



## Advance Building Inspections

Trade Savvy

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- . Pre-Purchase Inspection
- . Pre-Sale/Auction Inspections
- . Handover/Defect Inspections
- . Safety & Compliance Inspections
- . Building & Maintenance
- . Project Management

# Residential Building Inspection Report

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

36 Twelfth Avenue  
St Lucia. Qld. 4067



**Note:** This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

**Report Requested By (Client):**

**Name** Susan Ung

**Address** 36 Twelfth Ave, St Lucia

**Phone** 0418 660 026

**Email** susanung@bigpond.com

**Agent** N/A

**Address of Inspected Property:**

**Street Address** 36 Twelfth Avenue

**Suburb** St Lucia. Qld. 4067

**Time of Inspection** 12:00 PM

**Weather Condition at Time of Inspection** Dry

**Recent Weather Conditions** Dry and Wet

**Type of Construction** Free Standing Domestic House. **Style:** Multi-storey.  
**Construction Type:** Concrete Block & Cladding. **Interior:** Plasterboard. **Piers:** Concrete & Steel. **Flooring Interior:** Concrete Slab and Timber. **Roofing:** Timber Truss Roof. **Roof covering:** Metal Roofing. **Out Structures:** N/A

**Approximate Age** 2010

**Building Furnished** Yes

**Building Tenancy** Occupied

## **Agreement Details**

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

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

**Agreement No:** 6109      **Date of Agreement:** 24<sup>th</sup> September 2018   **Time:** 3.38 pm

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

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

Date and Time the Changed Agreement was accepted: **Date** N/A **Time** N/A

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

1. This report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends 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.
2. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.  
Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**
4. **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, you must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be

provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

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

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

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

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

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

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

5. **ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
6. **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
7. **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
8. **ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a

contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

### **Important Advice**

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

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

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

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2010 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

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

### **Definitions**

The definitions of good, fair and poor:

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

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

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

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect:** Any defect other than what is described as a major defect.

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

### **IMPORTANT DISCLAIMER**

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

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

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

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

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

Other:

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

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

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

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

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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Interior of the building | <input checked="" type="checkbox"/> Exterior of the building | <input checked="" type="checkbox"/> Roof space |
| <input checked="" type="checkbox"/> Sub-floor area           | <input checked="" type="checkbox"/> Roof Exterior            | <input checked="" type="checkbox"/> Grounds    |
| <input checked="" type="checkbox"/> Fences                   | <input checked="" type="checkbox"/> Retaining Walls          |  |
| <input type="checkbox"/> Other                               |  |  |

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

- Parts of the roof cavity could not be inspected due to vaulted ceilings

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

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

- Interior due to: Restricted by furniture & stored goods against walls & inside cupboards.

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

- Interior due to: Restricted by furniture & stored goods against walls & inside cupboards.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

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

### **Factors that Influenced the Inspection/Report Outcome**

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: None

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

Additional information provided to inspector was: None

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

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

## **Terminology**

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

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

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

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

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

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

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

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

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

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

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

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

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

**DPC:** Damp proof course.

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

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

**Soffit:** Eave lining.

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

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

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

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

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

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

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

## INSPECTION FINDINGS

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

**Important: Strata Title** - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

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

#### **1. GENERAL**

GENERAL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Security Screens			✓		
Hot Water			✓		
Sheds		✓			
Driveway / Paths			✓		
<p><b>Electrical:</b> All electrical wiring, meter box, fixtures and appliances need to be checked by a qualified electrician. The checking of any electrical related item is outside the scope of this report. We recommend a licensed electrician be consulted for further advice.</p> <p><b>Safety Switch (RCD) fitted: YES</b></p> <p>As of the 1<sup>st</sup> of September 2002, all house sold are required to have a RCD safety switch fitted within 3 months of settlement. This Report confirms the presence or absence of a RCD only; a licensed electrician must check the working order and we recommend regular testing for safety.</p>					
<p><b>Plumbing:</b> All plumbing matters must be inspected and reported on by a licensed plumber. The checking of any plumbing fixtures including, tap ware, fittings, pipe work, waterlines, drains, dishwashers, spas, septic systems, sewage treatment plants etc are outside the scope of this report. We recommend a licensed plumber be consulted for further advice.</p>					
<p><b>Gas:</b> All gas fittings an/of appliances must be inspected by a licensed Gas Fitter. The checking of any gas related item is outside the scope of this report.</p>					
<p><b>Air-Conditioning:</b> The working condition has not been checked by the inspector and we recommend you consult an air-conditioning expert for further advice.</p>					
<p><b>Hot Water Over Flow:</b> It is recommended a hose be added to the hot water over flow pipe to divert water away from the foundations.</p>					<b>NO</b>
<p><b>Air-Conditioning Over Flow:</b> It is recommended a hose be added to the air-conditioning over flow pipe to divert water away from the foundations.</p>					<b>NO</b>

## 2. IMPROVEMENTS

IMPROVEMENTS	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Retaining Walls			✓		
<p><b>Retaining Walls:</b> This is a visual check only of the general appearance of the retaining walls; the structural integrity of any wall cannot be certified by the inspector, as the method of construction is unknown. Good drainage behind retaining walls is vital in ensuring their stability &amp; Performance &amp; this cannot be checked post construction. All walls in excess of 1m high are required to be engineer designed.</p>					
Decks / Balconies			✓		
Patio / Verandah				✓	There is efflorescence/salt attack to the pavers to the patio area. This is a normal process of wetting and drying to brickwork, however long-term efflorescence may deteriorate the grout should be monitored, if concern arises a specialist in water proofing should be consulted.
Stairs – External (front)			✓		
Stairs – External (rear)		✓			
Handrails / Balustrades		✓			
Carport		✓			
Pergola		✓			
Gates				✓	The gate on the left elevation is binding and requires adjustment. – Consult a carpenter for advice.
Fences			✓		

## 3. EXTERNAL

EXTERNAL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Brickwork/Face/Render			✓		
Sheeting Cladding			✓		
Weep Holes (FFL)		✓			
Vents		✓			
Surface Drainage			✓		

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

recommend you arrange for an independent underground drainage check.					
Horizontal Structural Members			✓		
Vertical Structural Members			✓		
<p><b>Swimming Pool:</b> Not covered by this report.</p> <p>The inspection of the pool &amp; filtration equipment is outside the scope of this report &amp; we recommend an independent pool expert be consulted for further advice. We also recommend Local Authority records are checked regarding compliance &amp; approval for the pool &amp; pool fencing.</p>					

#### 4. SUB FLOOR

SUB FLOOR	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Posts / Stumps			✓		
Ant Caps		✓			
Tie Downs			✓		
Structural Members			✓		
Dampness / Drainage			✓		
<p><b>Drainage:</b> All surface water must be directed away from the building and not permitted to enter the sub-floor area, good drainage is vital.</p> <p><b>Sub-floor ventilation:</b> Ventilation is important in minimising infestations by timber pests and helps prevent damp problems.</p>					

#### 5. ROOF

ROOF	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Body			✓		
Hips / Ridge			✓		
Valleys / Gutters			✓		
Downpipes			✓		
Fascia / Barges			✓		
Flashings			✓		

#### 6. GARAGE

GARAGE	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS

Doors			✓		
Walls			✓		
Windows		✓			
Ceiling			✓		
Garage Door			✓		

## 7. ENTRANCE

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

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

## 8. HALL

HALL	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows		✓			
Ceiling			✓		
Floor/Tiles/Carpets			✓		
<b>SMOKE DETECTORS</b>	<b>YES</b>				

**Smoke Detectors:** Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

Smoke detectors should also be checked on a regular basis.

## 9. LOUNGE

LOUNGE	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling				✓	There is some movement cracking long the 'cornice line' of to the ceiling lining. This was not considered structurally significant at the time of our inspection, rather a cosmetic matter, and repairs required are minimal
Floor/Tiles/Carpets			✓		

## 10. DINING

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

## 11. FAMILY / MEDIA

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

## 12. LAUNDRY

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

## 13. KITCHEN

KITCHEN	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Cabinet/s			✓		
Floor/Tiles/Carpets			✓		

## 14. W.C.

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

## 15. W.C UPSTAIRS

WC UPSTAIRS	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Floor/Waste		✓			
Shower		✓			
Bath		✓			
Cabinet		✓			
Toilet		✓			

## 16. BEDROOMS

BEDROOM 1	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets			✓		
BEDROOM 2	Safety Defects Found	Not Applicable	Acceptable Condition	Defects Present	COMMENTS
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Robe			✓		

Floor/Tiles/Carpets			✓		
<b>BEDROOM 3</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets			✓		
<b>BEDROOM 4</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets			✓		
<b>BEDROOM 5</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets			✓		
<b>BEDROOM 6</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors		✓			
Walls		✓			
Windows		✓			
Ceiling		✓			
Robe		✓			

Floor/Tiles/Carpets		✓			
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## **17. STUDY**

<b>STUDY/LIVING UPSTAIRS</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors				✓	One of the pair of doors is binding that require adjustment. Consult a carpenter for advice
Walls				✓	There is minor cracking to the plasterboard adjacent study door opening. Minor plaster repairs are required.
Windows			✓		
Ceiling			✓		
Robe			✓		
Floor/Tiles/Carpets			✓		

## **18. BATHROOMS**

<b>BATHROOM 1</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		
Ceiling			✓		
Floor / Waste			✓		
Shower			✓		
Bath			✓		
Cabinet			✓		
Toilet		✓			
<b>BATHROOM 2 (Guest)</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
Doors			✓		
Walls			✓		
Windows			✓		

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

## 19. ROOF SPACE

<b>ROOF SPACE</b>	<b>Safety Defects Found</b>	<b>Not Applicable</b>	<b>Acceptable Condition</b>	<b>Defects Present</b>	<b>COMMENTS</b>
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Roof Framing			✓		
Insulation / Sarking			✓		
Tie Downs			✓		
Timber Sizing			✓		
Binders / Bracing			✓		

## 20. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members:  Yes  No

**If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement.**

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

Obtaining Information regarding:

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

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

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

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

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

## Conclusion and Summary

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

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

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

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

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

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

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

Item (a) Major Defects
None
Item (b) Conducive to Structural Defects
None
Item (c) Safety Defects
None
Item (d) Significant Defects
None

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

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

## PHOTOS



LPG gas cylinders have not been adequately restrained in accordance with AS5601.1. If cylinders are knocked or blown over, gas line may rupture and release gas. This condition is considered potentially dangerous. A further investigation by a licensed gasfitter is strongly recommended to secure the cylinders. The above recommendation should be implemented as a matter of urgency, immediate action must be taken to ensure that anyone entering the area is warned of this hazard.



Left elevation - The gate on the left elevation is binding and requires adjustment. – Consult a carpenter for advice.



Left elevation- There is efflorescence/salt attack to the pavers to the patio area. This is a normal process of wetting and drying to brickwork, however long-term efflorescence may deteriorate the grout should be monitored, if concern arises a specialist in water proofing should be consulted.



Subfloor- downpipes connected to the tanks are full of leaves and debris. Clearing out leaves may be a consideration



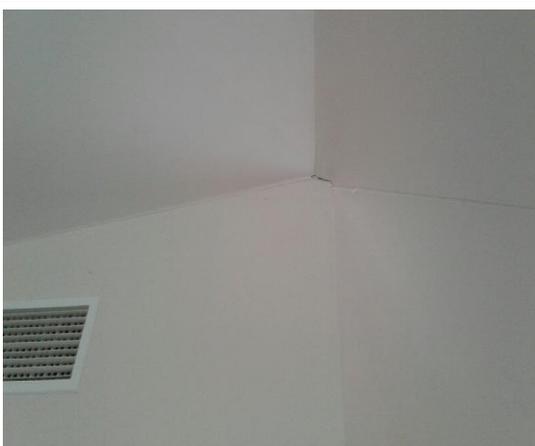
Subfloor- downpipes connected to the tanks are full of leaves and debris. Clearing out leaves may be a consideration



Left elevation- There is evidence of a previous water staining/damage to the soffit lining. I recommend consulting a licensed roofer for advice



Right elevation- There is evidence of a previous water staining/damage to the soffit lining. I recommend consulting a licensed roofer for advice



Lounge- There is some movement cracking along the 'cornice line' of to the ceiling lining. This was not considered structurally significant at the time of our inspection, rather a cosmetic matter, and repairs required are minimal



Lounge- There is some movement cracking along the 'cornice line' of to the ceiling lining. This was not considered structurally significant at the time of our inspection, rather a cosmetic matter, and repairs required are minimal



Hall/Study- There is minor cracking to the plasterboard adjacent study door opening. Minor plaster repairs are required.



Hall/Study- One of the pair of doors is binding that require adjustment. Consult a carpenter for advice

## ***Thank you for choosing Advance Building Inspections***

### **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: **Rudy Adrichem**

Inspectors contact phone: **0412 356 538**

QBCC Licence No: **15037564**

Insurance Accreditation Number: **7053**

SIGNED FOR AND ON BEHALF OF: **Advance Building Inspections**

*Rudy Adrichem*

Dated this 27th Day of September 2018

End of Report