

TOOWOOMBA HOUSE INSPECTIONS & REPORTS

PRE-PURCHASE STANDARD PROPERTY REPORT

Report number: 1903012

Inspection date: 01 Mar 2019

Property address: 6 Large Street
Toowoomba



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

(The Form/Server/Ref numbers below are for office use only)

Form: SPIR V3 - 1st September 2013

Server report no: 1

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"Client" The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Building & Site" The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

"Structure" The loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Structural Damage" A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **"Structural Cracking and Movement"** - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **"Deformation"** - an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **"Dampness"** - the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **"Structural Timber Pest Damage"** - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Conditions Conducive to Structural Damage" Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Secondary Elements" Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant 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.

"Serious Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) **"Dampness Tests"** means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed..
- (b) **"Physical Tests"** means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ('the Consultant') was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was 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.

Unless noted in 'Special Conditions or Instructions', the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

Special conditions or instructions

There are no special conditions or instructions.

The Parties

Pre-engagement inspection agreement number (if applicable): **1903012**

Name of Client: **David Snow**

Name of Principal (if applicable): **David Snow**

Address of Client: **Nil**

Client's email: **david.snow@petersnow.com.au**

Client's telephone number: **Nil**

Consultant's name: **Jeff Boatfield**

Consultant's licence number (if applicable): **QBCC 44769**

Consultant's mobile number: **0417623559**

Company name: **Toowoomba House Inspections & Reports**

Company address and postcode: **2 Roser Court Withcott 4352**

Company email: **jeffboat@bigpond.net.au**

Real Estate agent name: **David Snow**

Real estate agent phone number: **0417 707 410**

Pest Inspector: **Keiran Mortimer Pest Control**

Pest Inspector phone number: **07 46345 519**

Section A Results of inspection – summary

This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

- Item 1: Evidence of Serious Safety Hazards **was not found.**
- Item 2: Evidence of Major Defects **was not found.**
- Item 3: Evidence of Minor Defects **was found** - see Section D Condition Report, Item D22.
- Item 4: Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions

conducive to structural damage was considered: **TYPICAL** - see Section C.

Additional Comments: **None.**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Residential building type:	Detached house.
Number of storeys:	Lowset.
Building Age (approx.):	Approximately 50 years old.
Smoke detectors:	2 fitted, but not tested.
	IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Type of Hot Water System:	Electric.
Size of Hot Water System:	125 litres.
Age of Hot Water System:	10 - 15 Years.
Type of Insulation in Roof Cavity:	Insulation Batts.
Siting of the building:	Towards the front of a large block.

Gradient:	The land is gentle sloping.
Site drainage:	The site appears to be adequately drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	Electricity. Mains water. Septic and Grey water tanks.
Occupancy status	Unoccupied and unfurnished.
Orientation (to establish the way the property was viewed):	The facade of the building faces north.

Note. For the purpose of this report the façade of the building contains the main entrance door.

Prevailing weather conditions at the time of inspection:	Prolonged dry spell.
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Primary method of construction

Main building – floor construction:	Brick piers. Slab floor (infill). Suspended timber framed. Floorboards. Timber deck.
Main building – wall construction:	Timber framed. Brick veneer (timber framed). Face brick. Internal gypsum plasterboard. Fibre-cement sheeting.
Main building – roof construction:	Timber framed. Pitched roof. Finished with roofing tiles.
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Reasonably maintained.
Other comments:	None.

Incomplete construction

The dwelling is not complete in every trade.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Section C Accessibility

Areas inspected

The inspection covered the following Readily Accessible Areas:

Interior. Roof void. Subfloor. Exterior. Roof Exterior.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Grounds Fences

Strata or company title properties

Not Applicable.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

TYPICAL

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Condition report

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Serious Safety Hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Minor defects

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects

Comment: **There are some Minor Defects.** Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Additional Comments: **None.**

Section E Conclusion

In the opinion of this Consultant:

Comment 1: The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Comment 2: The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Above Average (Poor).**

Comment 3: In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Additional comments: **None.**

Section F Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section G Additional comments

The following additional comments are noted:

SUMMARY-

From an overall VISUAL ONLY inspection of the Building, it currently appears to be STRUCTURALLY SOUND at the time of the inspection. Monitor cracks to brickwork.

In context of the Buildings age and on the completion of the recommendations and repair work required as noted, I would consider the Building to be currently in FAIR CONDITION AND REPAIR.

While all care is taken to report on the house thoroughly, it is recommended to have a second opinion from a Qualified Builder or Engineer for possible building defects that may not have been noted in this report as some defects may not have been sited.

Section H Annexures to this report

Any photos taken on day of Report.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:

A handwritten signature in black ink that reads "Jeff Boatfield". The signature is written in a cursive style with a large initial "J" and "B".

Name: Jeff Boatfield

Date of issue: 1-March-2019



There's a large amount of the pointing on the capping tiles that has fallen out. It would be recommended to have a roof tiler repoint the ridge capping to maintain the integrity of the roof.



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ROOF SHEETING-

The roof sheeting and gutters appears to be in a **SOUND** condition.

There is a moderate number of defects that is typical and normal for the age of the building that has not been maintained fully.

Ensure that the gutters are kept free of leaves and dirt. Periodically inspect the roof sheeting for any possible water leaks that may develop over a period of time.

It would be recommended to have a roof tiler restore and paint this roof.



There is surface rust starting to develop in the valley irons. Eventually these Valley irons will need to be replaced



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It would be recommended to have a roof tiler restore and paint this roof.



There are a number of roof tiles that have broken on the front edge of the tile. These tiles are still water tight but would still recommend to have them replaced to maintain the Integrity of the roof.



The majority of the roof gutters have surface rust or are rusting through. It would be recommended to have the gutters replaced in the near future.



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Periodically inspect the roof sheeting for any possible water leaks that may develop over a period of time.

It would be recommended to have a roof tiler restore and paint this roof.



There are several roof tiles that have been broken and repaired by using silicone. It would be recommended to have these roof tiles replaced. Seek further advice from a roofing contractor.



The hot water tap to the vanity basin in the bathroom is constantly leaking and will need to be repaired by a plumber.



ROOF CAVITY CYPRESS-

The roof cavity appears to be in a SOUND AND GOOD condition.

Not all areas of the roof cavity were inspected at the time of the inspection due to restrictive access to some areas.

The trusses are predominately constructed from CYPRESS PINE timber.

The wall frames are predominately constructed from CYPRESS PINE timber.

Periodically inspect the ceiling cavity for any possible water leaks and maintenance repair work that maybe required over a period of time.

Cypress Pine is a Termite resistant timber that would be eaten by Termites should they gain access to the Building. Please note that there will be other types of timber species in the house that Termites will eat if they were to gain access into the house, e.g. door frames, mouldings and plasterboard. See pest report for more detail.

See foot notes regarding other species of timber used in houses.



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See foot notes regarding other species of timber used in houses.



DOWN PIPES-

The down pipes on the external walls are discharging at the base of the house.

This would of been compliant with Council when the house was originally built.

It would be recommended to extend the down pipe away from the house by at least 3 meters, so surface water does not flow back towards the building.

Water lying against the house can cause problems with the footing system and lead to possible movement within the house causing cracking to plaster work and brick work.

Moisture near the building can attract Termites to the house area as they require moisture to survive.

See a Plumber to rectify.



TREES-

There are trees and shrubs around the house. It would be highly recommended to remove the trees or shrubs away from the building.

Their root system can cause movement to the footing system. This can cause cracking to the plasterboard and brick work within the house.

Having plants and trees near the house can also attract Termites into the building and obstruct visual inspection of the external walls.



The downpipe on the front of the house is resting on the corner and will need to be replaced.



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Moisture near the building can attract Termites to the house area as they require moisture to survive.

See a Plumber to rectify.



HOT WATER SYSTEM-

The Hot water system appears to be in a FAIR condition for the age of the unit.

The age of the Hot Water System is approximately 11 years old.

Confirm the working condition of the unit with a Plumber or service agent.

Note- The average age of a Hot water system if maintained is 15 to 18 years. After this time frame, the unit may need to be replaced. This is to be done by a Plumber.



The concrete baffle that is on the outlet side pipe inside the tank has eroded away. This is going to require a plumber to install pipe inside the tank.

The concrete baffle has been eroded away for a considerable amount of time. There is a possibility that there could be blockages to the evaporation pit. Seek further advice from a plumber.



There is movement cracking to the brickwork at the rear of the house. This pregnant is most likely caused from dry weather conditions in the soil subsiding.

It would be recommended to install an expansion joint in brickwork to control any further cracking. There is a possibility that this crack could become wider in the future. Should ask crack become wider in the future it would be recommended to have an engineer inspect



there is a small washing leak to the drain pipe under the bathroom. This will need to be repaired on a plumber.



SUB FLOOR-

The sub floor appears to be in a SOUND condition at the time of the inspection.

There are some normal and minor defects. These defects are typical for the age of the house.

Monitor the sub floor area for any issues that may arise over a period of time.

Monitor and ensure that surface rain water does not flow under the building as this can cause issues with movement to the Piers and can cause movement to the Building.

Have the plumbing pipes and drains regularly inspected for possible water leaks that may occur.

It would be recommended to have annual Termite inspections carried out. See pest report for more details.



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Have the plumbing pipes and drains regularly inspected for possible water leaks that may occur.

It would be recommended to have annual Termite inspections carried out. See pest report for more details.



GALVANISED PIPES-

Some of the waste and water pipes under the floor from the Bathroom and Kitchen are "Galvanised pipes".

This is typical for a house of this age.

In time the Galvanised pipes will eventually rust and reduce in diameter size which will prevent water from flowing through the pipe. When this does occur, the water pressure will become slow or the waste water will drain away slowly.

The rusting pipes will have to be replaced with either PVC or Copper pipe.

It is not possible to tell when this will occur without pulling the pipes apart and inspecting.

Seek advice from a Plumber.



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The sub floor appears to be in a SOUND condition at the time of the inspection.

There are some normal and minor defects. These defects are typical for the age of the house.

Monitor the sub floor area for any issues that may arise over a period of time.

Monitor and ensure that surface rain water does not flow under the building as this can cause issues with movement to the Piers and can cause movement to the Building.

Have the plumbing pipes and drains regularly inspected for possible water leaks that may occur.

It would be recommended to have annual Termite inspections carried out. See pest report for more details.



Removed the unwanted building material away from under the house. This can attract termites to the area.



CRACKS TO PLASTERBOARD-

There are several minor hairline movement cracks to the plasterboard ceiling and walls.

This is a very common occurrence for a house to develop small hairline cracks.

This is caused by very small amounts of movement within the building caused from soil movement or timber movement,

These areas can be repaired by a Plasterer and Painter if required.



WEAR AND TEAR-

There are wear and tear marks throughout the building that is to be expected for the age of the building. This can include minor dents to the walls, hairline cracks to the plasterboard walls and ceilings, dirt marks, ect throughout the building on the internal walls and ceiling. This is FAIR for a house of this age that has been lived in. Not all defects have been noted in the report due to being minor defects.



There are a number of areas in the bedrooms where the paintwork is flaking on the ceiling.

These areas can be repaired by a painter.



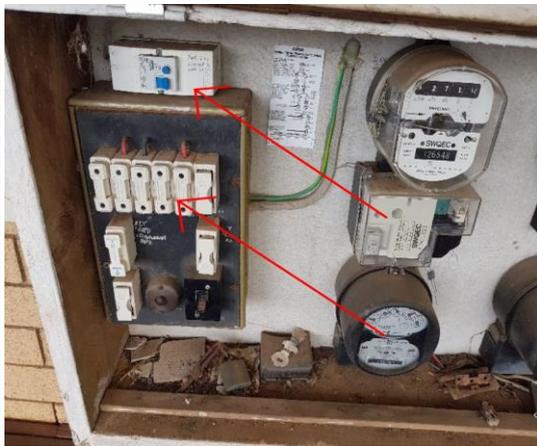
The polycarbonate roof sheeting over the front sunroom is in a poor condition as it has had hail damage in the past. These holes have been filled with silicone. It would be recommended to have this roof sheeting replaced.



There are a couple of windows where the brickwork has pulled away from the aluminium window frame. This is caused from subsidence within the building and the brickwork has moved slightly. There did not appear to be any significant structural issues at the time of the inspection but these areas will need to be monitored possible further movement. Should these gaps be noticed to be getting wider it would be recommended to have an engineer inspect and repair work carried out.



The evaporative air cooler did start at the time of the inspection but was not tested to its full capacity. It would be recommended to have a service agent inspect and test.



CERAMIC FUSES-

The meter box does have an RCD safety switch. The safety switch was not tested at the time of the inspection. Basic testing was carried at the time of the of the inspection but it is recommended to have an Electrician inspect and report on the electrical wiring, power points, lights and appliances to the house to confirm .

The meter box still has old style ceramic fuses installed that were used in the era when the house was originally built. These fuses are still compliant, but it would be **SUGGESTED** to update the fuses. These ceramic fuses can be exchanged with circuit breaker fuses that do not use a fuse wire that are easily reset should the circuit breaker trip and turn off.

This should easily be able to be installed by an Electrician. It is recommended to test the RCD safety switch every month.



SMOKE ALARM-

The smoke alarms are over 10 years old and will need to be replaced. Seek further advice from an electrician.

Test smoke alarms before moving in to make sure that the alarms are working correctly and have new Batteries installed.

The smoke alarms may not of been tested at the time of the inspection.

New smoke alarm rules started January 2017. Smoke alarms must be replaced once they are 10 years old with a Photo Electric type smoke alarm. Ensure that the Bedrooms do have a smoke alarm outside in the Hallway protecting the room from possible fires from the Kitchen area.

With new rules being phased in over the years, all houses must be compliant by having either hardwired or tamper-proof Lithium battery smoke alarms. Smoke alarms are to be installed in every bedroom and hallway.

This is to be completed by 2022 for rental houses and 2027 for owner occupied.

Seek further advice from an Electrician or visit www.qfes.qld.gov.au for more details.



There was painting being carried out at the time of the inspection that was yet to be completed.



The shed was only inspected from the outside. The shed appears to be structurally sound and in a good condition from what could be seen.

TOOWOOMBA HOUSE INSPECTIONS & REPORTS

Foot Notes

Asbestos

Asbestos was used commonly in the Housing Industry around the years of 1940 to 1990. It was used in many building products such as Fibro Sheeting, Lino Floor Coverings and Drainage Pipes just to mention a few.

Asbestos products are safe providing that the product is not broken and kept well painted and maintained. If the Fibro is broken or sanded, this can cause the Asbestos dust to become air born. If the dust is inhaled, it can become harmful to your health.

If there is ever to be renovation work carried out and there is possible Asbestos products in the building, it is recommended to have a sample of the product tested by a certified Asbestos testing company before starting any work.

If holes are to be cut into Asbestos Fibro for some reason, it is very important that the material is kept wet to stop dust particles from floating in the air. Seek further advice from a competent licenced person for more advice.

Asbestos can only be tested in a laboratory to confirm exactly what type of material it is.

Contact the following company to arrange a confirmation test. Test cost approximately from \$50.00

Asbestos Testing- **COHLABS 07 3015 7555** (There are also several other companies that also do testing).

For more detail visit - www.asbestossafety.gov.au

Lead based paint

Lead paint was used in Buildings up to approximately 1985. Lead based paint is not very common to find in buildings as they have most likely been painted since.

The lead paint can still exist if the building was originally painted with lead based paint and has been painted over. This is when it is important to confirm before sanding is commenced.

The dust particles caused from sanding lead based paint can be harmful to your health if breathed in over a period of time.

If there is going to be sanding carried out to the paint work it is highly advisable to purchase a test kit from a reputable paint store to confirm if the paint contains lead or not.

Seek advice from a Painting Contractor or Supplier if you have any doubt about what type of paint has been used.

For more information on lead based paint visit www.worksafe.qld.gov.au

Smoke Alarms

Test smoke alarms before occupying the house to confirm that the alarms are working correctly. It would be recommended to have new batteries installed at settlement. Check the date on the smoke alarm to confirm the unit is less than 10 years old.

The smoke alarms may not have been tested at the time of the inspection.

New smoke alarm rules commenced January 2017. Smoke alarms must be replaced once they are 10 years old with a Photo Electric type smoke alarm. Ensure that the Bedrooms have a smoke alarm outside in the Hallway protecting the room from possible fires from the Kitchen area.

With new rules being phased in over the years, all houses must be compliant by having either hardwired or tamper proof Lithium battery smoke alarms. Smoke alarms are to be installed in every Bedroom and

Hallway.

This is to be completed by 2022 for rental houses and 2027 for owner occupied.

Seek further advice from an Electrician or visit www.qfes.qld.gov.au

Minor Defects

Houses and Units that have been lived in before will most likely have dirt marks, blemishes, chips on paintwork, bumps, dents and scratches on surface areas and fixtures. These minor defects will not be noted in this report. Minor defects are to be expected for the age of the premises.

Surface water ponding against the building

Ensure water does not pond against the House or Unit. During rainy conditions monitor around the building and inspect to see if water is flowing away and not towards the building. Divert the water away from the building if this does occur. Seek the advice of a Plumber or Builder.

Plumbing and Electrical comments

The Building Inspector is not a licenced trades Plumber or Electrician. Any comment made in this report regarding Plumbing or Electrical issues does not necessarily mean it has been done to the Australian standards or Council regulation requirements. Any comments made in the report are given only as general advice. Seek further advice from the appropriate trade.

Types of Timber used in Buildings

Cypress

Cypress timber is the most preferred framing timber used in constructing a building. Cypress timber is a natural Termite resistant timber as they do not like the resin in the timber. If Termites were to gain access to the house, there is a very low risk that there will be structural damage caused to the house frame. The Termites can still cause superficial damage to the house, such as damage to timber mouldings and plasterboard which normally can be repaired. Cypress timber is not ideal if exposed to the weather as it will eventually develop decay and dry rot.

Hardwood

This is a very good structural timber as it can be used outside in the weather and will take a long time for dry rot to occur. Hardwood is a very strong type of timber and is used in framing where strength is required.

Termites have been known to eat Hardwood. It is important to have the Termite Management System kept updated to avoid structural damage.

Pine

Pine timber is a common type of timber that is used in the construction industry. It is a good timber to use in constructing wall and roof trusses as it is light and easy to work with. It is widely used in houses and units as it is cheaper than Cypress and Hardwood timber and readily available as it is grown in plantation forests.

The main issue with pine timber is that it is susceptible to Termite attack. It is very important that the Termite Management System is in place and annual Termite inspections are carried out.

Pine is not an ideal timber to be exposed to the weather or moist areas as it will develop dry rot very quickly and therefore must be kept dry. If Pine is used outside, it will need to be kept well painted.

Treated Pine

This type of timber is a Pine species (as noted above) but has been treated with a chemical treatment to prevent Termites from eating the timber. This timber is the most commonly used in the construction of houses since year 2000. The chemical used to treat the Pine is designed to last for 50 years. The chemical will eventually deteriorate after this period of time. It is highly recommended to keep Termite Barriers updated to protect the treated pine timber. It is recommended to have annual Termite inspections carried out.

Disclaimer Statement

The Consultants written report is for the Clients purpose only and not for a third-party person.

Whilst all effort is given to detect water leaks from water and drain pipes including roof coverings, it would be recommended to have a Tradesman Plumber inspect these areas for possible defects that were not noticed at the time of the inspection.

It is recommended to have a Tradesman Plumber inspect underground drain pipes for possible blockages or damage caused by tree roots and other foreign matter to the waste water drainage pipes. Have a Plumber inspect the storm water drainage that is under the ground and that cannot be visually inspected. Testing of the drainage pipes were not visually inspected or tested at the time of the inspection.

It would be recommended to have a Tradesman Electrician to inspect the electrical wiring and fixtures for any possible electrical issues and to confirm that the wiring to the premises is compliant with relevant electrical standards. This is highly recommended in older style houses.

It is recommended to have a Solicitor carry out a Council Building search to the property to ensure that there are Council Building permits in place. This includes structures that have been added onto the Building or other structures that have been constructed such as Sheds to confirm that they have Council Permits in place.

If there are insulation batts installed to the ceiling space, it will not be possible to determine if the Plaster board ceiling is coming away from the ceiling trusses and is sagging or any other defects that may be covered by the insulation that cannot be visually inspected. The insulation batts were not moved at the time of the inspection.

It would be recommended to have a competent person remove and inspect for possible issues that were not noticed at the inspection.

Not all of the roof cavity will be inspected if there are restrictive access areas or safety issues. The roof void will only be inspected from the Manhole access area only and the roof cavity will not be inspected to every area of the roof cavity.

This is a visual inspection only and is not an intrusive type of inspection. (There will be no dismantling of the building to investigate, unless given permission from the seller of the property.)

The report does not cover the following areas - Termites, Electrical, Plumbing, Engineering, Swimming Pool Inspection and Council issues. It is recommended to have the mentioned Inspectors report on the property being inspected.

The Inspector will not be responsible for moving any type of furniture, objects or personal belongings and will not visually inspect that particular area. It is recommended to reinspect before settlement once the house is fully vacant for possible defects that were not noticed at the time of the inspection.

Jeff Boatfield trading as Toowoomba House Inspections and Reports will not be held liable for any repair or rectifying work or any form of financial compensation for inspection work done with compiling this report on the mentioned property that has not been noted or mentioned in this report.

There is a HIGH possibility with the Building Inspection carried out that not every defect will be noted or mentioned in this report. Whilst all effort is humanly made to identify problem issues for the client to be aware of, there is a high possibility that some defects will be missed, whether it is an obvious or hidden defect.

Some of these defects do not become apparent until the house has been lived in and may have been missed in the report.

It is recommended to have a follow up Building inspection by another independent Inspector for a second opinion.

Refer to Australian Standard AS4349.1 2007

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If you require any work carried out to your property, this is a list of Tradesman that I use or know of and would recommended.

Please note- I do not receive any commission from these people for referrals and take no responsibility for their work that has been carried out.

Before engaging any work, ask for a quote or an estimate and what is included in the price.

- Carpentry work- Harry Wheeler 0427 703 258
- Builder- Nathan James 0448 177 776
- Builder- Graham Neilson 0412 532 025
- Electrician- DD Chill and Electrical 0439 780 869 Dan Reisinger
- Electrician- Dean Hollands 0422123 498
- Plumber- Paul Flanagan 0418 717 321
- Plumber- Derek Holstein 0409 795 169
- Plasterer- Small Jobs- Pat Wilson 0427 309 345
- Plasterer- Larger jobs- Rob Bellinger 0419 782 911
- Painter- Simon Cockburn 0408 067 511
- Painter- Justin King 0418 788 835
- Bricklayer- Ross Long 0417 748 583 (Small jobs and repair work)
- Floor Tiler- Gavin Williams 0418 453 319
- Floor Tiler- Paul Jurgs 0400 018 773
- Roof Tiler- Paul Collins 0418 716 548
- Bob cat work- Steve Brosnan 0428 724 994
- Concreter- Steve Walk 0417 704 740
- Cabinetmaker- Focus on Kitchens 07 4633 0069
- Fencing and retaining walls- Bernie Moffatt 0417 742 757
- Fencing and retaining walls- Chris Whale 0428 148 526
- Air conditioners- DD Chill and Electrical 0439 780 869 Dan Reisinger

Shower and Fly screens- Bradnams Windows 07 4634 5366

Cabinet Maker- Focus on Kitchens 07 4633 0069

Cabinet Maker- C & N Wicks Joinery 07 4632 3277

Handyman- Mick the Handyman 0438 569 042

Engineer- Reid Consultants 07 4639 2800

Engineer- Baker and Rossow 07 4638 5655

Asbestos Testing- COHLABS 07 3015 7555

Roofing Contractor- Mark Siebuhr 0409 482 068

House Re Stumping- Glenn Myers 0419 730 902