



JS:kw

Date:

Client Name:

Dear

SAMPLE REPORT

Colonial/Queensland 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

REPORT CONTENTS

Page No.

ADMINISTRATION DETAILS (Property Address & Client) 2

INSPECTION DETAILS (Date, Time, Weather Conditions) 2

PURPOSE OF INSPECTION 3

REASONABLE ACCESS (Excess holes, Crawl space, Ladder access) 3

AREAS INSPECTED 3

RECOMMENDATIONS TO GAIN ACCESS & RE-INSPECT 4

FACTORS INFLUENCING THE INSPECTION/REPORT OUTCOME 4

DESCRIPTION AND IDENTIFICATION OF THE PROPERTY 5

OTHER INSPECTIONS & REPORTS REQUIRED 5

MAIN ELEMENTS OF THE BUILDING : 7

 “ “ **THE ROOF - EXTERIOR 7**

 “ “ **THE ROOF VOID 8**

 “ “ **THE BUILDING EXTERIOR 8**

 “ “ **THE SITE 11**

 “ “ **THE SUBFLOOR 12**

 “ “ **THE BUILDING INTERIOR 15**

 “ “ **CRACKING TO BUILDING MEMBERS 17**

 “ “ **MOVEMENT INDICATORS 18**

 “ “ **THE SERVICES 18**

 “ “ **CONCLUSION & SUMMARY 19**

IMPORTANT ADVICE 21

IMPORTANT DISCLAIMER 23

LIMITATIONS 26

ENCLOSURES 27

CONTACT THE INSPECTOR 28

ADMINISTRATION DETAILS

- Property Address:
 - Client: - Purchaser:
 - Owner:
 - Agent:
 - Client's Name:
 - Client Address:
 - Client Mobile:
 - Client Email:
 - Account to:
- Street, Albion
 -
 - John Citizen
 - Your Street
BRISBANE QLD 4000
 - 0437 --- ---
 - ---@ -----
 - Purchaser

INSPECTION DETAILS

- Time of Inspection
 - Date of Inspection
 - Persons in Attendance
 - Weather Conditions
 - Recent Weather Conditions
 - Building Furnished
 - Building Tenancy
- 3.00pm
 - Monday, 20 June 2011
Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.
 - A timber pest technician who was carrying out an independent timber pest inspection at this property on your behalf. The technician was Ian from Termimesh, who can be contacted on 3863 6400.
 - A representative from the real estate agency selling this property. The representative was Tanya Douglas from Ray White Coorparoo who can be contacted on 0434 096 119.
 - Yourself, ---.
 - Fine
 - It has rained during the few weeks prior to this inspection.
 - Unfurnished
 - Vacant

AGREEMENT DETAILS

- Agreement No.
 - Date of Agreement:
 - Time of Agreement
- 0300-200611
 - 21 June 2011
 - 9.39pm
- Specific Requirements/Conditions Required by You were: Nil
- Changes to the Inspection Agreement requested: Nil
- Date the Changed Agreement was accepted: Nil
- Time the Changed Agreement was accepted: Nil

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

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 metal roof sheeting fitted to the roof frame and has external timber wallboards and has timber flooring fitted to the floor frame and has timber/plaster/cement internal wall and ceiling linings. The house was built with an external front verandah. An external rear verandah has been added. The underbuilding area has been developed as a partially enclosed storage area with a laundry and toilet. This subfloor area has concrete floor slab sections.

I was unable to determine the exact age of the home. I would guess the home was built in the late 1920s.

OTHER INSPECTIONS AND REPORTS REQUIRED indicated with

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

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

(* 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 has been built as an addition. The enclosing of the laundry and the underbuilding area looks like 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:

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

- THE ROOF EXTERIOR
- THE ROOF VOID
- THE BUILDING EXTERIOR
- THE SITE
- THE SUBFLOOR
- 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

METAL ROOFING: The metal roof sheeting and flashings all generally good condition. No obvious major defects. No obvious safety hazard found.

The flexible seals trimming some of the roof elements are prone to cracking and leaking when exposed to sunlight. Regular inspections for deterioration or cracking are recommended as part of the annual maintenance program. If seals crack, they are a major deterioration defect.

PERIMETER ROOF GUTTERS: These roof gutters generally good condition. No obvious major defects. No obvious safety hazard found.

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 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 are in good condition. No obvious major defects. No obvious safety hazard found.

ROOF GABLES: The paint peeling from some of the gable elements is a major deterioration defect and potential water damage hazard. Repainting where required is recommended.

The timber trimming the face of the gable framework in good condition.

ROOF FRAME OVERHANG: The timber roof frame that forms the roof overhang support generally good condition. No obvious major defects. No obvious safety hazard found.

The splitting of some of the roof overhang timbers is a potential water damage hazard. Immediate and regular painting is recommended.

ROOF FRAME OVERHANG cont'd

I was unable to fully inspect the concealed top surfaces and any concealed edges of the roof overhang timbers but would normally look for any sign of water marking or water damage or structural damage.

THE ROOF VOID

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

The original roof/ceiling frame timbers have been hand pitched and have been generally well constructed when compared with other houses of a similar style and age.

The sagging of the original roof/ceiling frame timbers I would consider minor distortion defect when compared with other framework in houses of a similar style and age. I could not see any obvious indication the serviceability of the timber has been impaired by this sagging. The sagging has been reflected in the surface of some of the roofing.

Ryan, as we did discuss onsite, repairs may be required to a joint between the metal roof sheeting and flashing adjacent the front roof gable. There is light coming into the roof void adjacent this joint. I would recommend, as a precaution, you engage a licensed roofing contractor to further inspect this flashing to roof sheet connection. No obvious serious water damage at the time of inspection.

I could not see any sagging of any of the ceiling away from the ceiling support framework that I would consider excessive or unusual or that would be a potential safety hazard.

Sarking paper has not been installed over the roof frame prior to the roof elements being installed. However I'm pointing this out to you as an observation only. Sarking paper is not a Building Code requirement although it is considered better building practice that sarking paper be installed at the time of construction to reduce the chance of water penetration or damage if roof elements are damaged in a storm.

I could not see any insulation in the roof void. Insulation would not have been a Building Code requirement when the plans for the construction of this property were approved.

THE BUILDING EXTERIOR

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

EXTERNAL TIMBER WALLS: The cracks in the timber boards and mouldings trimming these boards are considered minor damage defects however regular painting of any cracks is recommended to reduce the chance of water damage.

The surface of some of the timber wallboards has deteriorated and rotted. Some of these surfaces have been previously patched. Paint has been peeling from some of these patched surfaces. Future repairs will need to be considered.

WALL SHEETS: The external lower level wall sheets generally good condition. I cannot tell you whether or not these sheets contain asbestos. An asbestos safety audit is recommended. I did note the edges of some of the sheets look like they have been bumped and damaged which may allow water on to some of the timber framework behind these sheets. Repairs to these damaged sheets are recommended. There are also holes that have been cut through some of the sheets where pipework has been fitted and where previously fitted pipework has been removed. Water can also find its way through these holes. I would recommend these holes are repaired.

WINDOW HOODS: The timber and metal window hood/flashing arrangements generally good condition. No obvious major defects. No obvious safety hazard found.

As a precaution I would recommend additional galvanised fixings are installed to further secure the hood frame joins as part of the maintenance program to help reduce the chance of failure or injury.

SILLS & MOULDINGS: The timber window sills are in generally good condition. No obvious major defects. No obvious safety hazard found.

The splitting of the timber window sills is a minor damage defect. No repairs are required but regular painting is recommended.

The timber mouldings trimming the wall openings generally good condition. No obvious major defects. No obvious safety hazard found.

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

AIR CONDITIONING cont'd

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.

HOT WATER HEATER: No inspection as to the operation or condition of the gas hot water heating equipment as part of this report. I would recommend you engage a licensed gas plumber to fully inspect the equipment to determine whether or not it 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 the equipment is appropriately ventilated.

FLASHINGS: Some of the flashings between the concrete floor support posts and the floor frame have been flattened against the face of the posts which is not desirable. I am not a timber pest expert. I would recommend you talk with Ian from Termimesh about the vulnerability of timber pests gaining direct access into the building past the edges of these damaged flashings and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended.

Some of the other flashings at the base of some of the lower level timber clad walls between the concrete floors support posts may also allow termite entry. I would recommend you talk with Ian from Termimesh about whether or not any timber pest activity or damage was located adjacent these ground level flashings.

FRONT ENTRY STEPS/LANDING/BALUSTRADE: The timber step treads and step stringers and timber riser boards and the timber landing floor frame and flooring and the timber balustrade arrangements all generally good condition.

The bottom ends of these posts are bolt connected into steel saddles that are clear of adjacent soil areas.

As a precaution, I would recommend additional galvanised fixings are installed to further secure the joints between some of the landing floor frame timbers and between these timbers and the support posts and between these timbers and the front verandah floor frame to help reduce the chance of failure or injury. Some of these joints look like they have opened.

No indication of excessive or unusual movement at the joins between the balustrade connections however I would recommend these connections are further secured with galvanised fixings to reduce the chance of failure or injury. These connections may fail unless galvanised fixings are used. Injury may result if failure occurs.

The bottom step tread is supported on concrete stumps in good condition.

As a precaution, I would also recommend additional galvanised fixing angles and bolts are installed to further secure the step stringers to the landing floor frames to reduce the chance of failure or injury.

REAR STEPS: The timber step treads and the step stringers and landing floor frame and flooring and timber balustrade arrangements all generally good condition. No indication of excessive or unusual movement between the step treads or stringers or at the joins between the stringers and the verandah floor frame. As a precaution, I would recommend additional galvanised fixings are installed to further secure one of these stringers to the floor frame to reduce the chance of failure or injury.

The bottom ends of the landing support posts are in direct contact with soil which is not desirable and does increase the chance of water damage and timber rot. I would recommend these posts are finished clear of soil.

As a precaution, I would recommend additional galvanised fixings are installed to further secure the joins between the landing floor frame timbers and between these timbers and the support posts to reduce the chance of failure or injury.

The timber balustrade in good condition. No indication of excessive or unusual movement at the balustrade connections however as a precaution I would recommend additional galvanised fixings are installed to further secure these connections to reduce the chance of failure or injury.

There is no balustrade fitted to the house side of these steps. I do have a duty of care to warn you a person may fall from the house side of the steps. I would recommend an additional restraint arrangement in installed.

The bottom step tread is supported on concrete posts in good condition. I have a duty of care to warn you the rise measurements between these timber step treads and the paved pathway at the base of the steps does vary which may cause a person to trip and fall and sustain injury. These unevenly sized steps are considered a safety hazard.

REAR VERANDAH: The timber verandah floor support posts and the floor frame and flooring all in reasonable condition. Additional timber trimmers look like they have been fitted to the top edge of some of the floor joists to increase the height of these floor frame timbers. In this instance I cannot tell you whether or not this timber has been laminated in this fashion from the factory or it was done on site. I do have a duty of care to warn you that some of these floor frame timbers may be considered undersized for the span they are required to cover and weight they are required to carry but were probably satisfactorily sized at the time of installation.

The house end of these floor joists are supported on a timber pole plate that is bolt secured to the building. I could not see any obvious indication of excessive or unusual movement at these bolt connections however as a precaution I would recommend additional thru-bolts are installed to further secure the pole plate to the main house floor bearer to reduce the chance of failure or injury.

Part of the pole plate is noticeably out of level. I have no answer as to why this pole plate looks like it has been installed out of level. However, as a precaution, I would recommend additional thru-bolt fixings are installed immediately to ensure the pole plate cannot fail.

As a precaution, I would also recommend additional joist hanging brackets are installed to further secure the house ends of these floor joists to the pole plates and to further secure the outside ends of these floor joists to the external floor bearers to reduce the chance of failure or injury.

There is no diagonal bracing between the floor support posts or fitted to the underside of the floor frame. The designer of this structure may have calculated that no additional bracing is recommended. No obvious indication of excessive or unusual movement out of plumb of this structure at the time of inspection but as a precaution I would recommend additional bracing is installed to reduce the chance of failure or injury.

The bottom ends of some of the floor support posts are in direct contact with soil, increasing the chance water damage and timber rot. Soil is recommended to be cleared as previously described when talking about the rear step landing support posts.

The timber roof support posts and roof beams and roof rafter arrangements all generally good condition. The top ends of these posts are bolt fixed to the roof beam. The outside of these rafters are metal plated to the roof beam. I was unable to determine how the concealed house ends of the roof frame timbers have been secured to the main house roof frame but no indication of movement.

The house ends of some of these roof frame timbers are supported by a timber pole plate secured to the external wall of the building. As a precaution, I would recommend additional joist hanging brackets are installed to further secure these rafters to the pole plate and that additional bolt fixings are installed to further secure this pole plate to the main house framework to reduce the chance of failure or injury.

No metal bracing fitted to the underside of the roof frame. No indication of excessive movement out of plumb of the roof support posts but as a precaution I have a duty of care to recommend additional bracing is installed.

The timber mouldings trimming the posts generally good condition. Some of the post mouldings have been removed to allow downpipe to be fitted.

The timber balustrade trimming the verandah generally good condition however some of the verandah gate balustrade sections have rotted. Repairs to these rotted elements are recommended. Some of the damage is advanced and is considered a major deterioration defect.

As a precaution, I also have a duty of care to recommend additional galvanised fixings are installed to further secure the joints between the balustrade sections to reduce the chance of failure or injury.

I also have a duty of care to warn you the gaps between the bottom rails of the balustrade and the top of the flooring are bigger than recommended and are big enough a child may squeeze through these gaps and fall from the verandah. Making safe is recommended.

I do have a duty of care to warn you the top surface of some of the timber floorboards has splintered and may cause injury. Splintered boards like these are a safety hazard. Making safe is recommended.

FRONT VERANDAH: The timber floor frame and flooring in varying stages of repair. Some of these timber elements have been replaced recently.

Some of the joints between the floor joists and the floor bearers are blind rebate joints. I was unable to determine exactly how deep into the blind rebates these timbers have been fitted but as a precaution I have a duty of care to recommend additional joist hanging brackets are installed to further secure these connections to ensure they cannot fail or injury occur. I also have a duty of care to recommend additional fixing angles are installed to further secure the external floor bearer arrangements back to the main house floor frame to reduce the chance of failure or injury. Some of these joints have opened.

FRONT VERANDAH cont'd

Some of the floor joists are supported by a timber pole plate. I would recommend additional joist hanging brackets are installed as previously described. This will reduce weight being transferred on to the pole plate.

As a precaution, I would also recommend additional joist hanging brackets are installed to further secure the house ends of these floor joists back to the main house framework to reduce the chance of failure or injury.

The timber roof support post and roof beam arrangements all generally good condition. As a precaution, I have a duty of care to recommend additional fixing angles are installed to further secure the bottom and top ends of these posts to the floor and roof frames to reduce the chance of uplift in high wind and that additional joist hanging brackets are installed to further secure the house ends of the roof beam rafters to the roof beams to also reduce the chance of uplift.

The cement sheeting trimming the underside of the front verandah roof frame good condition. I cannot tell you whether or not this sheeting contains asbestos. An asbestos safety audit is recommended.

I could not see any moisture marking on the verandah ceiling sheets or on the mouldings trimming these sheets to indicate obvious water leaks from the verandah roof sheeting or flashings.

The timber verandah balustrade arrangements in good condition but as a precaution I would recommend the joints between these balustrade connections and the joints between the timber lattice panels are further secured with galvanised fixings to reduce the chance of failure or injury.

The timber lattice gate is in fair condition. Some of the timber has deteriorated but is serviceable. The gate frame has sagged but is still serviceable. However further sagging may occur.

THE SITE

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

DRIVEWAY: The concrete driveway sections generally good condition. No obvious major defects. No obvious safety hazard found.

I could not see any cracking in the concrete driveway indicate obvious excessive or unusual movement even though there are trees growing closer to driveway than are recommended and that may cause cracking.

PATHWAYS: The concrete pathway sections generally good condition. No obvious major defects. No obvious safety hazard found.

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

The surface of some of the masonry paving is uneven and has deflected up to 20mm increasing the chance a person may trip and fall and sustain injury. I have a duty of care to recommend making safe.

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.

I have a duty of care to warn you a person may hit their head on the underside of the verandah floor frame finished above some of the landscaped steps and that injury may occur.

I also have a duty of care to warn you a person walking down the rear steps and on to the masonry paved pathway and on to the masonry paved steps may sustain injury. Some of the drops over the edge of the landscaped steps at the base of the timber steps are 400mm high. Injury may occur as a result.

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.

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

Some of the fence sections do wobble and are considered a potential safety hazard. Making safe is recommended.

PERIMETER FENCES/GATES cont'd

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.

I would recommend you talk with Ian from Termimesh about whether or not any of the damage to these fences is a result of timber pest activity and whether or not a timber pest treatment is recommended.

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.

I would recommend you talk with the local council about whether or not there are any records of floodwaters ever having found their way onto this building block.

I have a duty of care to recommend you talk with adjacent building occupants about whether or not there are any local flooding issues you need to be aware of.

The grated drains, especially at the rear of this property under the rear verandah, are finished in such a way that if the inground pipework does block, water may buildup on the masonry paved areas and may find its way on to the internal lower level concrete floor slab during heavy rain.

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.

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.

RETAINING WALLS: The timber retaining walls and the garden edge timbers adjacent these retaining walls in varying stages of repair. Some of these timbers have deteriorated and rotted. Ongoing repairs to these timbers are recommended as part of the maintenance program. I am not a timber pest expert. I would recommend you talk with Ian from Termimesh about the vulnerability of timber pests gaining entry into these timbers and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended.

THE SUB-FLOOR

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

TOILET: The porcelain toilet pan and plastic cistern are in good condition. However, the rubber seal at the base of the flush pipe has perished. I would recommend this perished seal is renewed to reduce the chance of water damage. This perished seal is considered a major deterioration defect and potential water damage hazard.

LAUNDRY: The double concrete laundry tubs in varying stages of repair. Some of the steel reinforcing trimming the edges of the concrete and in some of the concrete has rusted and has caused the concrete to crack. Some of the sharp edges of the rusting steel are a safety hazard. I would recommend making safe. The tubs are still serviceable even though they are a safety hazard. The tubs would be considered serviceable after making safe.

The timber cabinet supporting these tubs in fair condition however the tubs do wobble and are a safety hazard. Immediate stabilising of these tubs is recommended. If these double concrete tubs were to fall, serious injury or a fatality may occur.

Some of the shelving and cabinet sections are slightly moisture affected but are still serviceable.

No inspection of any electrical 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 was no wall mounted clothes dryer or clothes dryer support bracket installed at the time of inspection.

FLASHINGS: As previously described, some of the flashings between the floor support posts and the underside of the timber flooring and between the bottom edges of the lower level wall frames and the concrete floor slab are damaged. I also have a duty of care to warn you that I could not see that metal flashings have been installed between some of the floor frames and the concrete slabs, increasing the chance of moisture transfer damage from the slabs into the timber. It is recommended better building practice that flashings were installed at the time of construction.

FLOORING: The moisture content in some of the moisture marked timber floorboards did range up to 17% which is higher than average but not excessive. A moisture content of 22% or more would need to be in timber like this before it would be considered excessive however I do have a duty of care to warn you there may be a water leak from the service area above this flooring. I have a duty of care to recommend the service area is further inspected for water leaks by a specialist like a plumber and any leak be repaired.

The timber pest technician did point out to me there is timber pest marking on some of the floorboards. I would consider the extent of the marking in the individual boards as moderate but have a duty of care to warn you the strength of the timber may have been impaired by this marking and have a duty of care to recommend any pest marked timbers are stabilised to reduce the chance of failure underfoot. There are many ways that boards like these can be stabilised however replacement of any timber pest marked boards is the recommended method of stabilising to ensure failure/injury cannot occur. I also have a duty of care to recommend you talk with the timber pest technician about whether or not any timber pest activity was located in the boards and whether or not a timber pest treatment is recommended.

Some of the timber flooring has been water damaged as a result of previous water leaks. This damaged flooring may fail underfoot where the top face of the flooring is exposed. I have a duty of care to recommend the water damaged flooring is repaired. The damaged flooring is considered a major deterioration defect.

There are gaps between some of the tongue and groove floorboards. I would consider the width of the shrinkage gaps not excessive. Stabilising as a result of the shrinking is not required.

I am not a timber pest expert. I would recommend you talk with your timber pest technician about the vulnerability of any of the timber flooring or the adjacent subfloor framework or adjacent wall frames 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.

SUB-FLOOR FRAMEWORK: Some of the floor frame timbers would be considered undersized by today's building standards but were probably satisfactorily sized at the time of construction. Floor frame sizings have changed considerably in the last few years. I do not know of any retrospective arrangements that would require floor frame timbers like these to be altered to suit any changes in the Building Code of Australia but I do have a duty of care to recommend any floor frame timbers that may flex underfoot are strengthened to reduce the chance of failure or injury. If flexing does occur, it is considered a potential safety hazard.

I am not a timber pest expert. I have a duty of care to recommend you talk with your timber pest technician about the vulnerability of any timber elements of the subfloor framework or in the subfloor area or any other elements of the building adjacent the subfloor framework 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. Ian from Termimesh did point out to me there has been timber pest damage to some of the timber framed infill wall sections at the base of the upper level floor frames.

SUB-FLOOR FRAMEWORK cont'd

Ian will be able to tell you whether or not any of the upper level floor frames have been timber pest affected.

TIE-DOWNS: As a precaution I would recommend additional tie down bolts are installed between the floor frame and the support posts to reduce the chance of uplift in high wind.

FLOOR SUPPORTS: Some of the concrete floor support posts have cracked. Moisture being drawn into the concrete has caused the steel reinforcing bars to rust which as caused concrete to crack away from the face of some of these posts. I have a duty of care to recommend any cracked posts like these are replaced. These cracked posts are considered a potential safety hazard.

The alignment of the tops of some of the floor supports is not even. I have a duty of care to warn you that settling of some of the support foundations may have contributed to this out of alignment. I have a duty of care to recommend the building is checked for movement out of level using an automatic portable levelling instrument by a specialist to determine whether or not excessive or unusual movement has occurred. Relevelling is recommended to be considered especially prior to any additional building work or renovation work being carried out.

INFILL WALLS: I cannot tell you whether or not the wall sheets contain asbestos. An asbestos safety audit is recommended.

The cracks in the face or at the joins of the cement wall sheeting range in width up to 3mm and I would describe as an appearance cracking defect. I could not see any obvious indication the serviceability of the cement wall sheeting has been affected by this cracking that looks like the result of movement or shrinking or settling.

BATTENS: These batten panels between the floor supports generally in varying stages of repair. No obvious major defects. No obvious safety hazard found.

The timber sections in direct contact with concrete are vulnerable to water damage and timber rot and are recommended to be cut off 75mm above the adjacent concrete.

I am not a timber pest expert. I would recommend you talk with your timber pest technician about the vulnerability of timber pests gaining direct access into these batten panels and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended.

WATER/WASTE PIPES: I would recommend you engage a licensed plumbing contractor to carry out a full inspection to determine whether or not there are any compliance defects or any other defects you need to be aware of.

SURFACE WATER: I could not see any obvious indication water has been ponding on any of the soil in this subfloor area.

VENTILATION: I could not see any obvious indication the ventilation arrangements in the subfloor area are inadequate.

FLOOR SLABS: The cracks in the concrete floor slabs range in width up to 7mm and I would describe as an appearance cracking defect. I could not see any obvious indication the serviceability of the slabs have been affected by this cracking that looks like the result of movement or shrinking or settling.

I do have a duty of care to warn you water may find its way up through the joins between some of the slabs in this underbuilding area. These slab sections have never been designed or built or finished to be totally waterproof.

DOORS & WINDOWS: The metal garage door arrangements all generally good condition. No obvious major defects. No obvious safety hazard found.

The electric garage door actuator arrangements were unable to be operated. The hand held controller was not located.

THE BUILDING INTERIOR

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

CEILINGS: The ceilings 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 ceiling sheets to indicate obvious excessive or unusual movement of these ceilings.

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

I did check the underside of most of the ceiling sheets with the light beam from a torch when standing on the flooring below the ceilings. I could not see any sagging of the underside of any of the ceiling sheets to indicate obvious excessive or unusual movement.

CEILING MOULDINGS: The timber mouldings trimming the ceiling sheets all generally good condition. No obvious major defects. No obvious safety hazard found.

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.

TIMBER MOULDINGS: The internal timber mouldings all generally good condition. No obvious major defects. No obvious safety hazard found.

TIMBER WALLS: The internal timber wall linings all generally good condition. I did test some of these walls with a 1.2m spirit level. Some of the walls are about 5mm out of plumb which is not considered excessive or unusual.

I am not a timber pest expert. I would recommend you talk with Ian from Termimesh about whether or not any of the wall timbers have been timber pest affected. As previously described, some of the timber mouldings trimming the infill walls in the sub-floor area adjacent the underside of the upper level timber floor frames have been timber pest damaged.

DOORS & WINDOWS: 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.

Repairs to some of the latch/catch/handle arrangements are recommended. Some of these elements are not operating satisfactorily.

I cannot tell you whether or not the uneven margins between the timber doors and the door frames have occurred since construction or were present at the time of construction but have a duty of care to warn you that movement or settling of some of the foundations may have contributed to these uneven margins.

Some of the openings in the walls are out of square. Movement/settling of some of the foundations may have contributed to this out of square.

TIMBER FLOORS: There are gaps at some of the tongue and groove joins between some of the floorboards. These gaps look like the result of shrinking of the boards. I could not see any obvious indication the serviceability of these boards has been impaired by this shrinking. I would consider this shrinking a minor appearance shrinking defect.

I did test some of the timber floor surfaces with a 1.2 metre spirit level. Some of the flooring is 10mm out of level over the length of the level used. However, to accurately check the floor for movement out of level using a spirit level is a difficult job. To accurately for movement out of level, an automatic portable levelling instrument is recommended to be used as part of a special inspection by a specialist like a structural engineer to determine if excessive or unusual movement has occurred.

Any sagging of the floor joists between the bearers or any sagging of the bearers between the supports does need to be allowed for and may have contributed to any out of level.

Root growth from trees growing closer to some of the foundations than are recommended may have contributed to the out of level and may cause future movement out of level.

I do have a duty of care to recommend the flooring is checked for out of level with an automatic levelling instrument and is relevelled if required especially prior to any additional building work or renovation work being carried out.

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.

KITCHEN: The stainless steel sink and the mixer tap and spout and the kitchen benchtop and splashback arrangements and benchtop seals all mostly good condition. The face of some of these elements has been slightly damaged but no repairs required. Some of the benchtop joins have opened. I would recommend they are sealed. These open joins 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 moisture marking on the kitchen cupboard carcasses adjacent the dishwasher to indicate any obvious water leaks. I would recommend the hoses to or from this or any future dishwashing machine are inspected regularly for water leaking as part of the maintenance program and are repaired accordingly if required to reduce the chance of water penetration or damage.

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

No obvious indication any of the wall mounted cupboards above the benches are pulling away from the walls.

The floor tiles in varying stages of repair. Some of these tiles have cracked. I suspect flexing of the floor frame timbers below these tiles has contributed to this cracking and may cause future cracking. The tiles are still serviceable however future repairs will need to be considered.

BATHROOM: The porcelain toilet suite good condition. No obvious water leaks..

The porcelain vanity basin generally good condition. There are hairline cracks in the surface of the basin but I could not see any obvious indication water has leaked from the hairline cracks that I would consider minor appearance cracking defects. The timber benchtop and splashback and the timber door and drawer fronts and underbench shelving and carcass sections and the laminate finish trimming some of these elements all generally good condition. No obvious water leaks. No obvious serious water damage. However I would recommend the benchtop to splashback seal is renewed with silicon to reduce the chance of water damage. This join looks like it has started to open, increasing the chance of water damage.

The acrylic bath and the bath taps and spout and shower taps and rose and the wall and shelf and apron tiles adjacent this bath all in generally good condition however some of the grout between the tile joins has cracked. I would recommend this cracked grout is renewed with silicon. Grout like this is considered a potential water damage hazard and a major deterioration defect.

The tap bezels were unscrewed from the face of the wall tiles. The tap bodies have been silicon sealed against these tiles. I cannot tell you whether or not the water supply pipe through the wall tiles to the bath spout has been silicon sealed against these tiles. I would recommend these elements are further inspected and are sealed if required to reduce the chance of water penetration or damage. If unsealed, these elements are considered a potential water damage hazard.

The floor and skirting tiles in the rest of this bathroom generally good condition. I could not see any cracked floor tiles. I did test most but not all of these floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

There are gaps at the joins between some of the floor tiles and wall tiles. As a precaution I would recommend these joins are sealed to reduce the chance of water finding its way on to the timber flooring below this bath and causing water damage.

CRACKING TO BUILDING MEMBERS

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

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

Regardless of the appearance of the cracks a Pre-Purchase Building Inspector carrying out a Pre-Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) the nature of the foundation material on which the building is resting;
- (b) the design of the footings;
- (c) the site landscape;
- (d) the history of the cracks; and
- (e) carrying out an invasive inspection;

all fall outside the scope of this Pre-Purchase inspection. However the information obtained from the five items above is valuable in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the home owner resulting in major expensive rectification work being carried out.

Areas Inspected	Location	Description of the Cracking Defect at the time of inspection
Concrete floor slabs	Sub-floor	The <u>cracks</u> in the concrete floor slabs range in width up to 7mm and I would describe as an <u>appearance</u> cracking defect. I could not see any obvious indication the serviceability of the slabs have been affected by this cracking that looks like the result of movement or shrinking or settling.
Vanity basin	Upstairs bathroom	Hairline cracks in the surface of the basin. I could not see any obvious indication the serviceability of this basin has been impaired by these cracks that I would consider as minor appearance cracking defects.

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

- I did test some of the timber floor surfaces with a 1.2 metre spirit level. Some of the flooring is 10mm out of level over the length of the level used. However, to accurately check the floor for movement out of level using a spirit level is a difficult job. To accurately for movement out of level, an automatic portable levelling instrument is recommended to be used as part of a special inspection by a specialist like a structural engineer to determine if 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 **1st of September 2002, anyone who buys** a house, flat or unit **will be required** to have a safety switch installed within 3 months of transfer of property ownership. The **Seller** does have an obligation **to declare** on both the standard sales Contract and the Property Transfer Form where the home has a safety switch. It will then be up to the **Buyer** to ensure the safety switch is **installed**.

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

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

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

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

GAS: I have a duty of care to recommend that all gas services and appliances and pipework and heating equipment are fully inspected and reported on by a licensed and insured gas plumber to determine whether or not these elements are in safe and satisfactory operating condition and have been appropriately and safely installed and whether or not there are any safety hazards or defects or ventilation requirements you need to be aware of.

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

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

No advice is provided in this report about the **correct location and positioning** of smoke detectors or information about the **number of detectors that are required**. No advice about the **operation of any detectors** is offered as part of this report. No advice is offered and no inspection is

SMOKE DETECTORS cont'd

carried out as part of this report of **any fire protection/separation/ compartmentation arrangements**. I would recommend **a licensed private building certifier or fire specialist is engaged** to provide such information.

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

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

CONCLUSION & SUMMARY

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

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

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

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

IN SUMMARY:

Ryan, as we did discuss onsite after this inspection was completed, when compared with other buildings of a similar style and age, this house looks like it has been generally well constructed originally and originally finished to a reasonable standard.

- The additional building work at the property has been finished to various quality levels. Part of the rear verandah floor frame is unusually shaped where it connects the main house structure. However, this floor frame arrangement is still serviceable but as recommended in this report and as we discussed on site, I would recommend immediate further securing of some of the floor frame to main house frame connections of this verandah to reduce the chance of failure or injury. Further securing of and repairs to and making safe of some other elements of the front and rear verandahs and front and rear steps are recommended as described.
- Repairs to the deteriorated and rotted fence sections are recommended as described.
- Some of the lower level wall sheeting has cracked. Movement/settling of some of the foundations has contributed to this cracking as described.
- There are trees growing at this property and in adjacent properties that are closer to some elements of these properties than are recommended and that may cause future damage or cracking or movement at this property and adjacent properties as described.
- I would recommend the surface water drainage arrangements are further inspected during or directly after continuous heavy rain, as described in this report.
- Because some of the floor frame sections are out of level and because there are gaps between some of the floor and wall tiles and gaps between some of the floorboards and the skirting boards that look like the result of movement/settling of some of the support post foundations, I have a duty of care to recommend the building is checked for level prior to any additional building work being carried out as described.
- I would recommend the cracked and damaged concrete floor support posts are repaired as described.
- 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. I have been at building inspections in the past where Stefan Reibou from Booth Engineers, who can be contacted on 0402 839 053, was carrying out engineering inspections for other purchasers. I have had no negative feedback from purchasers about Stefan's service. I have a duty of care to recommend you talk with Stefan 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.

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.

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. On October 1, 2003 changes to the Building Act 1975 and the Standard Building Regulation 1993 commenced and now require outdoor swimming pools to comply with these changes.

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

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

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

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

- Bob Eccles 3356 6025
- Greg Nunan 3856 4625

- Greg Adsett 3252 2699
- Kevin Hayes 3254 1707

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

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

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

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

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

IMPORTANT DISCLAIMER

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

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

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

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

- 1. THIS REPORT IS NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance within the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2. THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3. THIS REPORT DOES NOT AND CANNOT MAKE COMMENT UPON:** defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *in the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean th at 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 21st day of June 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 - Tree Planting
General Information Brochure - Lead Paint