COASTAL HOME & BUILDING INSPECTIONS

Pre-Purchase Residential Building Report- (Except ACT)

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

Invoice No: 1012212

Client: Sample Report

Building Location:

Local Authority: Sunshine Coast Regional Council

Phone:

Email Address:

Details of the Inspection

Date of the Inspection: 10 December 2021 **Time of Inspection:** 12.00 noon

Weather Conditions at the time of Inspection: Dry

Recent Weather Conditions: Wet & Dry

Building Furnished: Yes

Building Tenancy: Occupied

Description and Identification of the Property Inspected

Type: Residential Home / Bed & Breakfast

Height: Single Level Elevated

Construction Type: Masonry & Timber

Interior: Timber & Plasterboard

Piers: Timber

Flooring: Concrete Slab / Timber Floor

Patio: Front / Rear

Roof : Metal Sheeting

Out Structures: Studio Rear, Garage

The Scope of the Inspection was to cover

The Building and the property within 30m of the building subject to inspection.

The Areas Inspected were: The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site,

The Area*(s) NOT Accessible for any Inspection and the Reason(s) why were:
Wall cavities, Low crawl spaces in ceilings / soffits, Areas of the ceiling / roof obstructed by insulation, Areas in and around the property where furniture and items stored restricted access. Restricted access to sub floor. No access to wall cavities. No access to sub floor decking. No access to adjoining boundaries or retaining walls

Further Inspection of these areas is strongly recommended once access has been obtained. (No inspection was made of concealed frame timbers or any areas concealed by wall linings / sidings, soil, landscaping, boundary retaining walls, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.)

The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were: Wall cavities, Low crawl spaces in ceilings / soffits, Areas of the ceiling / roof obstructed by insulation, Areas in and around the property where furniture and items stored restricted access. Sub floor void or upper floor. Adjoining boundaries retaining walls. * No comment is made on these concealed areas. **Further Inspection of these areas is strongly recommended once access has been obtained.**

Therefore the Area(s) and/or Section(s) to which Access should be gained or fully gained are: Areas in and around the property where furniture or stored items restricted access. Wall cavities and sub floor voids. Roof space. Adjoining boundaries **Further Inspection of these areas is Essential once access has been obtained and Prior to a Decision to Purchase.**

Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, has affected the inspection are: Could not comment on concealed areas

Inspection to Australian Standard, See Report for Specialist Inspection recommendations.

Recent painting or modifications to the home may conceal defects. The inspector / writer of this report could only comment on the condition of the property at the time of inspection. No opinion could be formed on defects that have been covered. Areas of apparent concealment of possible defects. Property has been renovated and painted and inspector could only from an opinion on the condition of the property at the time of inspection no opinion could be formed on any defects concealed by repainting or renovation. Areas of decay should have invasive inspections to determine condition and repairs required seek advice from a builder

Information provided to the Inspector that has a bearing on the Inspection and/or Report and who and when that information was provided: Nil

Additions and modifications to the property are assessed by the inspector at the time of inspection however the technical aspect of the building element would require a specialist inspection be carried out by an engineer. The following areas require specialist inspection: Check any additions to property for final building approval via local council records or owner documentation. If none found seek advice from a builder and engineer.
Additions and renovations to property left end of main home, studio garage and carport check for final building approval via local council records

Other Comments, Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Council Plan Inspection	Gasfitting Inspection	Drainage Inspection
Mould Inspection	Appliances Inspection	Airconditioning Inspection
Alarm/Intercom/Data Systems	Asbestos Inspection	Solar Electrical Systems
Structural (Engineer)	Hazards Inspection	Invasive Inspection

- Older homes may have elements that contain asbestos and should be assessed by a specialist see comments in Asbestos Section at back of report
- Check local council records building and plumbing to ensure all aspects of current property have approval for intended use as bed and breakfast

Landscaping

Garden Area & Fences: Remove any larger trees or other vegetation growing on or close to the external walls of the property to prevent root system damage to foundations and drainage in the future.

- Large stand of bamboo on left end of property close to water tanks and home has damaged rotunda on top of water tank. Remove / seek advice from an arborist and repair or remove rotunda seek advice from a builder. Vines growing on home remove.
- External surfaces should have a fall of 50mm in the first meter from the base of external walls to maintain good drainage.

External Driveway / Paving

Driveway & Paths: Uneven surfaces on driveways and paths should also be tidied up where necessary. Variations and gradients were evident in concrete and paved surfaces.
General cracking in external surfaces non-structural in relation to the property at the time of inspection.

- Variations in driveway and paved surfaces around property should be assessed by a hazards specialist and rectified where required to maintain safe access.

Comments Continued on Next Page

- Variations in paved surfaces around home and to studio rectify where necessary to maintain safe access seek advice from a hazard specialist

Safety Warning: Any uneven surfaces can be tidied up to maintain safe access. Steep gradients / uneven surfaces, mould on paths, steps and driveways can be slip hazards and all surfaces should have an even / non-slip type finish to maintain safe access for anyone entering the property. Seek advice from a builder or access specialist.

External Plumbing / Pipework

Pipework & Taps: Plumbing and gas installation does not form part of a standard building inspection. We were only able to comment on the visual aspect of pipework at the time of inspection and could not form an opinion on the operation of plumbing systems or areas of pipework buried under the ground. Plumbing systems should be assessed by a specialist.

- Water storage tank and pump systems on property check water quality and systems installation and operation seek advice from a plumber
- Tank left end overflow left discharging water into area adjacent sub floor left end of home
- Leak water pipe connection into tank left end of property seek advice from a plumber tank expert
- Septic system condition and operation should be assessed by a specialist

Masonry / Rendering / Painting

Type: Brick / Painted: External masonry surfaces have been painted over an inspector could only comment on condition of brickwork at time of inspection
No significant defects were found in external brickwork

External Areas

External Walls: Cladding / FC Sheeting: safety warning older homes may have elements that have an asbestos content and before disturbing or removing modifying FC shading or other elements that may contain asbestos should be especially assessed by a specialist.
See comments in asbestos section at back of report seek advice from a builder
Weathering and mould on some external painted surfaces treat and clean maintain seek advice from a builder see comments in mould section at back of report

Comments Continued on Next Page

- Mould and water marks on soffit left end of property possible blocked / gutter overflow further invasive inspection required to check for concealed damage seek advice from a builder and plumber
- Gaps and trim missing from soffit where weatherboard extension added to left end of home

- Patched decayed post on left end veranda invasive inspection required to check extent of decay.
- Detached soffit sheeting left side of left end front door
- Detached soffit sheet between sliding doors front between entry doors
- Detached conduit on soffit front patio

- Various areas of decay on external hand rails top rails bottom rails and vertical balustrades would require immediate repair to maintain safety on property seek advice from a builder
- Loose bottom handrail left end veranda front

- Multiple areas of decay on veranda decking and hand rails on rear of property detached FC shading fixing on hand rails are rusting and require immediate repair and maintenance seek advice from a builder. Decay top handrail front left end patio, vertical balustrade front and rear patios. Maintenance of handrails is essential to provide safety for occupants.
- Handrails lower than current building standard recommend upgrade to maintain safety

Comments Continued on Next Page

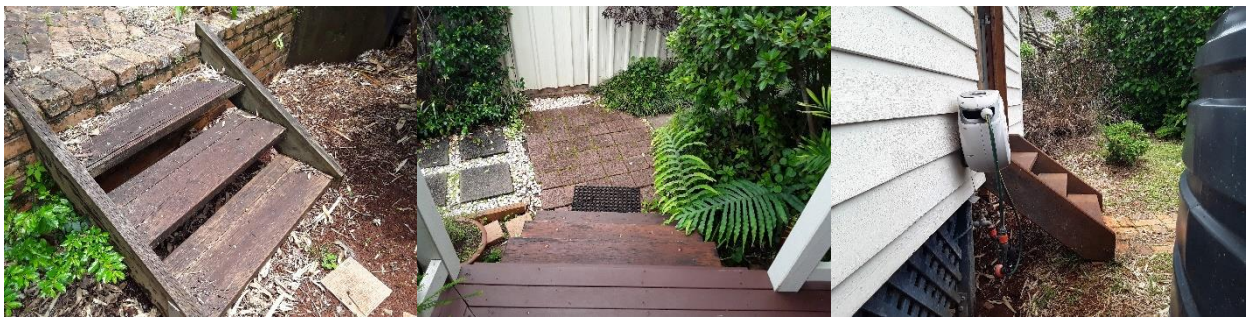
- Decayed right end patio beam / rear right side of home and on rear patio adjacent living room.
- Damaged structural building elements would require replacement seek advice from builder and engineer

- Roof discharging onto rear patio beam adjacent living area promotes decay and mould and should be rectified. Mould should be treated and cleaned seek comments in Mould section at back of report
- Decking greater than 10 sq meters in area check for local council building approval. NO access to sub floor rear deck

- Various sections of decayed cladding on rear main bedroom and ensuite / laundry repair / further invasive inspection required to assess framing concealed in damaged weatherboard areas seek advice form a builder.
- Hole cut in wall for dryer vent full of fluff fire hazard rectify

Comments Continued on Next Page

- Rear stairs to veranda have extensive decay on treads and stringers and are considered a safe access hazard and would require replacement seek advice from a builder



- Variations in stair risers and treads around property and stairs should have hand rails to maintain safe access
- Rear laundry stairs have more than three rises directly from an external door opening and building code safe access requires a landing to be constructed prior to the installation of stairs at the external door opening rectify stair access hazards seek advice from a builder

Safety Warning / Stairs: External stairs can constitute safe access / fall hazards and it is essential that stairs with more than three risers be provided with a non-slip surface and handrail. Stairs should have an equal rise height between treads over the entire flight to maintain safety. Tread Width minimum 240mm and Rise Height 190mm maximum are required for safe access. Handrails should be a minimum 1 meter high with gaps no greater than 125mm. Seek advice from a builder.

- Security systems should be assessed by a specialist
- Solar systems and electrical installation should be assessed by a specialist

Roof Exterior

Type: Metal Sheeting Access / Acceptable: Roof of home appears to be in a condition reflective of age section on front and left end of home has been painted all painting incomplete. No opinion could be formed on any defects concealed by painting seek advice from a roof restoration specialist and plumber

Comments Continued on Next Page

- Parts of roof front and end of home have been painted however rear sections of roof not painted

- Roof left end of home part of it addition to property Ridge camping not scribed and flashings incomplete or not to building standard rectify seek advice from a roof plumber

- Sections of weathered roofing on rear of property corrosion evident on fireplace flues seek advice from a roof plumber

- Downpipe leaking from veranda to tank left end of home
- Gutter detached from patio edge and brackets left end patio seek advice from a plumber
- Patchy sealants on gutter left end of home internal corner plumber to check all gutter and downpipe systems for leaks / blockages and maintenance required.

Safety Warning / Roof Access: Some roof sheeting (Fibro, Fibreglass High Span Metal) can be detached and brittle due to age. Steep or wet roofs can be a slip hazard. We recommend that at no stage does anyone walk on the roof area of the home without using correct safety equipment and procedures. We accept no responsibility or liability for injuries of anyone accessing the roof area of the property.

Sub Floor Space

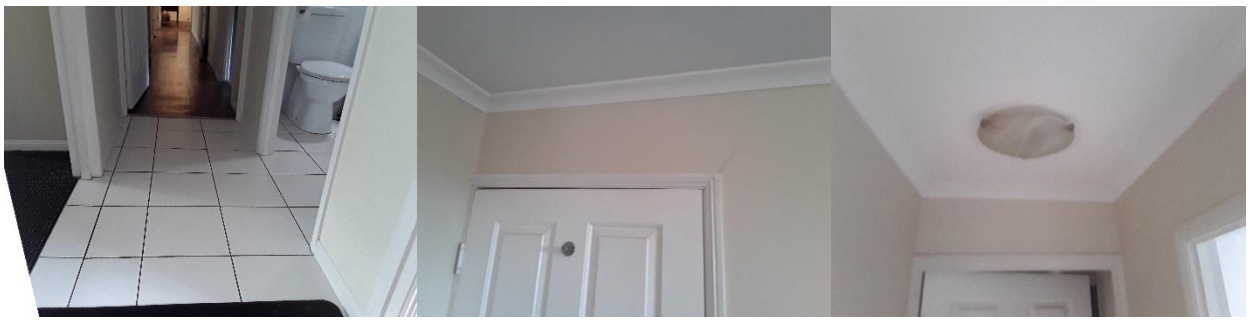
Type: Concrete Slab / Timber Framing / Access: Access to floor restricted by coverings. No opinion could be formed on concealed areas without removal of floor coverings.

- Restricted crawlspace access in various areas on the home
- Excessive amount of leaf debris an bamboo leaves under property represents fire hazard would need to be removed and cleaned out
- Evidence of wood borer in bottom wall frame of laundry adjacent stairs rear left corner of home see pest report for details seek advice from a builder

- Evidence of modifications to subfloor timbers / previous water staining around wet areas appears new bathrooms have been installed cheque for aspect certificate / waterproofing 6 year guarantees

- Remove vines growing up under sub floor rear of home
- Modifications and alterations to plumbing systems under home old pipework left on ground seek advice from a plumber regarding sub floor plumbing installation.

- Evidence of termite tracking (past) on post beam and sub floor joists under patio right end of home. Further invasive inspections would be required to check for any concealed damage see Pest Report for details seek advice from a builder. It could not be determined at the time of inspection if the adjoining areas of the home wall framing or other elements have been effected by termites in the past. **Comments Continued on Next Page**



- The floor internally in the home compromises of a concrete slab on the front half and a timber framed part on the rear. The floor was out of level in the hallway / rooms in the middle of the home where the timber floor adjoins the concrete slab. The difference in floor materials is evident by the variation in the timber framed section as a result of settlement or timber shrinkage. Specialist advice regarding the variations and level of the floor should be confirmed by a specialist builders and engineers inspection.
- Various additions and modifications have been made to sub floor framing

Roof Interior

Type: Timber Truss / Rafters / Access: Access to the roof was restricted in all areas by safe access, low crawl height, stored items / insulation and we were only able to comment on areas that were visually accessible at the time of inspection. Generally no access was gained to areas concealed by insulation, stored goods or the soffit areas of the property.

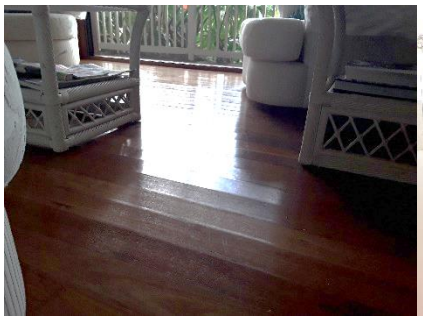
- A combination of fibreglass batt insulation and foil was evident in the ceiling space. Foil insulation under past government schemes has been found to be a safety hazard in relation to electrical and fire. If the installation has not been specially tested and a clearance certificate issued it would need to be tested immediately or removed. Seek advice from an insulation specialist and electrician.
- Immediate action should be taken regarding foil insulation. Do not enter roof space until specialist assessment and clearance has been made.

- Some sections of ceiling 2375 less than habitable building requirement 2400 seek advice from a builder and certifier
- General variations in ceiling sheeting reflective of age
- Various areas of water staining around combustion heater flues and rear living ceiling would require monitoring in future seek advice from a builder and roof plumber no moisture recorded at time of inspection.

Safety Warning: A full inspection of the roof void could only be carried out if the insulation is removed and safe access provided for the inspector. Please note since a complete inspection of these items was not possible, defects and /or other damage may exist in these areas. See Access Table listed in Agreement Form

Entry / Sitting Room

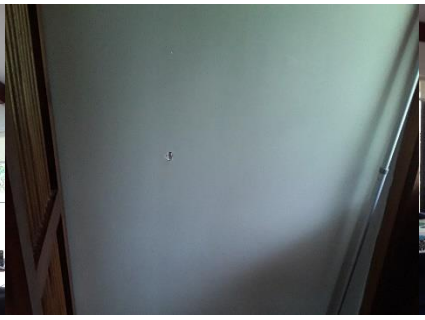
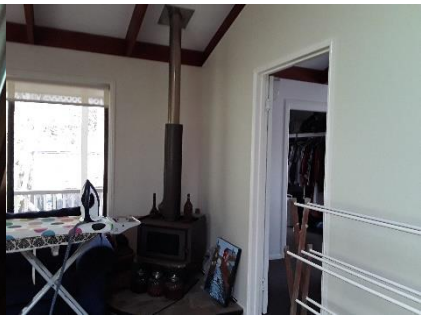
Condition: General marks on floor walls and painted surfaces



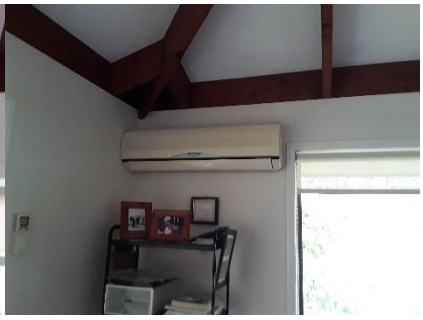
- Cupping in floor evidence of moisture / lack of sub floor ventilation seek advice from a builder.
- Bifold rear door is modification to building element seek advice from a builder and engineer
- Bifold door binds in opening requires adjustment
- Smoke detector disconnected serious safety hazard rectify immediately

Office Front Left

Condition: General marks on floor walls and painted surfaces

- Damage wall from entry door handle
- Combustion heater installation condition and operation should be assessed by a specialist



- Air conditioner damage vent flap operation seek advice from a specialist

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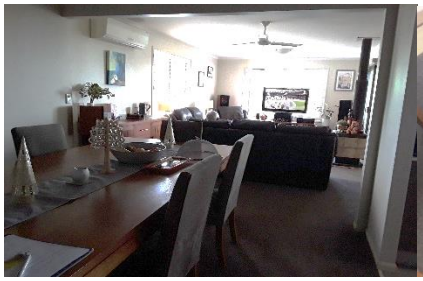
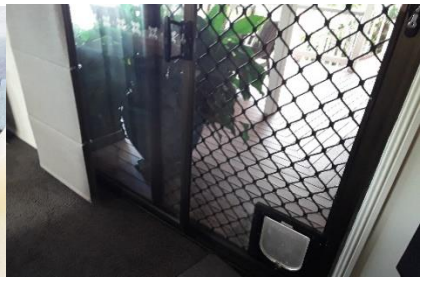
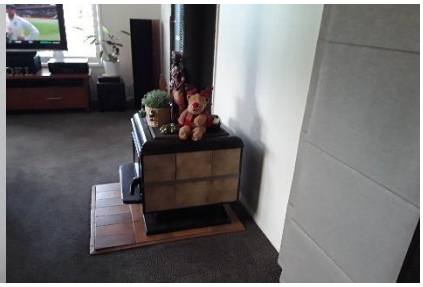
Living / Dining Room

Condition: General marks on floor walls and painted surfaces. Room is addition / modification to property check for final building approval





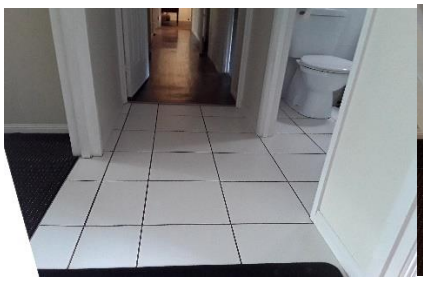
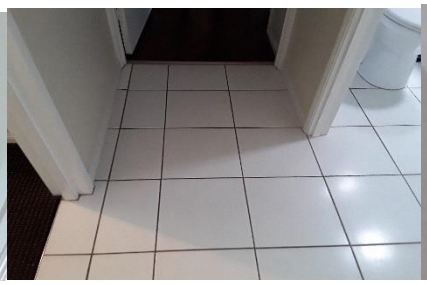
- Bump in floor addition between dining and living
- Living sliding door out of alignment seek advice from a builder
- Air conditioner not covered by standard building inspection and should be assessed by a specialist



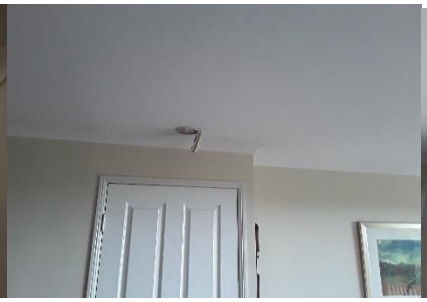
- Patch paint and water stain on ceiling rear. Water stain on ceiling around fireplace flue seek advice from a builder / plumber monitor for moisture ingress in future
- Combustion heater installation condition and operation should be assessed by a specialist

Hallway

Condition: General marks on painted surfaces

- Flooring hallway is out of level / door heads misaligned with ceiling see comments in subfloor section of report seek advice from a builder an engineer

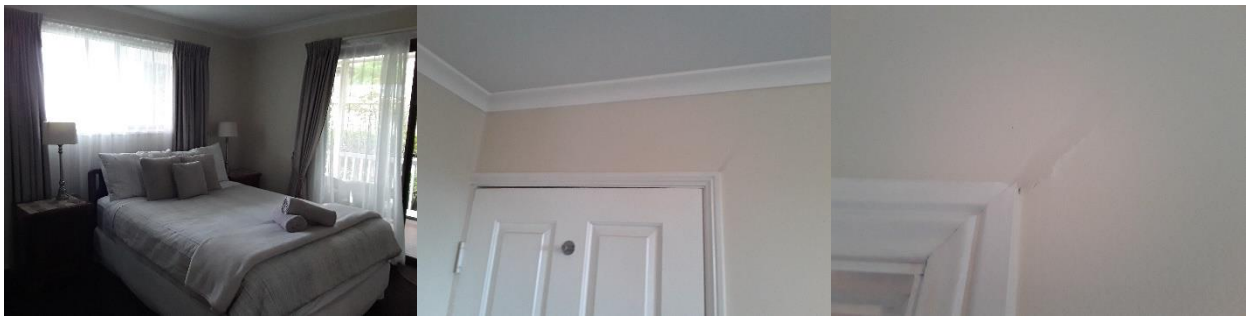


- Smoke detection systems throughout property may not meet current standards and pending January 2022 upgrade. SMAC detection systems require a specialist assessment cheque for any current certificates for smoke detection systems if none available have a specialists cheque an ensure a certificate is issued for the system for future reference

Fire Safety: It is essential to have working smoke detection systems in the home. Units are not covered by a standard building inspection and need regular checks and maintenance. Detection or fire services installation should be assessed by a specialist and operation confirmed prior to occupying the home. Smoke detection systems should meet upcoming new regulations January 2022

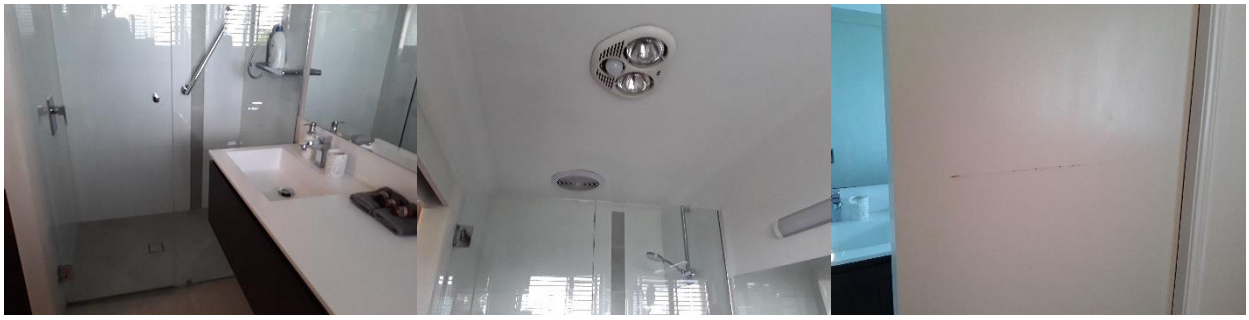
Bedroom 1 Sundowner Room

Condition: General marks on painted surfaces



- Variation in floor door 12mm out of alignment indication of settlement
- Bulge and transverse crack in wall sheeting above right side door
- Floor slopes towards ensuite opening

- Air conditioner and appliances should be assessed by relative specialist
- Dirt possible mould in air conditioner



- Ensuite renovated if less than six years old seek evidence of waterproofing certificates
- Scratch mark in face of sliding door ensuite
- Note: All new bathrooms / ensuites showers not in regular use at time of inspection only observations of moisture could be made at the time of inspection. No opinion could be formed on latent defects leaks on showers in property. Seek advice from a builder check for waterproofing certificates

Comments Continued on Next Page

Bedroom 2 Johnathan Room Front Right

Condition: General marks on floor walls and painted surfaces

- Air conditioner and appliances should be assessed by relative specialist

- Evidence of past repair to shower wall
- Delamination and damage to shower end of vanity

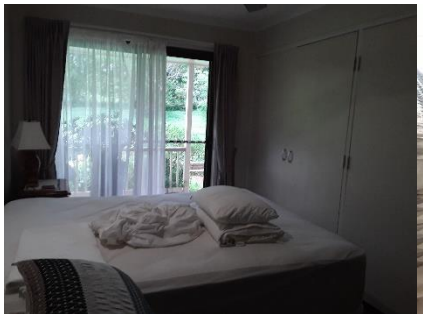
Room 2 Middle Front

Condition: General marks on floor walls and painted surfaces

- Air conditioner and appliances should be assessed by relative specialist
- Service adjust robe doors

Bedroom Front Left (no name or number)

Condition: General marks on painted surfaces



- Hump and hollow variations floor slab
- Robe doors slightly out of alignment head

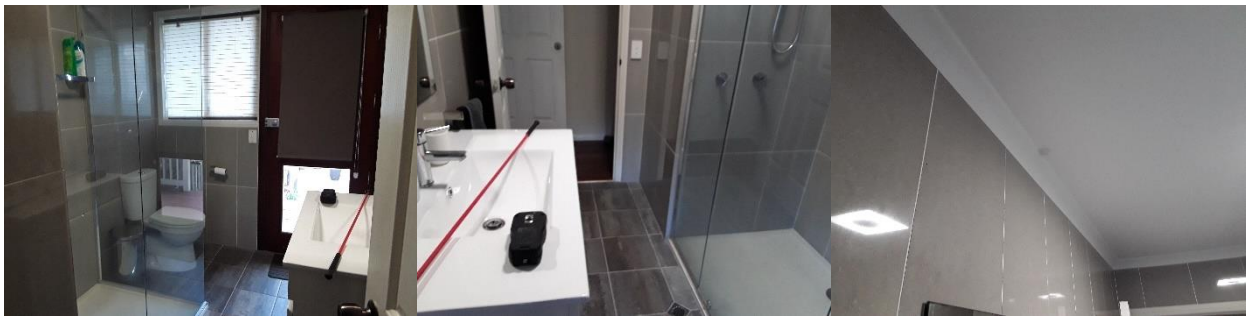
Bedroom Main Left End

Condition: General marks on painted surfaces. Room is part of addition to home cheque for final building approval via local council records.

- Patch mark cover plate on ceiling
- Variations wall opening adjacent robe and ensuite robe door out of alignment some settlement
- Mould or dirt in air conditioner check operation seek advice from a specialist

Bathroom 1 Rear Grey

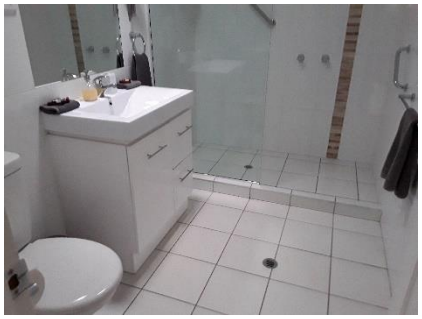
Condition: Room has been renovated cheque for waterproofing certificates and future guarantees of waterproofing



- Patch mark on ceiling above mirror

Bathroom 2 White

Condition: Room has been renovated cheque for waterproofing certificates and future guarantees of waterproofing



Ensuite Main Bedroom

Condition: Room has been renovated cheque for waterproofing certificates and future guarantees of waterproofing

- Scratch marks in face of door
- Patchy peeling paint on ceiling

- Leak corner shower or screen elevated moisture reading mould in sealants and damage to end of vanity seek advice from a builder / tiler.
- Discolouration on shower screen glass

Waterproofing: Shower recess areas have been visually assessed and moisture metered at the time of inspection only. We could only comment and form an opinion on observations made at the time of inspection. Shower recess should be monitored for any signs of moisture in the future particularly if they have not been in regular use. For showers less than 6 years old seek evidence of waterproofing certificate.

Laundry

Condition: Room has been renovated cheque for building approval and waterproofing certificates and future guarantees of waterproofing

- Various marks on pai ted surfaces
- Steps do not meet building code safe access seek advice from a builder should have landing outside to meet building regulation safe access.

Safety Warning: To maintain safety for the occupants of the home / prevent scalding the hot water temperature should not be greater than 50 degrees at the tap. To maintain safety temperature should be checked / adjusted by a plumber.

Kitchen

Condition: General marks on painted surfaces

- Chip in edge of benchtop left side of s5ove
- Appliances should be assessed by a specialist

Rangehood / Stove / Oven, Hotplates:

(Visual Only Assessment Only not tested / not included seek advice from an appliance specialist)

Garage / Carport

Condition: Garage has roof additions carport and storage area rear check for final building approval via local council records

- Carport roof sheeting installation may not meet manufacturers specifications fall and no gutters seek advice from a builder / roof plumber

- Termite damage and decay 2 posts and beams right side of carport structural building element affected seek advice from a builder and engineer
- Do not walk on carport roof as it may not safely support the weight of a person safe access hazard

- Termite damage to fence and additional decay and detached palings on right side boundary an adjoining carport maintenance required seek advice from a builder

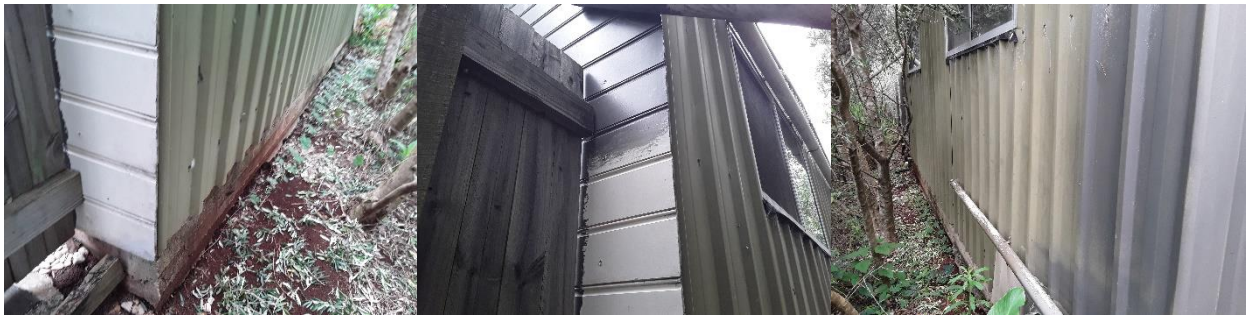
- Splits and damage to timber building element post beam connexion front right corner of garage decay on beam possible structural building element affected seek advice from a builder an engineer.
- Damaged sheeting on external parts of garage mainly front right corner. External walls of garage only partially painted

Studio External

Condition: Studio appears to be steel shed converted to habitable room check for building approval as original structure classification changed from non-habitable to habitable. If no approvals found seek advice from a builder, engineer and certifier.

- Detached trim above top left of door opening
- Restricted visual pest inspection zone right side
- Damaged palings on gate

- Hole in corner flashing patchy sealants around light front entry corner
- Staining and rusting base wall sheeting left side



- Patchy incomplete painting on external walls of studio

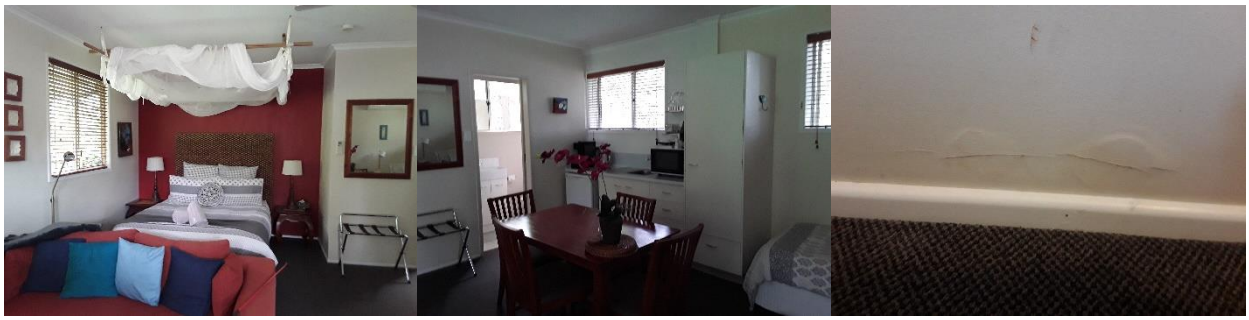
- Detached gutter on left side of property filled with leaf debris plumber to rectify
- Corrosion on down pipe clips at rear of property

- Open drainage points on left side of property and broken pipework fittings seek advice from a plumber check plumbing installation has approval via local council records or owner documentation
- Loose separated telephone conduit

- Separation between ground and underside slab edge rear seek advice from a builder and engineer

Studio Internal

Condition: Various marks on painted surfaces. No access to ceiling void

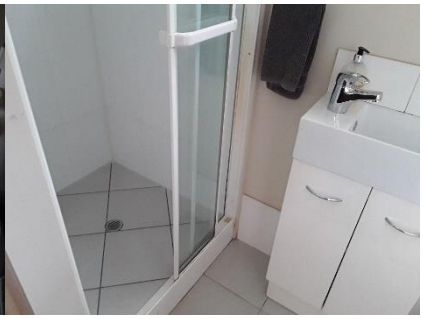


- Damage to plasterboard and marks in walls left side of room

Comments Continued on Next Page

- Damage spring on entry screen door handle some delamination base of entry door.
- Water staining on ceiling around combustion heater flue no high reading at time of inspection
- Condition an operation of combustion heater not covered by a standard building inspection and should be assessed by a specialist

- Air conditioner running at time of inspection full operation and condition should be assessed by a specialist
- Smoke alarm system should be checked for installation an operation by a specialist see comments in fire safety section of report. Smoke alarm is an older battery type
- Mosquito net structure hanging from ceiling should be assessed by a builder to ensure it is correctly fixed and secured to ceiling diaphragm



- Backing board detached under kitchen sink
- Ensuite and shower not in regular use at time of inspection and should be monitored in future for any leaks check for any waterproofing certificates advice from a builder

Waterproofing: Shower recess areas have been visually assessed and moisture metered at the time of inspection only. We could only comment and form an opinion on observations made at the time of inspection. Shower recess should be monitored for any signs of moisture in the future particularly if they have not been in regular use. For showers less than 6 years old seek evidence of waterproofing certificate.

Safety Warning: To maintain safety for the occupants of the home / prevent scalding the hot water temperature should not be greater than 50 degrees at the tap. To maintain safety temperature should be checked / adjusted by a plumber.

Cracking / Structural Building Elements

Is there cracking or damage to the Building Elements: **Yes**

Appearance Defect- Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this section is unknown until further information is obtained.

Serviceability Defect- Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this section is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this section is unknown until further information is obtained.

CRACKING / STRUCTURAL BUILDING ELEMENTS			
Areas Inspected	**Location**	**Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural)**	**Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)**
Concrete Slabs	Home	Appearance General variations in floor non-structural where visible Variation between concrete slab and timber floor hallway out of level Separation soil under rear studio floor slab	Necessary information to assess variations / floor / slabs not available at time of inspection. Seek expert advice from engineer.
Masonry Walls			
Piers			
Retaining Walls			
Timber Building Elements	Home & Carport	Serviceability Damage decayed building elements beams and posts where listed in report require immediate rectification to maintain structural building elements	Necessary information to assess crack not available at time of inspection. Seek expert advice from engineer.
Paths			
Other Areas			

Conclusion and Summary

The purpose of this inspection is to provide advice to the purchaser regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

The incidence of **Major Defects in this Building** in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **Check property in its current form is classified for purpose of bed and breakfast eg approvals for all building elements and additions / modifications. Sections of structural building elements have been damaged and require repair to maintain integrity of property seek specialist advice from a builder, certifier and engineer.**

Specialist inspections where listed in report should be conducted prior to making the decision to purchase. No liability is accepted by the writer of this report for any concealed defects. Various safety issues were evident on the property and should be assessed by relative specialists and rectified immediately where identified in report . Seek advice from a hazards specialist to ensure property is safe to occupy for owners and general public.

Where cracking / moisture has been identified in this report the writer cannot guarantee that it may not change or vary at any stage in the future in differing weather conditions.

The writer of this report does not accept any legal responsibility for unapproved structures or additions.

The incidence of **Minor Defects in this Building** in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered : **Typical requires various maintenance where listed in report**

Conduct maintenance and specialist inspections where recommended in this report.

Therefore the **Overall Condition of this Building** in the context of its age, type and general expectations of similar properties is: **Average however it is essential to conduct specialist inspections and provide reports to writer of report so an accurate overall opinion of the property can be formed. Check to ensure the property in its current form has final building and plumbing approvals.**

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.

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.

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: Paul Bloomer

Licence: QBCC 21256

Insurance Accreditation Number: Aus-07-5409

Dated this 10 December 2021

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This report cannot be used for any purpose or by third parties without the consent of the writer.

Details of the Inspection Agreement

Agreement No. 1012212 **Date of Agreement**: 10 December 2021 **Time Agreement:** Client informed of agreement and emailed for signing and return.

The Purpose of the Inspection: 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 advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Are there Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report: No

The following list details the Specific Requirements/ Conditions agreed to:

Where there any changes to the Inspection Agreement: No

Date the Changed Agreement was accepted:

Time the Changed Agreement was accepted:

The following list details the changes to the Inspection Agreement requested:

Comments Continued on Next Page

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 advise on the best course of action with regards to the trees.

Swimming Pools: Swimming Pools/Spars are not part of the Standard Building Report under AS4349.1-2007and 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 noncompliance 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 runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information: 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.

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 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.

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.

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**.)

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 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.

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."

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.

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.

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.

TERMINOLOGY

The Definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Definitions

Damage	The fabric of the element has ruptured or is otherwise broken.
Distortion Warping Twisting	An element or elements has been distorted or moved from the intended locations.
Water penetration Damp Related	Moisture is present in unintended or unexpected locations.
Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
Operational	An element or component does not operate as intended.
Installation (including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions

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.

Comments Continued on Next Page

TERMINOLOGY

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions

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 high standard of workmanship when compared with building of similar age and construction.
AVERAGE	The overall condition is consistent with dwellings of approximately the same age and construction. There may 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.

Accessible area: An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect: Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking 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.

Major Defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a major defect.

Safety Hazard: Any observed item that may constitute a present or imminent serious safety hazard.

Serviceability Defect: Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

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

Structural Defect: Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

Comments Continued on Next Page

Cracking / Structural Building Elements Australian Standard 2870-2003

Description of typical damage	Approximate crack width limit	Chang e in offset from a 3 m straight edge centered over defect (see Note 6)	Damage category
Hairline cracks, insignificant movement of slab from level.	<0.3 mm	<8 mm	0
Fine but noticeable cracks. Slab reasonably level.	<1.0 mm	<10 mm	1
Distinct cracks. Slab noticeably curved or changed in level.	<2.0 mm	<15 mm	2
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	15 mm to 25 mm	3
Gaps in slab. Disturbing curvature or change in level.	4 mm to 10 mm	>25 mm	4

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage cate gory
Hairline cracks	< 0.1mm	0
Fine cracks which do not need repair	< 1mm	1
Cracks noticeable but easily filled		
Doors and windows stick slightly	< 5mm	2
Cracks can be repaired and possibly Service pipes can fracture. Weather tightness often impaired.	5mm to 15mm (or several cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	15mm to 25 mm but also depends on number of cracks.	4