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# **Residential Building Inspection Report**

**Complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings Part 1:  
Pre-Purchase inspections – Residential buildings – Appendix "C"**

**3 Albert Street, Alpertown, Qld, 4110**



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**Date of Inspection:** 05/08/2014

**Job No.** 2098

**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.

**Report Requested By (Client):**

**Name** Mr. smith

**Address** 22 Smith St, Smith town, Qld,4220

**Phone** 040001110

**Email** Smith0011@gmail.com

**Agent** Remax Real Estate, Smith Town

**Address of Inspected Property:**

**Street Address** 3, Albert st

**Suburb** Alpertown, Qld, 4110

**Time of Inspection** 04:00 PM

**Weather Condition at Time of Inspection** Dry

**Recent Weather Conditions** Dry and Wet

**Type of Construction** Free Standing Domestic House. **Height:** Split Level. **Walls:** Brick Veneer and Weatherboard. **Piers:** Concrete and Steel. **Floor:** Concrete Slab and Timber. **Roof:** Galvanized

**Approximate Age** 70's

**Building Furnished** No

**Building Tenancy** Unoccupied

## **Agreement Details**

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 Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

**Agreement No:** 2098      **Date of Agreement:** 30/07/2014      **Time:** 01:00 PM

**Specific Requirements/Conditions required by you were:** None

**Changes to the Inspection Agreement requested:** None

Date and Time the Changed Agreement was accepted: **Date**      **Time** 02:00 PM

## **Important Information Regarding the Scope and Limitations of the Inspection and this 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 too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with 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 (*eg. 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, You must notify Us as soon as possible of the dispute

or claim by email, fax or mail. You must allow us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If you are not satisfied with our response you must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

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 peoples’ health. You should seek advice from a qualified asbestos removal expert.”
6. **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.
7. **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8. **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.

### **Important Advice**

**Note:** 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 are too close to the house this could affect the performance of the footing 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.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2010 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 finds for non compliance under the legislation.

**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 run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

### **Definitions**

The definitions of good, fair and poor:

**Good:** The item or area inspected appears to be in serviceable and/or sound condition without any significant visible defects at the time of the inspections.

**Fair:** The item or the areas inspected show minor defects, minor damage or wear and tear and may require repair and maintenance.

**Poor:** The item or area inspected requires significant repairs or replacements and maybe in badly neglected state due age or lack of maintenance, deterioration, or not finished to an acceptable standard of workmanship.

**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.

**Acceptable Condition:** The item or area inspected was found to be without defect.

**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-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**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.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

### **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:** - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

**Note:** In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

### **Other Inspections and Reports Required**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Council Plan Inspection     | <input checked="" type="checkbox"/> Electrical Inspection          | <input checked="" type="checkbox"/> Plumbing Inspection     |
| <input checked="" type="checkbox"/> Timber Pest Inspections     | <input checked="" type="checkbox"/> Structural (Engineer)          | <input checked="" type="checkbox"/> Geotechnical Inspection |
| <input checked="" type="checkbox"/> Swimming Pool Inspection    | <input checked="" type="checkbox"/> Drainage Inspection            | <input checked="" type="checkbox"/> Council Compliance      |
| <input checked="" type="checkbox"/> Mould Inspection            | <input checked="" type="checkbox"/> Asbestos Inspection            | <input checked="" type="checkbox"/> Appliances Inspection   |
| <input checked="" type="checkbox"/> Air Conditioning Inspection | <input checked="" type="checkbox"/> Alarm/Intercom/Data System     | <input checked="" type="checkbox"/> Hydraulics Inspection   |
| <input checked="" type="checkbox"/> Mechanical Services         | <input checked="" type="checkbox"/> Durability of Exposed Surfaces | <input checked="" type="checkbox"/> Surveyors Report        |

Other: None

## **Areas Inspected and Restrictions to the Inspection**

**Accessible Area:** The Building and the site including fences that is up to 30 metres from the building and within the boundaries of the site.

**Reasonable Access:** Only area where safe, unobstructed access is provided and the minimum clearance specified below have been inspected.

Area	Access Hole	Crawl Space	Height
Roof Interior	450 x 400mm	600 x 600mm	Accessible from 2.1 step ladder or 3.6m ladder placed against a wall.
Roof Exterior			Accessible from a 3.6m ladder.

### **The Actual Areas Inspected were:**

- ☒ Interior of the building
- ☒ Exterior of the building
- ☒ Roof space
- ☒ Sub-floor area
- ☒ Roof Exterior
- ☒ Grounds
- ☒ Fences
- ☒ Retaining Walls
- ☐ Other

#### **A. Areas not accessible for inspection:**

None

No inspection was made of concealed frame timbers or any areas concealed by wall linings and / or sidings, soil, landscaping, rubbish, floor coverings, furniture, wall hangings including pictures, appliances, stored items, sarking, insulation, hollow blocks, posts or any other obstructions to visual inspection. Neither inspection of voids beneath cupboards & bathtubs nor the underside of framing to the deck pool side where it is close to the ground.

#### **B. Areas where inspection was obstructed:**

- Internal walls in the subfloor

#### **Areas to which access should be gained:**

- Internal walls in the subfloor

Further Inspection and Reporting of 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.

Where access is restricted and the purchaser requires a full inspection of the roof cavity, a special purpose inspection and report is available and recommended. Permission from the owner is required to complete this inspection as sections of the roof may require removal.



## **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: None

**Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:**

Additional information provided to inspector was: None

**Details of apparent concealment of possible defects: None**

**Details of other factors influencing the inspection: None**

### **Terminology**

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

**Damage:** The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting:** The Item has moved out of shape or moved from its position.

**Water Penetration, Dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration:** The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational:** The item or part does not function as expected.

**Installation:** The installation of an item is unacceptable, has failed or is absent.  
Absent.

**Structural Defect:** Where in the inspectors opinion the structural performance of the Building element is impaired at the time of inspection and the expected consequence of this impairment is unknown until further information is obtained.

**Building Element:** Portion of a building that, by itself or in combination with other such Parts, fulfils a characteristic function.

**Site:** Allotment of land on which a building stands or is to be erected.

**Safety Hazard:** Any observed item that may constitute a present or imminent serious Danger.

**Reasonable**: Acceptable general condition, average for its age and type.

**Sarking**: Foil builder's paper commonly used under roof tiles.

**DPC**: Damp proof course.

**Party Wall**: Separating firewall, usually masonry, between strata title dwellings.

**Steel Lintels**: Steel support bar used to carry masonry over openings.

**Soffit**: Eave lining.

**Binding**: Refers to doors that stick and require planning or adjustment.

**Drummy**: Refers to floor and/or wall tiles and/or cement render that is not Adequately fixed and has a hollow sound when tapped.

**Frog**: Is a flap cover over an external dry waste pipe.

**Weep Holes**: Perpendicular gap between bricks located on top of any DPC or flashing. The code requires weep holes in all cavity brick & brick veneer walls at centres no greater than 1200mm. Weep holes are not required where the external masonry is weather proofed.

**Infestation**: Refers to any pests or vermin, including Termites, whether active or Inactive.

**Delaminating**: Refers to Gyprock sheet either wall or ceiling that has insufficient fixing due to inadequate fixing techniques, insufficient perimeter fixings, Blowback through tiled roofs & condensation, Lack of ventilation, Slab heaving.

**Popping**: Popping occurs at or during which time nails / screws have not been properly fixed through sheeting either Gyprock or fibrous sheeting.

## **INSPECTION FINDINGS**

The following areas were inspected where present and within the scope of the inspection -

**Important: Strata Title** - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas 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.

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

#### **1. GENERAL**

GENERAL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Security Screens			✓		
Hot Water			There Was Hot Water on Day of Inspection		
Sheds				✓	The metal shed roof is distorted, repairs are required
Driveway / Paths				✓	Movement cracks were visible to the concrete driveway, significant repairs are required, consult a concreter for advice.  The pavers at the front & rear are uneven, relaying is required
<p><b>Electrical:</b> All electrical wiring, meter box, fixtures and appliances need to be checked by a qualified electrician. The checking of any electrical related item is outside the scope of this report. We recommend a licensed electrician be consulted for further advice.</p> <p><b>Safety Switch (RCD) fitted: YES</b></p> <p>As of the 1<sup>st</sup> of September 2002 all house sold are required to have a RCD safety switch fitted within 3 months of settlement. This Report confirms the presence or absence of a RCD only; a licensed electrician must check the working order and we recommend regular testing for safety.</p>					
<p><b>Plumbing:</b> All plumbing matters must be inspected and reported on by a licensed plumber. The checking of any plumbing fixtures including, tap ware, fittings, pipe work, waterlines, drains, dishwashers, spas, septic systems, sewage treatment plants etc are outside the scope of this report. We recommend a licensed plumber be consulted for further advice.</p>					
<p><b>Gas:</b> All gas fittings an/of appliances must be inspected by a licensed Gas Fitter. The checking of any gas related item is outside the scope of this report.</p>					
<p><b>Air-Conditioning:</b> The working condition has not been checked by Auspect Pty Ltd &amp; we recommend you consult an air-conditioning expert for further advice.</p>					

<b>Hot Water Over Flow:</b> It is recommended a hose be added to the hot water over flow pipe to divert water away from the foundations.	<b>NO</b>
<b>Air-Conditioning Over Flow:</b> It is recommended a hose be added to the air-conditioning over flow pipe to divert water away from the foundations.	<b>NO</b>

## 2. IMPROVEMENTS

IMPROVEMENTS	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Retaining Walls				✓	<p>The timber retaining walls at the rear of the garden is out of vertical alignment, replacement of the retaining wall is required</p> <p>The masonry boundary fence on the front elevation is out of vertical alignment, repairs or replacement of the wall is required.</p>
<b>Retaining Walls:</b> This is a visual check only of the general appearance of the retaining walls; the structural integrity of any wall cannot be certified by Auspect Pty Ltd, as the method of construction is unknown. Good drainage behind retaining walls is vital in ensuring their stability & Performance & this cannot be checked post construction. All walls in excess of 1m high are required to be engineer designed.					
Decks / Balconies			✓		
Patio / Verandah				✓	<p>There is cracking &amp; subsidence evident to the concrete patio at the rear of the property, replacement of the concrete is required, consult a concreter for advice</p>
Stairs – External (front)			✓		
Stairs – External (rear)	✓				<p>The opening to the Balustrades on the rear staircase have openings greater than 125mm. Openings in the balustrades must be constructed so that any opening does not permit a 125mm sphere to pass through it. This space is tested above the nosing line only, Ref; BCA Part 3.9.2.3 – Balustrades or other barrier construction.</p> <p>Rusting is evident to the rear staircase stringers &amp; tread brackets, repairs are required.</p> <p>Rusting has caused structural damage to the steel posts on the rear staircase landing and repairs are essential – see a builder for expert advice</p>
Handrails / Balustrades				✓	See external stairs comments
Carport		✓			
Pergola				✓	The pergola at the rear has been constructed with no consideration to BCA requirements.

					We would recommend replacing the pergola with a structure that complies with current building codes.
Gates			✓		
Fences				✓	The timber fences are in very poor condition and their replacement is recommended

### 3. EXTERNAL

EXTERNAL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Brickwork/Face/Render			✓		
Sheeting Cladding				✓	Paint stress is evident to the timber cladding, maintenance is required.  We would recommend consideration should be made into repainting the external walls, this will improve the overall look of the property and improve the waterproof barrier of the Cladded walls.
Weep Holes (FFL)		✓			
Vents			✓		
Surface Drainage			✓		We would recommend maintaining the driveway channel drainage to ensure surface water runoff

**Storm Water & Sewage Drains:** The checking of underground drains is outside the scope of this report and we recommend you consult a licensed plumber for further advice. Underground drains can be damaged by several means including trees and their root systems, subsidence and other environmental conditions. To ensure all drains are free from blockage and/or damage we recommend you arrange for an independent underground drainage check.

Horizontal Structural Members			✓		
Vertical Structural Members			✓		

**Swimming Pool:** Not covered by this report.

The inspection of the pool & filtration equipment is outside the scope of this report & we recommend an independent pool expert be consulted for further advice. We also recommend Local Authority records are checked regarding compliance & approval for the pool & pool fencing.

### 4. SUB FLOOR

SUB FLOOR	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Posts / Stumps				✓	There is rust scale to the steel posts at

					ground level, Maintenance is required.
Ant Caps				✓	Ant caps have been compromised by the enclosed walls, see pest report
Tie Downs			✓		
Structural Members				✓	The concrete slab in the enclosed subfloor area is out of horizontal level and has extensive cracking evident to the floor tiles. This could be due to poor site preparation & settlement. We would strongly recommend consulting a licensed builder for advice
Dampness / Drainage				✓	The subfloor drainage is inadequate and requires improvement – see a plumber for expert advice.
<p><b>Drainage:</b> All surface water must be directed away from the building and not permitted to enter the sub-floor area, good drainage is vital.</p> <p><b>Sub-floor ventilation:</b> Ventilation is important in minimising infestations by timber pests and helps prevent damp problems.</p>					

## 5. ROOF

ROOF	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Body				✓	There is surface rusting evident to areas of the roofing sheeting, maintenance will prolong the life of the sheeting but expert advice from a roofing contractor must be sought
Hips / Ridge			✓		
Valleys / Gutters				✓	Gutters require cleaning out  It is important to determine if the storm water drainage system is functioning correctly. The very best roof plumbing will not resolve roof drainage problems if the storm water drainage system cannot evacuate the water effectively. The services of a qualified plumber and drainer may be required to test the drainage system. Drainage cameras are very effective in identifying blockages in drainage systems. The possibility of blocked or restricted mains storm water drainage should also be considered. In this event appropriate municipal authority should be advised as it is their responsibility to rectify the problem
Downpipes			✓		
Fascia / Barges				✓	Fascia boards, eaves and barge ends are

					in poor condition and require repairs and painting
Flashings			✓		

## 6. **GARAGE**

<b>GARAGE</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls				✓	There is plaster & paint defects to the internal linings, patching & painting would greatly improve the overall appearance.
Windows		✓			
Ceiling			✓		
Garage Door				✓	The garage doors at the front & rear of the garage appears not to be closing correctly, repairs are required
Floor				✓	The concrete slab in the enclosed subfloor / garage area is out of horizontal level and has extensive cracking evident to the floor tiles. This could be due to poor site preparation & settlement. We would strongly recommend consulting a licensed builder for advice

## 7. **ENTRANCE**

<b>ENTRANCE</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Floor/Tiles/Carpets			✓		
Stairs			✓		
Stair Balustrade		✓			

**Windows & Glass Sliding Doors:** We Recommend all windows & glass sliding doors are serviced. Compliance must be checked for large glass panels regarding whether the glass is toughened.

## 8. HALL

HALL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls				✓	There is plaster & paint defects to the internal linings, patching & painting would greatly improve the overall appearance.
Windows		✓			
Ceiling			✓		
Floor/Tiles/Carpets			✓		
SMOKE DETECTORS	YES				
<b>Smoke Detectors:</b> Australian Standard AS 3786 - Advises 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.					
Smoke detectors should also be checked on a regular basis.					

## 9. LOUNGE

LOUNGE	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Floor/Tiles/Carpets				✓	The timber floor has marks and impact damage; resanding and sealing may be a consideration

## 10. DINING

DINING	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		



Ceiling			✓		
Floor/Tiles/Carpets				✓	The timber floor has marks and impact damage; resanding and sealing may be a consideration

## 11. FAMILY / MEDIA

FAMILY/MEDIA	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Floor/Tiles/Carpets		✓			

## 12. LAUNDRY

LAUNDRY	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Tub			✓		
Floor/Tiles/Carpets		✓			

## 13. KITCHEN

KITCHEN	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling				✓	The ceiling lining in the kitchen has been patched. However, further remedial action is required to return the ceiling to a condition

					commensurate with the other ceilings in the dwelling
Cabinet/s				✓	The fitout is in original, functional condition. The rear of the kitchen units are deteriorated by exposure to water and humidity
Floor/Tiles/Carpets			✓		

#### 14. W.C.

W.C.	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Toilet			✓		
Floor/Tiles/Carpets			✓		

#### 15. BEDROOMS

BEDROOM 1	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls				✓	There is door handle damage evident to the wall, patching and painting is required
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets				✓	The timber floor has marks and impact damage; resanding and sealing may be a consideration
BEDROOM 2	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		

Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets				✓	The timber floor has marks and impact damage; resanding and sealing may be a consideration
<b>BEDROOM 3</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors				✓	There is impact damage repair evident to the door
Walls				✓	There is plaster & paint defects to the internal linings, patching & painting would greatly improve the overall appearance.
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets				✓	The timber floor has marks and impact damage; resanding and sealing may be a consideration
<b>BEDROOM 4</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Robe		✓			
Floor/Tiles/Carpets		✓			
<b>BEDROOM 5</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Robe		✓			
Floor/Tiles/Carpets		✓			

BEDROOM 6	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Robe		✓			
Floor/Tiles/Carpets		✓			

## **16. STUDY**

STUDY/LIVING UPSTAIRS	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Robe		✓			
Floor/Tiles/Carpets		✓			

## **17. BATHROOMS**

BATHROOM 1	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling				✓	The ceiling paints are peeling due to steam damage
Floor / Waste				✓	There is cracking to the bathroom floor tiles, maintenance and repair to rectify is required
Shower			✓		We would recommend resealing the intersection between the wall tiles and the floor tiles in the shower cubicle.
Bath			✓		

Cabinet			✓		
Toilet			✓		
<b>BATHROOM 2</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Floor / Waste		✓			
Shower		✓			
Bath		✓			
Cabinet		✓			
Toilet		✓			
<b>BATHROOM 3</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Floor / Waste		✓			
Shower		✓			
Bath		✓			
Cabinet		✓			
Toilet		✓			
<b>ENSUITES</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			

Floor		✓			
Shower		✓			
Bath		✓			
Cabinet		✓			
Toilet		✓			

## 18. **ROOF SPACE**

ROOF SPACE	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Roof Framing			✓		
Insulation / Sarking		✓			The addition of insulation to achieve a minimum R4.5 rating would significantly improve the overall energy rating of the dwelling
Tie Downs			✓		
Timber Sizing			✓		
Binders / Bracing			✓		
<b>Sarking:</b> If roof sarking is not installed then there is a high possibility that stormwater will ingress into the roof cavity. We would recommend that the external roofing is checked periodically especially before storm season.					

## 19. **CRACKING TO BUILDING MEMBERS**

Is there cracking to the Building Members: ☒ Yes    ☐ No

**If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or 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 are valuable, in determining the expected consequences of the cracking and any remedial work needed.

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

<b>Areas Inspected</b>	<b>Location and Description of the Cracking Defect at the time of the Inspection.</b>
<b>Concrete Slabs</b>	Concrete slab in the subfloor & rear patio
<b>Suspended Concrete Slabs</b>	N/A
<b>Masonry Walls</b>	N/A
<b>Piers</b>	N/A
<b>Retaining Walls</b>	N/A
<b>Other Areas</b>	N/A

**IMPORTANT: 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.**

## **Conclusion and 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 subject property, although structurally sound, has a high amount of maintenance requirements and items in need of attention. Please read our detailed report carefully for more information on these areas.**

**The findings in this report are subject to all improvements on the land having final council approvals. If any improvements do not have final council approvals (whether building, plumbing or otherwise) then that will constitute a material defect in the property. It is strongly recommended that you undertake appropriate inquiries and searches from the relevant local council to determine whether all such approvals have been issued**

**The dwelling is of adequate construction and structural workmanship for this type of residential development and its condition is commensurate with the era of construction, design, age and use.**

**This house may contain asbestos in materials such as roof sheeting, soffit sheeting, wet area wall linings. We would recommend that consideration should be made into arranging an asbestos inspection of the property.**

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered: ☐ High ☒ Typical ☐ Low

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered: ☒ High ☐ Typical ☐ Low

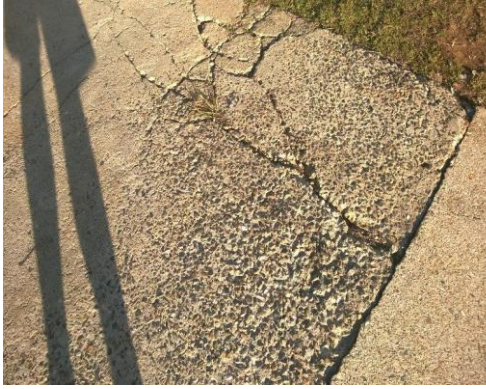
**The overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: ☐ Above Average ☐ Average ☒ Below Average

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

**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.**



## **PHOTOS**



Movement cracks were visible to the concrete driveway, significant repairs are required, consult a concreter for advice



The garage doors at the front & rear of the garage appears not to be closing correctly, repairs are required



Paint stress is evident to the timber cladding, maintenance is required



There is cracking & subsidence evident to the concrete patio at the rear of the property, replacement of the concrete is required, consult a concreter for advice



The timber retaining walls at the rear of the garden is out of vertical alignment, replacement of the retaining wall is required.



There is corrosion evident to the pool pump housing sheeting, repairs or replacement of the damage sheets is required



The opening to the Balustrades on the rear staircase have openings greater than 125mm. Openings in the balustrades must be constructed so that any opening does not permit a 125mm sphere to pass through it. This space is tested above the nosing line only, Ref; BCA Part 3.9.2.3 – Balustrades or other barrier construction. The above recommendation should be implemented as a matter of urgency. Immediate action must be taken to ensure that anyone entering the area is warned of this hazard.



Rusting is evident to the rear staircase stringers & tread brackets, repairs are required. The above recommendation should be implemented as a matter of urgency. Immediate action must be taken to ensure that anyone entering the area is warned of this hazard.



Fascia boards, eaves and barge ends are in poor condition and require repairs and painting



We would recommend that consideration should be made into retaining the soil banking in the subfloor area, consult a licensed builder for advice



There is rust scale to the steel posts at ground level, Maintenance is required.



Rusting has caused structural damage to the steel posts on the rear staircase landing and repairs are essential – see a builder for expert advice





The concrete slab in the enclosed subfloor area is out of horizontal level and has extensive cracking evident to the floor tiles. This could be due to poor site preparation & settlement. We would strongly recommend consulting a licensed builder for advice



There is mould and plaster damage evident to a door reveal in the garage area. This could be due to water ingress from the roofed area adjacent to this area. We would recommend consulting a roofer for advice



There is surface rusting evident to areas of the roofing sheeting, maintenance will prolong the life of the sheeting but expert advice from a roofing contractor must be sought



There is cracking to the bathroom floor tiles, maintenance and repair to rectify is required



The wall paneling in the dining room is bowing. We would recommend removing the paneling and carrying out a more invasive inspection to determine the course of the problem.



The ceiling lining in the kitchen has been patched. However, further remedial action is required to return the ceiling to a condition commensurate with the other ceilings in the dwelling



The roofed toilet at the rear has been constructed with no consideration to BCA requirements. We would recommend replacing the enclosure with a structure that complies with current building codes.

## ***Thank you for choosing Auspect***

### **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. 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 the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Craig Blood

Inspectors contact phone: 07 5668 2279 / 0430348963

QBCC License No: 1193814

Insurance Accreditation Number: 05456

**Dated this 5th Day of August 2014**

SIGNED FOR AND ON BEHALF OF:

*Craig Blood*

**Auspect Building & Pest Consultants. Pty. Ltd.**

End of Report

Your feedback is my measure of success. I strive to achieve 10/10 when rated by my clients.

Please let me know any suggestions you may have on how I can improve my service quality.

## **GENERAL MAINTENANCE TIP SHEET**

1. Check and clear roof and gutters and silicone joints. Timber rot and water damage can occur to fascia and soffits if not regularly cleaned.
2. If unprotected, ultraviolet rays of the sun will breakdown the silicone sealants to roof flashings in a few years. Tile roofs that do not have sarking underneath are prone to leaking in heavy rain. All minor cracks to roof tiles should be sealed. All pointing to capping tiles should be regularly maintained with silicone to prevent any leakage and water damage to internal ceilings.
3. Adjust and lubricate sliders (doors and windows) - silicone (non-oily).
4. Check sealants and grouts in all decks and balconies and "wet areas". Upper level patio floors which are not waterproofed may leak onto lower levels. Tiled shower cubicles are likely to LEAK if not sealed at floor levels! Tile glues can "crystallise" in a few years if incorrectly applied. Timber rot and decay can be concealed behind showers and other wet areas.
5. Treat all exposed timbers - 50% raw linseed oil and 50% turps. Moisture will cause timber to decay (dry and wet rot) in floor joists, tops of open pergolas and the tops of open decks.
6. Check moisture around timber and steel stumps/supports and posts as moisture causes decay and rust and can attract termites.
7. Avoid having timbers, posts, stairs, cladding etc. in direct contact with the ground. This will help reduce the risk of termites and timber rot. Oregon timbers are highly prone to timber rot and should not be used externally for pergolas, hand rails, external floor joists and beams, etc. When freshly painted, timber rot can be hard to detect through visual inspection.
8. All windows and glass to home should be brought in accordance with Australian Standards, AS2047 & AS1288.
9. Drain all surface water away from house - 600mm wide paving around house is recommended. Water will swell ground clays and cause movement to foundations and crack brick and block walls. Diverting all downpipes to curb where possible is recommended. Internal retaining walls can leak in heavy rain.
10. Any patched or repaired cracking (past or present) to brickwork or sheeting may require further investigation and should be monitored in the future.
11. For safety reasons, handrails and balustrading higher than 1 meter above the finished ground level (FGL) should be brought into accordance with current building codes and regulations.
12. Keep trees and gardens away from foundations of house. Keep weep holes in brickwork clear at all times. Covered weep holes can lead to rising damp and termite infestation.
13. Older homes should be checked for lead based paint. All lead based paint should be removed by a professional painter due to safety concerns.
14. Recommend installation or renewal of termite treatment and/or an annual pest inspection and report.
15. All gas fittings and storage cylinders should be checked by a licensed installer for safe operation and operation of all fixtures.