds and the adjacent wall/ceiling surfaces that range in width up to hairline. These gaps look like the result of shrinking or movement of some elements of the building. I would consider these gaps a minor appearance defect. I could not see any obvious indication any elements of the building adjacent these cornice moulds has been impaired by this movement.

I could not see any moisture marking on the cornice moulds to indicate any obvious recent water leaks from the roofing/flashing arrangements.

**FIRE PROTECTION:** No inspection of any fire protection equipment or requirements as part of this report. I would recommend you engage a licensed fire protection specialist to determine whether or not there are any fire related safety hazards or defects you need to be aware of.

**WALLS – Sheeted:** The wall sheets generally good condition. No obvious major defects. No obvious safety hazard found.

I could not see any cracking in the face or at the joins of any of the wall sheeting to indicate obvious excessive or unusual movement even though there are trees growing closer to foundations of this building than are recommended and that may cause cracking.

### **THE BUILDING INTERIOR cont'd**

#### **WALLS – Sheeted cont'd**

There are trees growing closer to some of the foundations than are recommended. I have a duty of care to warn these trees may cause future cracking and movement. 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 did test the face of some of the internal sheeted walls for plumb with a 1.2 metre spirit level. I could not see any obvious indication of excessive or unusual movement out of plumb.

**WALLS – Masonry:** I could not see any cracking in the face or at the joins of any of the masonry work in these masonry walls to indicate obvious excessive or unusual movement even though there are trees growing closer to these masonry walls than are recommended and that may cause cracking.

I did test the face of some of the masonry walls for plumb with a 1.2 metre spirit level. I could not see any obvious indication of excessive or unusual movement out of plumb.



**TIMBER MOULDINGS – Not Ceiling:** The internal timber mouldings all generally good condition. No obvious major defects. No obvious safety hazard found.

**DOORS & WINDOWS:** I was unable to fully inspect some of these elements. Some of the sashes have been screw fixed to remain shut. However these screw fixings should be able to be removed.

The internal and external door and window arrangements in varying stages of repair. Ongoing repairs to/maintenance of these elements will need to be considered as part of the maintenance program.

Some of the aluminium sashes will operate easier if the guides/tracks/rollers and mechanisms are lubricated/repared/maintained.

I cannot tell you whether or not the low glass panels are safety or toughened or appropriate to be used in a situation like this. I have a duty of care to warn you a person may fall against these low glass panels and that injury may occur.

I would recommend you determine from the owner whether a glass safety certificate has been issued for any glass that has been installed.

If no glass safety certificate has been issued, I have a duty of care to recommend you engage a licensed glass installer to determine whether or not there are any glass related safety hazards or defects you need to be aware of.

**FLOOR SLABS (Not Subfloor area):** I did test the surface of some of the internal living area floor slabs with a 1.2mm spirit level. Some of the surfaces are 2mm out of level over the 1.2 metre length of this level however to accurately test a floor slab like this for movement out of level using a spirit level is a difficult job. Any variations in the surface of the slab at the time the slab was laid do need to be allowed for. To accurately test a floor slab like this for any movement out of level, an automatic portable levelling instrument is recommended to be used by a specialist like a structural engineer as part of a special building inspection to determine whether or not excessive or unusual movement has occurred.

A full inspection of any floor cover or soft floor coverings has not been carried out as part of this report.

**MOISTURE LEVELS:** Because this building was not occupied at the time of inspection, I do have a duty of care to recommend that all surfaces tested with a moisture meter during this inspection are tested further once the building is occupied and the service areas used regularly to determine whether or not there are any water leaks.

**FIREPLACE:** No inspection as to operation or condition of the metal framed woodchip heating equipment or associated chimney equipment as part of this report. I would recommend you engage a licensed fireplace/heater installer to carry out a full inspection to determine whether or not there any safety hazards or defects you need to be aware of. No moisture marks on the ceilings to indicate any obvious recent water leaks from the chimney flashings.

The tiled hearth at the base of the woodchip heater in good condition. I could not see any cracked tiles.

**KITCHEN:** The stainless steel sink and taps and spout and the laminate benchtop sections all generally good condition. The splashback tiles in good condition. Some of the seals between the benchtop and the splashback have cracked. Some of the joints between the laminate benchtop sections have opened. I have a duty of care to recommend these seals and these opened joints are  
**THE BUILDING INTERIOR cont'd**

#### **KITCHEN cont'd**

sealed immediately to reduce the chance of water penetration or damage. These cracked seals are considered a potential water damage hazard and a major deterioration defect.

The kitchen cupboard door and drawer fronts and underbench shelving and carcass sections good condition. No obvious water leaks. No obvious serious water damage.

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 electric related safety hazards or defects you need to be aware of.

No moisture marking on the kitchen cupboard carcasses adjacent the dishwasher to indicate any obvious recent water leaks but I would recommend the hoses to or from this or any future dishwasher are inspected regularly for leaking and are repaired accordingly if required to reduce the chance of water damage.

The wall mounted cupboard and shelving arrangements over the benchtops in good condition. No obvious indication that the connections are in danger of failure.

The kitchen area floor tiles have minor surface chips and hairline cracks but are still serviceable. The cracking would be considered a minor appearance crack. The chipping has not affected the

serviceability of the tiles. I did test some but not all of the kitchen tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

**LINEN CUPBOARD:** The linen cupboard timber shelving in good condition. No obvious major defects. No obvious safety hazard found.

**LAUNDRY:** The stainless steel laundry tub and the metal cabinet supporting the tub and the laundry taps and spout and the washing machine taps all in reasonable condition however the tub and cabinet are not securely connected to the laundry wall increasing the chance of waste pipe damage. I would recommend immediate resecuring.

No inspection of any electric laundry 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 electric related safety hazards or defects you need to be aware of. There is no wall mounted clothes dryer support bracket.

The floor and wall tiles in the laundry all generally good condition. Some of the grout trimming the tile joints has cracked and crumbled and is recommended to be repaired but has not affected the serviceability of these tiles. I did test some but not all of the floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

**MAIN TOILET:** The porcelain toilet suite good condition. The rubber seal at the base of the flushpipe has started to perish and is recommended to be replaced to reduce the chance of water damage. This perished seal is considered a potential water damage hazard and a major deterioration defect. I did test the surface of the wall sheeting adjacent the cistern cock with a penetration moisture meter. The moisture content did range up to 14% which would be considered normal. A moisture content of 22% or more would need to be in a surface like this before it would be considered excessive or indicate any obvious water leak.

The porcelain wall mounted vanity basin and the taps over the basin and the pipework under the basin and the splashback tiles behind the basin all good condition. No cracked tiles. The basin is securely connected to the wall.

The wall mounted mirror front cabinet in this room in good condition and securely connected to the wall.

The toilet floor tiles in good condition. I could not see any cracked tiles. I did test some but not all of these floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

**ROBES:** The robe shelving and hanging rail arrangements all generally good condition.

**BATHROOM:** The porcelain vanity basin and taps and spout and the vanity benchtop and splashback tiles and benchtop and basin seals all generally good condition. The wall mounted mirror is showing no obvious signs of pulling away from the wall above the vanity. The wall mounted glass shelving adjacent the vanity in good condition but the shelf corners are finished at head height and eye height for some people and are considered a safety hazard. I have a duty of care to recommend you consider making safe.

The pressed metal bath and the bath taps and spout and the wall and shelf and apron tiles adjacent this bath all generally good condition. There are hairline cracks in some of the tiles. These

#### ***THE BUILDING INTERIOR cont'd***

#### **BATHROOM cont'd**

hairline cracks have not impaired the serviceability of the tiles and are considered a minor appearance cracking defect.

I cannot tell you whether or not any waterproofing has been applied to the wall and shelf areas and joins prior to these bath area tiles being laid. I did test some but not all of the bath area tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

The shower floor and wall tiles and the shower taps and rose and the fixed glass aluminium framed shower screen panel in good condition. I could not see any cracked tiles. I did test the surface of most of the shower area tiles. None of the shower area tiles tested sounded drummy to indicate loss of adhesion. I cannot tell you whether or not a waterproofing membrane has been applied to the wall and floor areas and joins prior to the shower tiles being laid.

I was unable to remove the tap bezels from the face of the wall tiles. I cannot tell you whether or not the concealed tap bodies behind these tiles have been fully silicone sealed against the tiles to reduce the chance of water penetration or damage. I have a duty of care to recommend these concealed bodies are further inspected and are sealed if required. If unsealed they are considered a potential water damage hazard.

The floor tiles in the rest of this bathroom in good condition. I could not see any cracked tiles.

I did lift a section of the loose laid carpet in the bathroom area over the concrete bathroom floor slab. I could not see any moisture marking on the edge of the carpet. I could not see any cracks in the slab adjacent the lifted edges of the carpet but the carpet was not fully removed.





## CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members (indicated with tick in box): Yes

**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
Concrete slabs	Garage	Hairline appearance cracks contributed to by shrinking of the concrete but I do have a duty of care to warn you that root growth from trees growing closer to this garage than are recommended may cause future cracking.
Ceiling sheets	Internal ceilings	The <u>cracks</u> in the ceiling sheets range in width up to hairline and I would describe as an <u>appearance</u> cracking defect. I could not see any obvious indication the serviceability of the ceiling sheets have been affected by this cracking that looks like the result of movement or shrinking or settling.
Masonry walls	Exterior walls	The <u>cracks</u> in the face or at the joins of the masonry walls of this building range in width up to 1mm and I would describe as an <u>appearance</u> cracking defect. I could not see any obvious indication the serviceability of the wall has been affected by this cracking that looks like the result of movement or shrinking or settling.
Masonry base walls	Rear spa area timber framed shade structure	Cracks and gaps up to 30mm in width and deflection of some of the masonry base wall sections as a result of root growth from adjacent trees. The structure is still serviceable but I have a duty of care to warn you that further cracking and deflection may occur.
Stone retaining walls	Property alignment	Cracks about 2-3mm in width that look like the result of root growth from trees in the soil adjacent these walls. The serviceability of this retaining wall has not been seriously impaired but I have a duty of care to warn you that root growth may cause future movement and cracking.
Tiles	Bathroom	Hairline cracks in some of the tiles adjacent the bath. This hairline cracking is considered a minor appearance cracking defect and has not affected the serviceability of the bath area tiles.

### 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

AS4349.1-2007

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 as follows.

- Part of the stone retaining walls on the property alignment has bowed slightly and cracked as a result of root growth from adjacent trees but is still serviceable.
- Some of the joins between the plaster cornice moulds have opened to a width of hairline. These gaps look like the result of shrinking or movement of some elements of the building. I would consider these gaps a minor appearance defect. I could not see any obvious indication any elements of the building adjacent these cornice moulds has been impaired by this movement.
- There are gaps at the joins between the plaster cornice moulds and the adjacent wall/ceiling surfaces that range in width up to hairline. These gaps look like the result of shrinking or movement of some elements of the building. I would consider these gaps a minor appearance defect. I could not see any obvious indication any elements of the building adjacent these cornice moulds has been impaired by this movement.
- I did test the surface of some of the internal living area floor slabs with a 1.2mm spirit level. Some of the surfaces are 2mm out of level over the 1.2 metre length of this level however to accurately test a floor slab like this for movement out of level using a spirit level is a difficult job. Any variations in the surface of the slab at the time the slab was laid do need to be allowed for. To accurately test a floor slab like this for any movement out of level, an automatic portable levelling instrument is recommended to be used by a specialist like a structural engineer as part of a special building inspection to determine whether or not excessive or unusual movement has occurred.

### 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 **1<sup>st</sup> 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](http://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 to Above 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 has been generally well constructed originally and originally finished to a good standard. However some of the additional building work like the timber shade structure adjacent the spa have not been finished to the same standard as the original house.

- Some elements of this property have not been fully maintained with the result that maintenance of some elements is recommended as required. Repairs to/making safe of some elements is also recommended as described.
- Because there has been movement at this building and because some of the movement involves cracking to some of the building members, I do have a duty of care to recommend you engage a structural engineer to further inspect the movement/cracking and would also recommend an engineer does test the building for any movement out of level using an automatic portable levelling instrument to then determine whether or not excessive or unusual movement has occurred and whether or not stabilising of any elements of the property is recommended. I have a duty of care to recommend you check if the engineer has an automatic portable levelling instrument and recommend you only use an engineer who has an automatic level.

I would recommend you send a copy of the sections of this building inspection report under the headings of "Summary", "Cracking to Building Members" and "Movement Indicators" to the engineer prior to any additional inspection being carried out. This information will be of assistance to the engineer.

I am providing you with the following names and phone numbers of engineers who I understand have experience in looking at movement and/or cracking of building members like this. I would recommend you talk with each of the engineers to determine which engineer would suit your purpose in this instance.

Stefan Rebibou	Booth Engineers	0402 839 053
John Van de Hoeff	NJA Consulting	3208 4755
Colin Lynskey	Lynskey Structural Consultants	3279 4909

I have been at properties in the past where Stefan from Booth Engineers was carrying out a pre-purchase engineering inspection for purchasers. I have had no negative feedback from purchasers about Stefan's services. I have not directly used Stefan's services or the services of the other engineers. I would have no hesitation in using Stefan's service for any property I would buy. Stefan does have an automatic portable levelling instrument.

Such an inspection and report from an engineer will help you with your decision about the purchase. A positive report may prove to be a valuable aid when the property is to be resold in the future. Most movement/cracking indicators will never go away.

I would also recommend you talk with an engineer about the vulnerability of future movement or cracking occurring as a result of the extended dry period that has been experienced recently and that may continue and that may have contributed to some of the movement/cracking at this property and that may cause future movement/cracking at this property.

- Because there are trees growing closer to some elements of this property than are recommended, I have a duty of care to recommend these trees are further inspected by a structural engineer to determine whether or not trees should be removed and/or root growth barriers be installed. Stefan was also looking at and reporting on tree and tree root growth for purchasers of other properties. I have a duty of care to recommend you talk with an engineer about the vulnerability of future movement or damage or cracking occurring at this property if trees are not removed and/or root growth barriers installed.
- Once the items in this report have been either attended to or have been further inspected or further considered or have been made safe, then I would recommend you do put in place an annual maintenance program at this house and that the program is fully maintained.

- I am not a timber pest expert. I would recommend you talk with the timber pest technician about the vulnerability of any elements of this property to timber pest attack and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended.
- I am not a foundation expert. I have a duty of care to recommend you do put in place a foundation maintenance program to help reduce the chance of foundation damage or cracking or movement occurring and the chance of movement out of level and movement out of plumb occurring at this property. I am including a brochure from the CSIRO that does provide helpful information for householders about foundation maintenance. I would recommend you read this brochure and that you follow the recommendations. As a precaution I also have a duty of care to recommend you engage a licensed structural engineer to put in place such a program for you.

**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:**

**TIMBER DECKS & TIMBER VERANDAHS:** Because there have been incidents where timber decks and/or timber verandahs have collapsed causing injury and death, I have a duty of care to recommend any timber deck and/or timber verandah structures are further inspected by an appropriately licensed and insured structural engineer or other suitably qualified and licensed and insured professional other than a licensed builder to determine the structural integrity and to determine whether or not additional securing/stabilising/bracing/making safe is recommended as part of the pre-purchase arrangements and prior to purchase or settlement. I also have a duty of care to recommend similar inspections are carried out every 12 months and also have a duty of care to recommend any defects or safety hazards identified are repaired/made safe immediately.

**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.

*Important Advice cont'd*

### **Trees cont'd**

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 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](http://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.

*Important Advice cont'd*

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. In the event any litigation is started as the result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.
- 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.

- 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. However where insulation material has been installed into the roof void and 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 1647, Milton Qld 4064

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 4<sup>th</sup> day of February 2011

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