



JS:kw

Date:

Client Name:

Dear

SAMPLE REPORT

Unit style dwelling

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

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

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

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

PRE-PURCHASE INSPECTION - RESIDENTIAL BUILDING REPORT

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

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ADMINISTRATION DETAILS

Property Address:

Client: - Purchaser:
- Owner
- Agent

Client Address:

Client Mobile:

Client Email:

Solicitor:

Email:

Account to:

INSPECTION DETAILS

| | |
|--|---|
| Date of Inspection: | Tuesday, 11th May 2010 |
| Time of Inspection: | 8.15 am |
| Persons in Attendance: | Yourself and Des from Savco Pest Control who was carrying out an independent timber pest inspection at this property on your behalf and who can be contacted on 3288 8899. |
| Weather Conditions at the time of inspection: | Sunny conditions |
| Recent Weather Conditions: | Fine |
| Building Furnished: | Yes |
| Building Tenancy: | I understand this unit is owner occupied. |

PURPOSE OF INSPECTION

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

REASONABLE ACCESS

Only areas to which reasonable access was available were inspected. The Australian Standard 4349.1 defines *Reasonable Access* as "areas where safe unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight." Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cleaning, cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

AREAS INSPECTED AND RESTRICTIONS TO THE INSPECTION

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

- **The Actual Areas Inspected were:**
 - Building Interior
 - Building Exterior
 - 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.

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 unit does have two bedrooms and two bathrooms. This unit is on the 2nd living level above ground level of this four storey walk-up unit complex. This unit does have external balcony arrangements. I was unable to determine the exact age of the unit. I would guess the unit was built in the 1980's. I would recommend you engage your solicitor to determine the exact age of this unit.

This unit has external face brick walls and internal plaster/cement wall and ceiling linings. This unit does have a laundry in the main bathroom and does have a ground level allocated garage arrangement.

This inspection has been contained to the internal elements of this unit and to the external balconies and to the external masonry walls directly abounded by the balconies. None of the other external walls of this third storey unit have been inspected as part of this report. The allocated garage for this unit has been inspected.

No inspection of any other internal or external elements of any other unit or balcony or garage as part of this report.

No inspection of any other common elements like the walkways or driveways or stairways or balconies or step landing arrangements or any balustrade arrangements as part of this report. No inspection of any other common elements like the fences or retaining walls or landscaped areas or any other common elements as part of this report.

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 | |
| • Workplace Health & Safety inspection | | | • 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"/> | • Drainage inspection | |
| • Mould inspection | | | • Asbestos inspection | |
| • Appliances inspection | | <input checked="" type="checkbox"/> | • Gasfitting inspection | |
| • Alarm/Intercom/Data systems | | | • Airconditioning inspection | |
| • Mechanical Services | | | • Hydraulics inspection | |
| • Chimney inspection | | | • Hazards inspection | |
| • Fire Protection/Separation/Compartmentation inspection | | <input checked="" type="checkbox"/> | • Estimating report | |
| • Garage Door Mechanical | | | • Insulation inspections by an electrician and by an insulation specialist for electrical or fire hazards or defects | |
| • Durability of Exposed Surfaces | | | • Other: ** | <input checked="" type="checkbox"/> |

(Because repairs and waterproofing were being carried out to the roof slab arrangements over the garage and because the contractor carrying out this work did tell me that his company has carried out previous repairs to the roofing/guttering arrangements over the main building, I would recommend you determine the extent of the repairs that have been carried out and that are being carried out and whether or not they have been carried out by a licensed and insured contractor and whether or not there is any warrantee to accompany any such repairs)**

TERMINOLOGY (describing DEFECTS in the report)

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

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

THE INSPECTION FINDINGS

MAIN ELEMENTS OF THE BUILDING:

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

- THE BUILDING EXTERIOR
- THE BUILDING INTERIOR
- CRACKING TO BUILDING MEMBERS
- MOVEMENT INDICATORS
- THE SERVICES

My detailed report is as follows:

THE BUILDING EXTERIOR

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

BALCONIES: The balcony floor slabs are finished lower than the internal living areas and with slight fall to direct water away from the balcony. The balcony slate floor tiles in fair condition. Some of the slate has peeled. Further peeling of this slate will need to be considered. The nature of the slate tiles is such that peeling can occur. Some of these slate tiles do sound drummy. Some of the slate has lost some of its adhesion but the tiles are still serviceable. This loss of adhesion is considered a minor deterioration defect. However ongoing repairs to the slate balcony floor tiles will need to be considered as part of the maintenance program.

As we discussed on site, some of the metal balustrade arrangements are rusting. This rust is considered a deterioration defect. Immediate treatment with rust inhibitor is recommended. Regular treatment with rust inhibitor is also recommended.

As we also discussed on site, the height of the balustrade is less than expected by today's building standards but was probably a satisfactory height at the time of installation. Balustrade requirements have changed in the last few years. I do not know of any retrospective arrangements that would require balustrade sections like these to be altered to suit any changes in the Building Code of Australia but an enquiry of your insurer may find the insurer does have balustrade requirements that need to be met to reduce the chance of failure or injury. This low balustrade is considered a potential hazard. I have a duty of care to warn you that balustrade arrangements at this height are considered a safety hazard. I do have a duty of care to recommend making safe.

The underside of the concrete floor slab of the balcony of the unit above that forms the ceiling over this balcony being inspected in good condition. I could not see any ceiling slab cracks.

EXTERNAL WALLS: As we did discuss on site, there are gaps and cracks at the joins between some of the bricks in the walls directly adjacent the balconies that range in width up to 5mm. There are cracks through the face of some of the bricks adjacent the balconies that range in width up to about ½ mm. As we also discussed on site, most of these gaps and cracks look like they have been contributed to by shrinking of the concrete floor slabs on which the bricks have been laid. In this instance I could not see any obvious indication the serviceability of these masonry walls has been seriously impaired by these gaps and cracks.

There are vertical and horizontal cracks at the joins between some of the bricks in the painted masonry walls in the stairway directly adjacent the entry door into this unit that range in width up to a little wider than hairline and look like the result of slight shrinking/movement of some elements of the building. I could not see any obvious indication these hairline gaps and cracks have impaired the serviceability of the wall sections.

However I was unable to inspect any of the other external masonry walls of this third floor unit from ground level.

GARAGE: This unit does have a single allocated unit in a free-standing garage structure at the rear of this complex. This allocated garage does have a concrete floor slab and has brick walls on two sides and has a concrete block retaining wall at the rear of the garage and does have a concrete roof/ceiling slab poured into metal decking. There is a masonry parapet wall around the edges of the roof slab. Only the allocated garage for this unit has been inspected as part of this report.

There are cracks in the concrete floor slab that have been contributed to by shrinking of the concrete and that range in width up to a little wider than hairline. I could not see any obvious indication the serviceability of this slab has been impaired by this cracking. I do have a duty of care to warn you however that root growth from trees growing closer to this garage structure than are recommended may have also contributed to this cracking and may cause future cracking.

[The Building Exterior cont'd](#)

GARAGE cont'd

The concrete floor slab is shaped with fall towards the base of the garage door and the driveway and does have shaped spoon drains in the edge of the slab to help control any water that may find its way through the retaining wall at the rear of this garage.

The exposed brick walls and the exposed concrete block wall sections that were able to be inspected and not covered with stored equipment all generally good condition. I could not see any cracking in these exposed wall sections to indicate obvious excessive or unusual movement.

There is rust and corrosion on the underside of the metal decking into which the concrete ceiling slab has been poured. I would recommend this rust and corrosion is treated immediately and regularly with rust inhibitor. At the time of inspection this rust would be considered a minor damage/deterioration defect however immediate and regular treatment with rust inhibitor is recommended.

The metal garage door generally good condition. There is rust and corrosion on some of the metal elements. Treatment with rust inhibitor is recommended.

The shelving arrangements generally good condition. The metal framework supporting the timber shelving is securely bolt connected to the garage walls. No obvious indication the shelf connection arrangements are pulling away from the walls.

Des from Savco Pest Control did point out to me and to yourself that there are mud marks on the face of the concrete retaining wall at the rear of this garage. It looks like there may have been equipment stored against this rear wall at some stage and that termites have tracked into this garage and left the mud tracking. I am not a timber pest expert. I would recommend you talk with Des from Savco Pest Control about the vulnerability of timber pests gaining entry into this structure and whether or not any timber pest damage was located.

Repairs to the waterproofing arrangements over this garage were being carried out at the time of inspection by a roofing contractor. I did talk with the roofing contractor. This contractor did indicate there have been previous repairs carried out by the same company to the main roof elements and main roof gutter elements over the main living areas of the unit complex.

I did note there are gaps at the joins between some of the concrete garage ceiling slab sections and the base of the masonry parapet walls around the edge of the slab. These gaps range in width up to about 5mm and have been contributed to by shrinking of the concrete. I did push against some of these low parapet garage roof walls. None of the wall sections moved.

There are white efflorescence powder marks on the face of some of the masonry walls of this garage that are the result of moisture being drawn into these masonry garage walls. However I could not see any obvious indication the serviceability of these walls has been impaired by these white efflorescence powder marks.

THE BUILDING INTERIOR

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

CEILING: I could not see any moisture marking to indicate obvious water leaks from the unit above.

I could not see any cracking in the face or at the joins of these sheets to indicate obvious excessive or unusual movement.

I could not see any movement at the joins between the plaster cornice moulds to indicate obvious excessive or unusual movement. However I cannot tell you whether or not repairs to any of these elements have been carried out prior to the elements being last painted.

I cannot tell you whether or not any of the ceiling sheets contain asbestos.

No obvious major defects. No obvious safety hazard found.

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

WALLS: Repairs to some of the joins between some of the wall sheets look like they have been carried out since construction. However I could not see any indication of excessive or unusual movement of any elements of the building adjacent these repaired joins.

I could not see any cracking in the wall sections that would require further investigation.

I cannot tell you whether or not any of the wall sheets contain asbestos. I would recommend an asbestos safety audit is carried out.

No obvious major defects. No obvious safety hazards found.

The Building Interior cont'd

DOORS & WINDOWS: The timber internal and external doors and the aluminium framed door/window arrangements all in reasonable condition however the front entry door has been fitted previously with an automatic door closer that has been removed. I have a duty of care to recommend this door closer is refitted. It may be found that a door closer is part of the fire protection requirements

and that removal of or poor operation of the door closer may void the fire protection insurance arrangements.

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

Some of the sliding doors are not easy to operate. Adjustments to/lubrication of some of the mechanisms is recommended.

As we did discuss on site, some of the aluminium sashes do not look as if they are used regularly. Some of these sashes are difficult to operate. I have a duty of care to recommend these sashes are further inspected by a specialist. There are companies like G James Glass who should be able to provide you with the name of contractors who specialise in maintaining/servicing aluminium doors/window sash and frame and track and roller and guide arrangements and locking arrangements like these. Immediate refurbishment/maintenance of some of these elements is recommended.

As we also discussed on site, some of the timber doors are binding in the door openings. I suspect slight sagging of the floor slab of the living areas of this unit and slight sagging of the ceiling slab over this unit that forms the living area slab of the unit above have contributed to these doors binding. These doors look like they have been in this binding condition for many years. I was surprised they have not been eased. The doors can probably be forced shut. Not much material will be required to be used from these doors to allow them to close appropriately in the openings.

Repairs to some of the door lock/latch arrangements are recommended. In particular the front entry door dead lock is difficult to operate.

No obvious major defects.

STORAGE/LINEN CUPBOARDS The shelving arrangements in fair condition. Some of the laminate has peeled and has lifted but is still serviceable. The lifting laminate is a minor damage defect. The bottom edges of some of the cupboard doors have swollen but are still serviceable. The swelling is a minor damage defect.

ROBES: The robe shelving and hanging rail arrangements all in reasonable condition.

No obvious major defects. No obvious safety hazard found.

EN-SUITE BATHROOM: The porcelain toilet pan and plastic cistern good condition. No obvious water leaks.

The porcelain vanity basin and taps and spout and the vanity benchtop and splashback tiles all generally good condition. Some of the benchtop seals and basin seals have cracked. These cracked seals are a potential water damage hazard and a major deterioration defect because of the chance of water damage occurring. I would recommend these cracked seals are repaired.

The vanity door and drawer fronts and underbench shelving and carcass sections in varying stages of repair. Some of the laminate has peeled. Some of the timber behind the laminate has swollen. Water splashing over the edge of the benchtop may have contributed to some of this deterioration. These deteriorated elements are still serviceable. I would consider the deterioration as minor damage defects. However future repairs to some of these deteriorated elements will need to be considered as part of the future maintenance program. No obvious water leaks at the time of inspection.

The chips in the enamel of the pressed metal shower tray are minor damage defects and are not affecting the serviceability of the tray. The shower taps and rose and the aluminium framed sliding and fixed glass shower screen panels and the wall and apron tiles and hob tiles adjacent the shower in fair condition. The tap bodies behind the bezels have not been fully silicone sealed against the wall tiles increasing the chance of water penetration and water damage. I would recommend these unsealed bodies are sealed immediately. They are considered a potential water damage hazard. I would also recommend the concealed water supply pipe through the wall tiles to the bath spout and the concealed fixings securing the shower grab rail are also further inspected and are sealed to reduce the chance of water penetration.

One of the hob tiles is cracked but this cracked tile is not affecting the serviceability of the shower. I did test most of the shower area tiles. None of the tiles tested sounded drummy to indicate loss of adhesion. However I cannot tell you whether or not any waterproofing has been applied to the wall and hob and apron areas prior to these tiles being laid.

[The Building Interior cont'd](#)

EN-SUITE BATHROOM cont'd: The aluminium framed shower screen doors are sliding satisfactorily.

I could not see any obvious indication of any current water leaks from the shower screen frame. I did test the surface of the wall sheeting in the hallway and main bathroom/laundry area adjacent the shower recess with a penetration moisture meter. The moisture content did range up to 12% which would be considered normal. A moisture content of 22% or more would need to be in surfaces like this before it would be considered excessive or indicate any obvious water leak.

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

No obvious safety hazard found.

MAIN BATHROOM/LAUNDRY: No inspection as to the operation or condition of the hot water heater in the laundry as part of this report. No obvious water leaks from the hot water heater however I would recommend you engage a licensed electrician and licensed plumbing contractor to carry out a full inspection to determine whether or not the heater is in safe and satisfactory operating condition and whether or not there are any safety hazards or defects you need to be aware of.

The stainless steel laundry tub and the metal cabinet supporting the tub and the laundry taps and spout and the washing machine taps and the splashback tiles all good condition. However the tub to splashback tile seals are cracked and are considered a major deterioration defect and potential water damage hazard. Repairs are recommended.

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 safety hazards or defects you need to be aware of. The wall mounted metal clothes dryer support bracket was securely connected to the laundry wall at the time of inspection but no dryer fitted.

The porcelain toilet pan and plastic cistern good condition. No obvious water leaks.

The pressed metal bath generally good condition. However some of the bath/shower area tiles are cracked. Some of the grout between the tiles has crumbled. The cracked tiles and the crumbling grout should not affect the serviceability of the bath/shower area providing an appropriate waterproofing has been carried out to these areas prior to the tiles being laid. I cannot tell you whether or not waterproofing has been applied. I could not see any obvious water leaks from the shower screen frame. However the frame will operate easier if the guides and tracks and rollers are cleaned and lubricated and adjusted. The shower screen frame is very difficult to operate.

The bath/shower taps and the shower rose and the bath spout in fair condition, however the protective flexible cover over the flexible shower hose is damaged and is recommended to be replaced even though the flexible hose is still serviceable. The unsealed tap bodies behind the tap bezels are considered a potential water damage hazard. Immediate seals are recommended. I would recommend the concealed water supply pipe through the wall tiles to the bath spout is further inspected and sealed if required.

Repairs to some elements of this bath/shower arrangement will need to be considered as part of the future maintenance program to help reduce the chance of water damage. I do have a duty of care to warn you a person may cut themselves on the sharp edges of some of the cracked/broken tiles. Making safe is recommended.

The porcelain vanity basin and the taps and spout and the vanity benchtop and splashback tiles and the vanity door and drawer fronts and underbench shelving and carcass sections in fair condition, however the cracked bench and basin seals are considered major deterioration defects and potential water damage hazards. Immediate repairs are recommended.

No obvious water leaks from the under basin pipework arrangements at the time of inspection.

Some of the laminate edges trimming some of the carcass sections have peeled. Repairs to these laminate sections are recommended. Some of the laminate is chipped but is still serviceable.

The floor and skirting tiles in the rest of this laundry/main bathroom in fair condition. There is a floor grate. The grate is sound underfoot. I did test some but not all of the floor tiles. None of the tiles tested sounded drummy to indicate loss of adhesion.

KITCHEN: The stainless steel sink and the mixer tap and spout and the kitchen benchtop and splashback arrangements and benchtop seals all good condition. The kitchen cupboard door and drawer fronts and underbench shelving and carcass sections all generally good condition. No obvious water leaks. No obvious serious water damage. The wall mounted cupboards above the benchtops are generally secure. No obvious indication of excessive or unusual movement away from the walls but I would recommend these connections are inspected regularly and are resecured if movement indicators to occur. I could not see any cracked splashback tiles.

[*The Building Interior cont'd*](#)

KITCHEN cont'd: No inspection of any electrical 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 appliance safety hazards or defects you need to be aware of.

No moisture marking on the cork floor tiles adjacent the dishwasher or on the cupboard carcasses adjacent the dishwasher to indicate obvious recent water leaks. No obvious water leaks from the dishwasher hoses or tap arrangements or waste pipe arrangements.

No obvious major defects. No obvious safety hazard found.

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 slabs | Exposed garage floor slab | Cracks a little wider than hairline that look like the result of shrinking of the concrete but may have also been contributed to by root growth from trees growing closer to the slab than recommended. I could not see any obvious indication the serviceability of the slab has been impaired by these cracks. I would consider these cracks as minor shrinkage cracking defects. |
| Other Areas | | |

TERMINOLOGY (describing CRACKING DEFECTS in the report)

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

CATEGORISATION of Cracking in MASONRY WALLS

AS4349.1-2007

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

MOVEMENT INDICATORS

There are movement indicators at this property where:

- There are indications that repairs have been carried out to the joins between some of the internal wall sheets mainly but not limited to the wall sections above the hallway doors that look like the result of movement/settling of some elements of the building. I could not see any obvious indication the serviceability of the building has been seriously impaired by these movement indicators.
- Where some of the timber doors are binding in some of the door openings. I suspect settling of some of the floor slab/ceiling slab sections has caused some of these door openings to move and create the binding. The binding doors are recommended to be eased. I could not see any obvious indication the serviceability of the building or the walls has been seriously impaired by the slight movement of these openings.

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.

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

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

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

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

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

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

[CONCLUSION & SUMMARY](#)

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

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

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

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

IN SUMMARY:

As we did discuss on site after this inspection was completed, compared with other units of a similar style and age, this unit has been generally well constructed originally and originally finished to a reasonable standard. However some elements of this unit have not been fully maintained with the result that maintenance of some elements is recommended as described. Making safe of some elements is also recommended as described.

Maintenance of/repairs to some of the window/door sash/frame/lock/latch arrangements are recommended as described.

Repairs to/refurbishment of some of the bathroom/laundry/en-suite elements are recommended where seals have cracked and tiles are cracked and where some of the shower screen arrangements

[In Summary cont'd](#)

do not operate easily and where some of the tap bodies are not fully silicone sealed against the wall tiles increasing the chance of water damage. Maintenance of the rusting balcony balustrade

arrangements is recommended. Making safe of these low balustrade arrangements is recommended as a precaution.

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

I am not a timber pest expert. I would recommend you talk with Des from Savco Pest Control about the vulnerability of any elements of this property to timber pest attack and whether or not any timber pest activity or damage was located and whether or not a timber pest treatment is recommended.

I am not a foundation expert. I would recommend you determine from the Body Corporate Management whether or not there is a foundation maintenance program in place to help reduce the chance of future foundation damage or cracking or movement especially as a result of trees growing much closer to some of the foundations and other elements than are recommended and that can cause cracking and damage. If there is no such program in place, I would recommend the Body Corporate do engage a structural engineer to put in place such a program.

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

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

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

IMPORTANT ADVICE:

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

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

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

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

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

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

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

Trees cont'd

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPORTANT DISCLAIMER

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

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

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

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

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

- original work or any additional building work was carried out and whether or not the necessary inspections were carried out during or after the building work was completed and whether or not final inspection certificates/glazing certificates/waterproofing certificates/smoke detector installation certificates/pool fence-gate compliance certificates etc. have been issued.
7. **BSA DIRECTIVES:** No inspection has been carried out as part of this report to determine whether or not any directives have ever been issued by the BSA for the repair of any defective building work at this property.
 8. **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non-wood decay fungi is commonly known as Mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the inspection, mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If mould is noted as present within the property or if you notice mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
 9. **ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.
 10. **SHOWER RECESSES:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show inadequate waterproofing, especially if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. A moisture meter will be used where access permits. If the shower (or shower over a bath) has part of it located on an external wall or if there are stored goods preventing access to the wall or floor area immediately adjacent to the shower then this may prevent leaks or leak damage from being detected. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
 11. **GLASS CAUTION:** Glazing in older buildings (built prior to 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas and bathrooms should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard. I have a duty of care to recommend that you have a licensed glazing contractor conduct an audit of all glass in the building to ensure that it complies with current Australian Standards and whether or not there are any safety hazards or defects you need to be aware of. Any glass found not to comply or that is unsafe should be replaced immediately.
 12. **STAIRS & BALUSTRADES:** Specifications have been laid down by the Australian Building Code – Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs, and in particular those built before 1996, may not comply with the current standard. I do not know of any retrospective requirements that would say these elements need to be altered to suit today's building standards but an enquiry of your insurer may find your insurer does have stair and balustrade requirements that need to be met to reduce the chance of failure or injury. Any step/balustrade arrangements that do not comply with today's standards are considered a potential safety hazard. Any step rise measurements vertically between the treads or any going measurements horizontally between the toe and the heel of the treads that are not uniform and any balustrade heights less than 1 metre and any balustrade gaps wider than 125mm are all considered potential safety hazards that may cause injury. I have a duty of care to recommend making safe if required to reduce the chance of injury.
 13. **LEAD PAINT:** No inspection for lead paint was carried out at the property and no report on the presence or absence of lead paint is provided. Lead paint is likely to be found on homes built prior to 1970. In many cases these buildings may have lead-based paint covered by more recently applied paint. Lead based paint is a problem when it becomes powdery or flaky and during paint removal. For more information please refer to Workplace Health & Safety brochure number 032 issued January 2001. This can be downloaded from the following web address: <http://www.whs.qld.gov.au/brochures/bro032v5.pdf>
 14. **CONTROL JOINS:** In 1996 Australian Standard 2870 relating to masonry work and concrete slabs was introduced and required that control joints be built into external masonry

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

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

LIMITATIONS

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

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

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

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

Limitations cont'd

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

ENCLOSURES

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

CONTACT THE INSPECTOR

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

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

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

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

Dated this 12th day of , 2011

SIGNED FOR AND ON BEHALF OF: JOHN STEPHENS

Signature:

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