

Inspection Report

Provided By



Ausispec

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Property Address

20 Harward Street, The Gap, Queensland, 4061



Report Information

Client Information

Client Name [REDACTED]
Client Email [REDACTED]
Total Fee [REDACTED]

Inspection Information

Report/Agreement # 240725054013322
Inspection Date: 24 July 2025
Inspection Time: 03:00 pm

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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
HANDRAILS	CONCLUSION	NOTABLE DEFECTS OR ISSUES	(Recommendation): Existing handrails/balustrades are non-compliant with current regulations. Whilst these may not require upgrading due to the age of construction/installation, this report strongly recommends that all noncompliant items in regards to the stairs and handrails be independently assessed and upgraded to the latest building regulation requirements.
DRIVEWAY AND PATHS	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Notable cracking has occurred in the cement paving along the front patios and driveway. Repairs are recommended.

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.
You should not rely on the summary only. Please read the entire report.

Section	Location	Name	Comment
DOORS/WINDOWS	CONCLUSION	NOTABLE DEFECTS OR ISSUES	The sliding windows/doors would require replacement of the roller mechanisms to improve function.
DOORS/WINDOWS	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Wardrobe door in 2nd bedroom requires repair (has delaminated).
BATHROOM(S)	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Bath tub surface finish is noticeably deteriorated.
TILED SHOWER RECESSES	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Mould spores exist in the main bathroom shower recess
KITCHEN	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Moisture damage due to previous leakage has occurred underneath the sink.
FENCING AND GATES	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Fencing is leaning noticeably in places.
EXTERNAL PLUMBING & GASFITTING	CONCLUSION	NOTABLE DEFECTS OR ISSUES	Storm water pipe along side of driveway requires repair.

INSPECTION DETAILS

INSPECTION TYPE

Classification as per Australian Standards

General building inspection as per Australian Standards 4349.1-2007 (Part 2: General inspections-residential buildings)

ATTENDANCE

Relative parties present at the time of the inspection

Pest Inspector

INSPECTORS DETAILS

Certificated details of Inspector

Ausi Spec Holdings Pty Ltd as trustee for Donald Family Trust trading as Ausi Spec. ABN 53 462 035 063, QBCC: 1113180, PO Box 1160, Oxley Qld 4075 Inspector: Mr. Shayne Donald Ph: 0413 138 013

DESCRIPTION OF PROPERTY

Allotment Type

Sloping cut and filled allotment

DESCRIPTION OF BUILDING

Construction Type

Low set timber frame with brick veneer

ASPECT

Direction Building Faces

For the purpose of this report, the front of the inspected building/residence is facing east

WEATHER CONDITIONS

Weather conditions at the time of inspection

The weather conditions were dry at the time of inspection

OCCUPATION STATUS

Status of occupation or presence of furniture or unfixed items

The property contained furniture and/or personal possessions at the time of inspection.

SCOPE AND LIMITATIONS OF INSPECTION

SCOPE

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C"

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS4349.1.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

The inspection has included a detailed inspection of all major components that could be visually checked. In many cases, this has been done by checking the associated secondary components that would show some indication of failure or defect in the unsighted element. Actual concealed components cannot be visually inspected. This report complies with AS4349.1

During the inspection of structural components, an assessment has been made on the condition of all associated elements, eg: roof covering, internal linings, external walls, windows and doors, plumbing fixtures and fittings etc, and comment has been passed as to the status at the time of

inspection.

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 general remarks 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 90's may contain some asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 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. 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.

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.

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non-wood decay fungi are commonly known as Mould, Mould is not a Timber Pest. 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 general remarks section of the report. If mould is noted as present within the property or if you notice mould and 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 Industry Hygienist.

Definitions of terms in relation to condition: The following definitions relate to the descriptions used in identifying the condition of materials associated with the subject property. The descriptive terms used in this report may include good, reasonable, fair or sound, less than fair and poor, however the descriptive content is not limited to these terms only. Good condition can describe something that is in good or as new condition, and does not require any repair or attention. Reasonable, fair or sound condition can describe something that does not require any repair or attention and is considered to be in reasonable condition for its age. Less than fair condition is in relation to the age of the material and may describe something that may or may not require repair or attention, but is in less than reasonable condition for its age. The term poor will usually describe a component that may require immediate attention, repair or replacement. Something in hazardous condition or described as a hazard may be used to describe something that requires immediate attention, repair or replacement.

Photographs used in the report are for example value only and are not exhaustive of the full extent of the defects that may exist. In cases where there are multiple defects of similar kind that have been reported, there is only likely to be a limited number of photos included.

AREAS INSPECTED

Limitation of areas inspected

The Building where present and accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The exterior of the building
- (d) The sub-floor space if applicable
- (e) Roof void if applicable

Visual Inspection Only

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.

FOUNDATION STATUS

SCOPE

Inspection Process:

Inspection of the building/s covered in the scope of this report is a visual analysis only, and determines in the inspectors professional opinion as to whether or not the buildings footing system has performed satisfactorily. The assessment is based on existing defects that were apparent at the time of inspection. This report is not a guarantee that footing movement or failure will not occur in the future, and is only required to assess if previous movement has occurred that does not fall within acceptable tolerance for the age and type of structure. Footing movement and failure can occur at any time and it is always a possibility that such movement may occur after the building inspection and prior to occupation of the property.

Cracking and component separation in the fabric of the building is assessed according to the requirements set out in Australian Standards 4349-2007. Defects that fall within tolerance eg: cracks and/or components separation measuring less than 5mm width at the widest point, are not classes as significant under the standard and are not required to be reported by the inspector. The inspector may however, record and detail insignificant cracks in order to prevent misinterpretation of the defect/s by unqualified persons, or simply to clarify that the defect is not significant. Cracks and component separation that exceed the acceptable tolerances, will be assessed accordingly and in most cases, engagement of a structural engineer will be recommended. The inspector reserves the right to recommend that advice be sort from a structural engineer an any stage throughout the report.

CONCLUSION

MINOR MOVEMENT

Minor cracking and/or component separation, which would be classed as well within acceptable tolerance has occurred in the outer building fabric in several places (refer to photo/s in main body

of report). No essential remedial action is required or recommended at this point in time.

The existing gaps were measured and were found to be less than 5mm at the widest point/s. Under the relevant standards, this level of separation falls within acceptable tolerance under normal conditions' and is deemed as insignificant structurally.

Whilst there can be no guarantee that further cracking or movement will not occur in the future, it is the inspectors belief that no significant structural remedial work eg: underpinning, is likely necessary at this stage. Cosmetic repair of the defects however, may be warranted at the property owner's discretion.

Insurance requirements for visual inspections include recommendations to be made for consultation with a structural engineer in the event of any noticeable movement. This report recommends consultation with an engineer for more information on the cause of the existing cracks/component separation and what level of rectification may be warranted. It is also stressed in this report that the necessary information to fully assess the significance of the existing movement/cracks is not available and therefore the opinion of a structural engineer is essential to obtain a full analysis.

CONCRETE SLABS

SCOPE

Inspection Process:

Inspection of the existing on ground concrete slab/s was conducted in conjunction with the assessment of the status of the footing system. Indications of structural failure usually presents in the form of cracking and various forms of movement eg: "heave" (lifting of the concrete) or settlement" (when concrete has dropped). Other forms of failure may include deterioration or breakdown of the cement compound, mechanical damage (caused by high level impact stress) and substandard finishes. Minor imperfections and appearance defects that are considered within tolerance, are outside of the scope of this report and are not recorded.

CONCLUSION

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

VERTICAL SUPPORTS

SCOPE

Inspection Process:

Inspection of the vertical supports involved a limited visual inspection only, with the inspector looking for signs of significant material deterioration or failure and any indications of adverse movement in the footings related to these supports. Any non-compliant applications will only be reported on if there are indications of actual structural failure or if the inspector deems the construction method unacceptable. Any existing rust, decay (dry rot etc) or cracking (in concrete or brick piers) will only be reported if the inspector has deemed the level of deterioration to be significant. Such supports may include timber stumps, timber posts (either in-ground or supported on metal stirrups/brackets, metal posts and masonry (concrete or brick) piers.

CONCLUSION:

Access restrictions:

The metal post underneath the entrance landing and the brick piers in the greater undercroft area could be fully or reasonably accessed for a thorough assessment due to unreasonable access restrictions. Independent inspection is recommended.

SUB-FLOOR STRUCTURE

SCOPE

Inspection Process:

A visual inspection only was carried out to assess the condition of the sub-floor structures that could be reasonably accessed. The components inspected may include floor bearers, floor joists and timber or steel beam construction.

With age, load bearing members eg: timber floor bearers and joists, may suffer from long term deformation commonly referred to as creep (where the timber member bows downwards in the middle). Minor deformation is not considered significant in older buildings, and only inconsistent amounts of deformation will be reported.

It is also consistent with older buildings eg: Queenslanders, to have a degree of old dry rot, usually at the ends of the perimeter bearers where they meet at the corners, however rarely is it of any serious structural significance.

Metal beams & structural steel works: Whilst any existing steel work may have appeared sound at the time of inspection, any form of structural steel work within the building and construction industry is required to be designed and/or certified by an engineer. No guarantee can be given in this report as to the performance and integrity of such steel components. Independent inspection by a qualified structural engineer of any existing structural steel components is recommended.

CONCLUSION:

ACCESS RESTRICTIONS

Sub-floor framing in the undercroft areas was not fully or reasonably accessible due to either physical or conditional restrictions and a full inspection of these areas could not be conducted at the time of inspection. Further independent inspection would be required and is recommended in order to further assess all components in regards to the inaccessible areas.

WALL FRAMING

SCOPE:

INSPECTION PROCESS:

Inspection of wall framing is limited to exposed framing components only and only where these components are reasonably accessible by the inspector. Assessment of the possibility of concealed defects (eg: termite damage, mould spores or moisture damage), may be determined upon analysis of the associated components (eg: wall linings, door jambs/architraves, skirting boards, cornices etc).

Reporting of defects is only required where such defects are considered (by the inspector) to be of relevant significance to the overall condition of the item or material. Minor and insignificant defects may be recorded only at the inspectors discretion. The inspector reserves the right to determine if a defect falls under the category of significant or insignificant.

The inspector reserves the right to advise or recommend that a specialist tradesperson be

engaged to inspect and determine if defects exist which may be concealed and are not able to be identified at the time of inspection. If during the course of the inspection and within this report, the inspector does not make a recommendation for further assessment to be made, this does not mean that the inspector has determined that there is no possibility of concealed defects, and the inspector will not be held liable in the event that such defects are discovered afterwards, particularly if repairs or refurbishment of the area/s is conducted.

CONCLUSION

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

STAIR ASSEMBLIES

SCOPE

Inspection Process:

Inspection of any existing stair assemblies has included all relevant structural components and a comparison assessment has been made as to the condition of all components relative to the age of the structure. Minor timber deterioration (eg: weathering, paint deterioration, wear and tear etc) is common in timber components and regular maintenance to control these issues will be required and is to be expected. Exposed timbers not maintained, will deteriorate rapidly under normal conditions and partial or full replacement of the stair assembly components may be necessary in the future. It is to be strongly noted, that the inspection is a visual inspection only, and no probing or destructive methods were used. Any decay that cannot be seen by the inspector will not be reported on, and for further more detailed assessment an intrusive inspection would be required, and is strongly recommended.

Assessment of spiral stairs or tapered step treads of any kind is limited to material deterioration only and no investigation will be conducted regards compliancy. Where such items exist, it is strongly recommended that a specialist be engaged to certify that these items are compliant and safe.

CONCLUSION:

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

HANDRAILS

SCOPE

Inspection Process:

Inspection of the handrails included a visual and limited mechanical inspection involving stresses being applied to the rails and balustrades to determine if overly deteriorated or insecure components are present. Comment regards the compliancy of the handrail assembly eg: materials used, rail heights and balustrade spacing, are outside the scope of this report due to the likely unknown date of construction. Whilst under no obligation, the inspector reserves the right to inform that he believes there may be non-compliant handrail assemblies on the property.

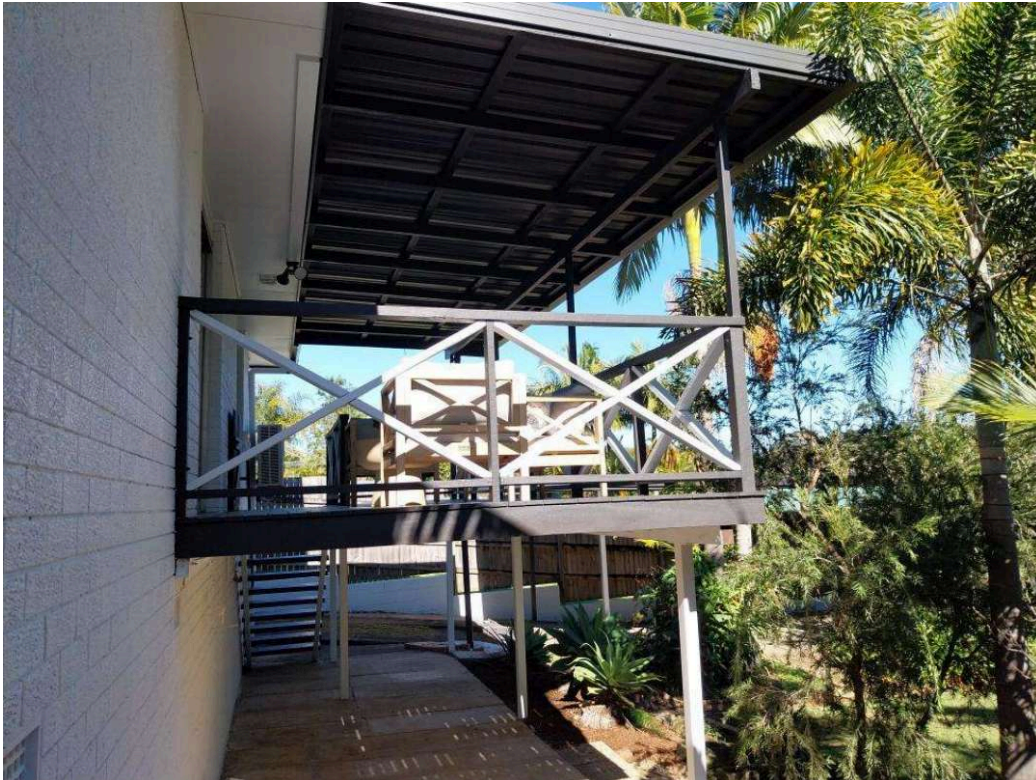
It is strongly recommended that the condition of all handrails, steps and stairs be inspected annually by a competent person for indications of early degeneration of components that may lead to the eventual failure resulting in personal injury. All exterior members, whether they be steel, timber or alloy, will require regular maintenance of the protective coatings if a long material life is expected.

If wire cable balustrades exist to handrails anywhere on the property, it is recommended that these be independently inspected primarily and regularly for slack wires that require tensioning. Even if these items were tensioned and appeared sound at the time of the inspection, environmental conditions can immediately affect the tension anytime after the inspection. No liability will be accepted in the event of injury due to any wire cable balustrades being of non-compliant tension anytime during or after the inspection.

CONCLUSION

NOTABLE DEFECTS OR ISSUES

(Recommendation): Existing handrails/balustrades are non-compliant with current regulations. Whilst these may not require upgrading due to the age of construction/installation, this report strongly recommends that all noncompliant items in regards to the stairs and handrails be independently assessed and upgraded to the latest building regulation requirements.



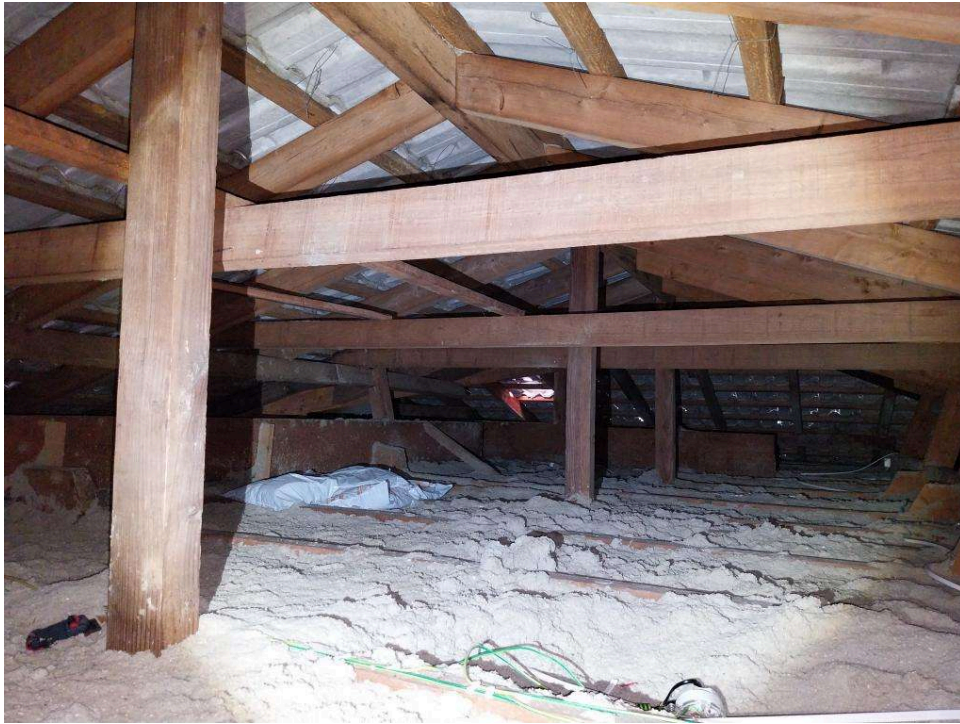
ROOF FRAMING

SCOPE

Inspection Process

The roof-framing members were inspected for indications of structural failure due to sub-standard construction methods, mechanical damage, or adverse deterioration. Non-compliant construction methods may also be reported if the inspector believes in his opinion that such defective construction exists. Please refer to section 2B of the Terms And Conditions section of this report.

Inspection of any existing firewall/s present in the roof cavity is outside of the scope of this report. The adequacy of the installation of these components can only be confirmed by a specialist and not through this inspection. Further investigations by a Passive Fire Safety Specialist is recommended.



CONCLUSION

ACCESS RESTRICTIONS

Areas inside the roof cavity were not sufficient for safe and reasonable access according to Australian Standards 4349.1-2007. A Confined Space is determined according to the Workplace Health & Safety Act 1995 and such areas are recognized by the inspector on site during the inspection. Areas within the existing roof cavity are considered to be a Confined Space, and not sufficient for safe access according to Australian Standards 4349.1-2007. Access to these areas was restricted due to safety reasons. As required under the relevant standards, the recommendation for an independent inspection is to be made where full access to any area cannot be carried out. An independent intrusive inspection would be required to further and fully assess this area.

Ceiling insulation has been laid on the top of the ceiling linings, and inspection of framing members which are concealed, partially or otherwise, could not been carried out. To fully inspect the covered

components, removal of the insulating materials would be necessary and this would only be carried out with permission from the owner, and only if there was reason to do so eg: visible decay in exposed members, leakage etc. As required under the relevant standards, the recommendation for an independent inspection is to be made where full access to any area cannot be carried out. An independent intrusive inspection would be required to further and fully assess this area.

ACCEPTABLE

No significant defects or issues were apparent that would be classed as reportable under A.S. 4349-2007.

EXTERNAL CLADDING

SCOPE

Inspection Process:

The term cladding" refers to any material used to clad" (cover) the outside of a building. Such areas may include walls, eaves or rooftops. Such materials may include but are not limited to: metal sheet coverings, fibre-cement boards (aka planks), fibre-cement sheeting (sometimes rendered or trimmed with cover strips), stucco, weatherboards or chamferboards, ply sheeting, masonite boards, composite sheeting and masonry brick or block work.

Barge and fascia boards are the timber or metal members that run along the lower end of the roof purlins/rafters and around the perimeter of veranda floor framing. The roof fixed boards are generally used to mount the guttering while the floor framing fixed boards are mostly for decorative purpose. Barge is the term used to describe boards that run at an angle, while Fascia is the term used for horizontal or level mounted boards. Deterioration of these members is usually due to leakage from defective guttering and mostly occurs at the corners and midway joints in the guttering. Minor damage can usually be repair with professional filling and painting, whilst significant damage would involve removal of the guttering in order to replace the boards. Minor deterioration is common in older buildings and will only be reported on at the inspectors discretion. Only significant damage that requires repair or replacement of materials will be reported.

CONCLUSION

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

EXTERNAL PAINT

SCOPE

Inspection Process:

Inspection of the external paint coatings is limited to protective coatings only and no inspection or comment regards decorative paint coatings or other finishes is required under A.S. 4349.1 (2007). The condition of the paint is generalized in comparison to other buildings of the same type of construction and relatively similar in age, that have been deemed to be "reasonably well maintained. Minor and insignificant appearance defects are common in the finishes of both well established and relatively new buildings, and these are not reported. Significant defects that will be reported are those that require immediate or short-term rectification to ensure protection of the painted components. The presence of lead based paint has not be commented on and is outside of the scope of this report. Independent investigation into the possibility of lead based paint being present is recommended if the building is of an age consistent with usage of such products.

CONCLUSION

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

ROOF AND GUTTER**SCOPE****Inspection Process:**

Visual inspection of roof coverings was conducted only where reasonable and safe access was possible. The inspector reserves the right to determine if any areas were deemed unreasonably accessible or safety hazards in regards to access may exist. Due to the risk of damaging roof sheeting (eg: modern metal roof sheeting materials are often of light gauge metal and easily indented and due to the risk of damaging roof tiles, which are easily cracked or broken when walked upon), physically accessing the outer surface of the sheeting will only be conducted if the inspector decides there is reason to do so (eg: investigation of leakage due to internal moisture damage), and if safe to do so.

Defects will only be reported if the inspector has determined that there is a level of damage or deterioration that warrants repair or replacement of the material. Minor and insignificant deterioration (eg: minor indentation, minor rust or corrosion, loss of surface colour), may be reported at the inspectors discretion.

Inspection of the guttering, downpipes, roof valleys and roof flashings was limited to a visual inspection and only where reasonable access was available. Leakage from the joints in the gutters and downpipes may only be apparent during rainfall, so unless there is visual evidence of long term leakage eg: stains on walls of the gutters or downpipes, no guarantee can be given that joints don't actually leak. Rust on the inside of gutters, on roof valley flashings and to certain areas of the downpipes is common on older properties and unless the level of deterioration is determined as significant by the inspector, such low level deterioration may not be reported. The inspector is not required to report on the number of downpipes being adequate for roof drainage, although he may pass comment if he believes additional downpipes may improve the overall roof drainage.

The requirements as stated in Australian Standards 4349.1-2007 Pre-purchase Inspections, Residential Buildings requires that the inspector report on the level of rust that may exist in the gutters and downpipes. There is no requirement for the inspector to identify or report on the status of the guttering in respect to debris or vegetation that may be present in the guttering or the adequacy of roof drainage as installed. The inspector may have noticed debris or vegetation in the gutters and may inform the client either verbally or in the report, but reserves the right not to include this information. It is recommended that the client independently inspect the guttering for debris and other obstructions and address the need for having the gutters cleared.

It is common to find roof tiles with cracks to the bottom corner of the tile where they overlap the next. Sometimes this small section of tile will be loose. The tiles will not generally leak as a result and the loose pieces can be secured with the application of silicon. Whole tiles are easily replaced if the crack exceeds the overlap. It is recommended that a general going over of all roof tiles be carried out both initially and on a regular basis, repairing any suspect cracks or replacing tiles as required. In the case of a tiled roof, consultation with a roof tile specialist is recommended for further advice on the condition of the roof tiles.

Refer to Section 2C of the Terms And Conditions section of this report

CONCLUSION

ACCESS RESTRICTIONS

Due to current safety regulations and AS4349.1, access to rooftops and other such areas is restricted to heights that are easily accessible with a 3.6 metre ladder only. As the ladder is required by law to extend past the access height by a minimum 1 metre, and would also be placed at an angle, this reduces the working height to around 2.5 metres. Roofs with a pitch of 26 degrees or more are also restricted. No inspection of these areas was carried out. Roof penetrations and flashings were also not inspected. It is recommended that an independent specialized inspection of the roof areas be carried out by a roof specialist.

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

EXTERIOR FLOORS

SCOPE

Inspection Process

Inspection of the external flooring includes such areas as low level or suspended verandas, balconies, decks and landings. Significant defects may include: dry rot, material deformation, damaged or deteriorated flooring materials, loose/dislodged or missing flooring components, and adversely deteriorated protective coatings. Materials present may included: timber or acrylic composite floorboards, tiles on suspended concrete or covered compressed cement sheeting and non-covered compressed cement sheeting. Other non-standard flooring may also exist and would be mentioned in this report only if found to be significantly defective.

CONCLUSION

ACCESS RESTRICTIONS

The external flooring could not be fully inspected due to obstruction by several articles. Such items may include: shoes, rugs, outdoor furniture, pot plants etc. A full inspection should be carried out when the area/s have been cleared.

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

INTERIOR LININGS

SCOPE

Inspection Process

Inspection of the internal wall and ceiling linings was conducted visually only and in compliance with inspection requirements as set out in the current edition of QBCC Standards & Tolerances. Associated components include trims (eg: door jambs/architraves, skirting boards, cornices etc). Reporting on the condition of decorative paint coatings is not within the scope of this report and it is recommended that an independent assessment of the internal paint coatings be conducted. Reporting of defects is only required where such defects are considered (by the inspector) to be of relevant significance to the overall condition of the item or material. Minor and insignificant defects may be recorded only at the inspectors discretion. The inspector reserves the right to determine if a defect falls under the category of significant or insignificant.

Manufacturers Specifications determine the level of fixing, joining (including back-blocking), and finishing required for plasterboard wall and ceiling linings. This report covers only notable mechanical and stress damage, and does not assess whether or not the linings have been installed as per the Manufacturers Specifications. Consultation with a plasterboard specialist is

recommended for more advice on the condition of any existing plasterboard linings.

When subjected to torchlight (critical lighting), the internal wall and ceiling linings may show minor appearance defects that may include faulty or poorly finished plastering, sub-standard paint application or minor cracking. These types of defects are generally considered acceptable if not obvious under normal lighting conditions, and such defects are to be expected in older homes due to normal wear and tear. In the cases of new construction, it is recommended that the owner/purchaser independently inspect and record minor defects and make an assessment of the standard required for personal satisfaction, the inspector is NOT required to report on such minor defects. Such a level of expectation can vary considerably from one person to the next and for this reason, this report includes only major defects. As stipulated in the Australian Standards for building inspections, only significant and major defects are required to be reported.

CONCLUSION

ACCESS RESTRICTIONS

If the building was fully or partially furnished, the internal wall linings and wall surfaces throughout the building (including the garage and any storage or utility areas) may only have been partially inspected due to obstruction by furniture and/or other miscellaneous items. None of these items were moved at the time of inspection and it is recommended that all linings be inspected once the areas have been cleared. The possibility exists that stress cracks or other defects could not be seen or otherwise identified at the time of the inspection which may be visible only when the property has been completely cleared. For this reason, no liability can be accepted if such defects are reported after the inspection and once the property has been cleared. In regards to the property being furnished or containing any loose items at the time of inspection, an independent intrusive inspection is recommended to further and fully assess these areas. As required under the relevant standards, the recommendation for an independent inspection is to be made where full access to any area cannot be carried out and this report strongly emphasizes this recommendation.

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

INTERIOR FLOORS

SCOPE

Inspection Process

Inspection of the internal flooring is limited to a visual inspection only and only where unobstructed access was available. If it is reported that the dwelling was furnished in any way, either partially or fully, then it is recommended that an independent inspection be carried out once all areas have been cleared. Reportable issues relate to significant damage or defection of any hard flooring only. General wear and tear is NOT covered in this report. Significant wear and tear may be reported if the inspector has deemed the level of deterioration to be significant enough to warrant repairs, refurbishment or replacement. The condition of soft floor coverings eg: carpets, vinyl etc, is not regarded as reportable as required under Australian Standards and is not included in the inspection or this report. An independent assessment of any soft floor coverings is recommended. No comment is made in regards to surfaces that present a slip hazard, although the inspector may make special notice of such issues at his discretion. Chipped or otherwise damaged floor tiles (including tile with hairline cracks) of a minor nature, particularly in the kitchen area, are commonplace and regarded as normal wear and tear and such defects are not reportable under Australian Standards. Any reporting of these types of defects of minor or no importance are reported at the inspectors discretion only and do not form a necessary inclusion in the report.

CONCLUSION

ACCESS RESTRICTIONS

The internal flooring could not be fully inspected due to obstruction by furniture, rugs and other miscellaneous items and a full inspection should be carried out when these areas have been cleared.

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

DOORS/WINDOWS

SCOPE

Inspection Process

Inspection of the doors and windows throughout the property involved a combination of both visual and limited mechanical operation where access was not obstructed or restricted. In the majority of cases, one or more of the doors and/or windows may be key locked and not able to be operated during the inspection. Some windows may be obstructed by window dressings or furniture and some may simply be at a height or position of which is not reasonably accessible. The condition of the doors and windows is assessed based on the age of the building and any mechanical damage eg: broken glass, dry rot etc, is reported only if the inspector has deemed the level of damage to be significant. It is commonplace for glass panels in doors and windows, in-particular older timber sash windows with multiple small glass panels, to have insignificant cracks in some of the glass sections. The inspector will only report on those cracks if he considers them to be significant eg: a safety or security concern. Seasonal change will often cause timber windows and doors to stick or bind, this may also occur after repetitive paint coatings. Sometimes locks and catches no longer line up as the timbers shrink or swell. Periodic easing (planing or adjusting) may be necessary and will be governed by variations in humidity.

It is to be noted that Fair Trading documentation states that it is not a requirement that the inspector test every door and window for operation due to the impracticality of the exercise because of individual locks and obstructions such as window dressings, blinds etc. It is a possibility that not all of the doors and windows could be or were tested for operation. It is recommended that the purchaser/owner perform a full and thorough check of all the windows and doors independent to this report.

The operation of any internal or external blinds, window dressings and mechanical or fixed awnings (including Vergola's, roller awnings, louvered awnings, storm shutters, stretched canvas assemblies or otherwise) has not been included as part of the inspection or this report and no liability will be accepted for the serviceability or condition of such items. Independent inspections of these components are recommended.

Inspection of any security or fly screens is not included in the inspection or this report. The inspection and comment is limited to the general condition of windows and doors only. Independent assessment of the fly screens is recommended.

Due to the nature of bi-fold and concertina door and window assemblies, maintenance issues often arise due to the stresses put on the hinges and locks. Timber sashes are also subject to swelling and are more adversely affected than metal frames. Whilst any existing assemblies may have appeared to be in working order at the time of inspection, no guarantee can be given as to their performance in the future. Significant serviceable defects may be reported only if reasonably apparent to the inspector.

Double-hung window sashes present a safety hazard if opened when the spring or cord mechanisms are faulty and this can result in sashes dropping uncontrollably, causing glass breakage of the item or injury to the inspector. For this reason inspection and testing of function of these items has been excluded from the inspection and this report. It is recommended that an independent inspection of these windows be conducted under controlled safe conditions only.

CONCLUSION

ACCESS RESTRICTIONS

A number of windows and/or doors were inaccessible either due to them being key locked or obstructed by window dressings or other items obstructing reasonable access. Independent testing of these doors and windows is recommended.

NOTABLE DEFECTS OR ISSUES

The sliding windows/doors would require replacement of the roller mechanisms to improve function.

Wardrobe door in 2nd bedroom requires repair (has delaminated).



BATHROOM(S)

SCOPE

Inspection Process

Inspection of the bathrooms included testing of the tap-ware and fittings, and limited testing of the

drainage to the washbasins and showers/bath tubs (if existing). This was conducted by inspecting inside of the cupboards under the basins for any indications of previous or current leakage, running of taps for a short period only, and inspection of cupboards (vanity units etc) for any significant moisture or mechanical damage. Minor deterioration of cupboard components due to long-term moisture exposure is commonplace in established buildings and the inspector will only report on damage of a significant level as determined at the time of inspection.

The plumbing/pipes located underneath the washbasins were inspected whilst water was running and draining. Shower and/or bath plumbing was activated and inspected where possible. Any minor corrosion/rust that would not affect the serviceability of the plumbing has not been reported. As to the compliancy or standard of installation, such issues are not within the required scope of this report and any concerns would require technical advice from a licensed plumber.

Minor issues such as loose or damaged toilet roll holders, soap holders, shower-head attachments and towel rails etc, will not be reported on, these are considered minor issues and not within the scope of the inspection.

The water pressure was tested by operation of the taps throughout the wet areas and adequacy is mostly determined based on the pressure to the shower head/s. It is to be noted that sometimes the pressure in the showers is affected by the type of head used (eg: water saving devices that restrict water flow), and in these cases overall tap pressure needs to be determined.

The bathroom cabinetry was inspected for indications of significant moisture damage and any signs of mechanical disruption. General wear and tear of the cabinetry is not considered significant damage and has not been commented on in this report. It is commonplace for the edges of cupboard doors, shelves and draw-fronts of aged cabinetry to have deteriorated edge-strips and swelled timber components. Comment on these types of defects is limited to unreasonable damage only. The most common type of cupboards installed in the kitchens, bathrooms and laundries etc, are constructed from laminated particleboard (often referred to as Melamine), which has a limited lifespan due to the water absorption qualities of this material. The worst affected components will generally be the shelves below the waste traps. Hinges, handles and other associated hardware used may require some readjustment with normal usage.

The toilet cistern/s were tested for operation and the associated plumbing was inspected for leakage or significant deterioration. Any ceramic components were inspected for extensive cracking and noticeable leakage. No comment has been made in regards to dual-flush compliancy or any other plumbing compliancy issues. Toilet seats/lids are not touched or lifted during the inspection and an independent assessment of these items is recommended.

Assessment of existing plumbing is limited to a visual inspection of exposed pipe-work and associated components (eg: tap fittings, connections, basins etc) only. The correctness of the layout and set-up of all plumbing (sewage, stormwater or gasfitting) is not covered in this report and only defective or damaged pipe-work is commented on. Detection of blockages in underground sewage and stormwater lines is not within the requirements of this report. It is recommended that an inspection by a licensed plumber and gasfitter be carried out to assess the overall adequacy and legality of all plumbing works.

CONCLUSION

NOTABLE DEFECTS OR ISSUES

Bath tub surface finish is noticeably deteriorated.



WALL TILING

SCOPE

Inspection Process

Inspection of the ceramic wall tiles was limited to a visual inspection only, with the possibility of a physical inspection (eg: tapping on tiles) also being conducted.

In the long term, ceramic wall tiles will often suffer from hairline cracks and drumminess. Wall tiles in particular can be subject to dislodgement that could result in personal injury. It is recommended that periodic checks for loose tiles be carried out, and repairs be made when necessary. Tiles do not always require removal to be resecured. Inspection of the tiled splashbacks in the kitchen could not be carried out in full due to visual obstruction by kitchen items, appliances etc. Full inspection of the splashbacks should be carried out once the area has been cleared.

CONCLUSION

ACCEPTABLE

No significant defects or issues were apparent that would be classed as reportable under A.S. 4349-2007.

TILED SHOWER RECESSES

SCOPE

Inspection Process

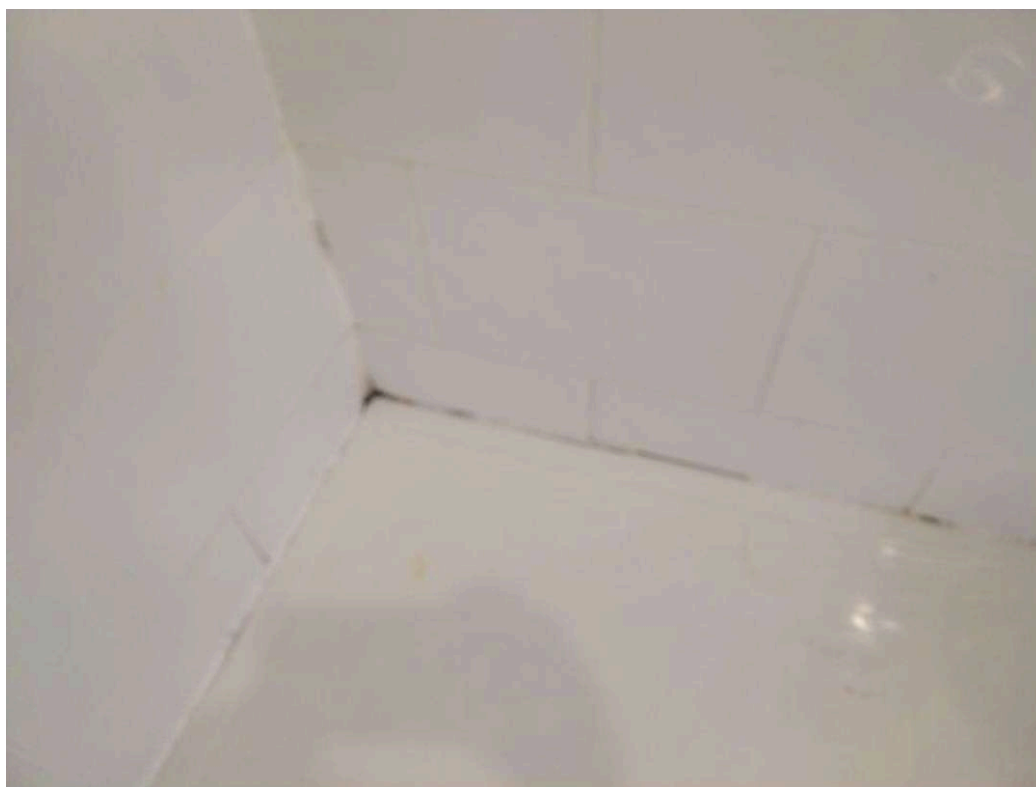
A visual inspection in conjunction with the use of specialized inspection equipment eg; a digital moisture meter and/or thermal imaging camera, was conducted but may have been limited by obstruction such as unreasonable access to the walls that back onto the shower recesses due to furniture and/or stored items in walk-in wardrobes or hallway cupboards. It is recommended that if these areas were obstructed at the time of inspection, that independent inspection be conducted once clear to do so.

Tiled shower recesses are prone to fail and the subsequent seepage can cause damage to surrounding floor and wall components (framing, linings, etc). Due to the high rate of failure within the industry, no guarantee can be given for the performance of these shower recesses and it is recommended that all tiled showers be monitored over an extended period to ensure slow leakage is not occurring. The testing of tolerances for fall in the floor tiles was not carried out and is not covered in this report. This report covers only defects that could be reasonably detected visually at the time of inspection. The use of special apparatus eg: moisture meters or thermal imaging cameras, is at the discretion of the inspector and is not a requirement under the relevant standard. It is strongly recommended that the silicone sealant to all showers recesses over the construction age of three years be professionally refurbished even if these seals appear in sound condition.

CONCLUSION

NOTABLE DEFECTS OR ISSUES

Mould spores exist in the main bathroom shower recess



KITCHEN

SCOPE

Inspection Process

Inspection of the kitchen is limited to the general condition of the cupboards, bench tops, tiling, taps and visible plumbing. No inspection or testing of the appliances has been conducted and it is recommended that a licensed electrician be engaged to inspect these items.

During the inspection, where reasonable, the inspector has carried out a visual and limited mechanical inspection of the cabinets and plumbing. Existing taps are tested for adequate operation and for any signs of leakage. The area underneath the sink is inspected for indications of previous or current leakage and resultant damage. Cupboard doors and draws are opened and

closed to test for alignment and inspect for significant deterioration of the surface finishes and any damage to the door and draw edges. Minor deterioration and surface wear to the draws and cupboard doors is common and not reportable in the scope of this report. Only damage that obstructs or prevents usage of the cabinets is recorded.

CONCLUSION

ACCESS RESTRICTIONS

The surface of the kitchen benchtop/s was obstructed by items/appliances and could not be fully inspected. Independent inspection of these areas is recommended.

NOTABLE DEFECTS OR ISSUES

Moisture damage due to previous leakage has occurred underneath the sink.

LAUNDRY

SCOPE

Inspection Process

Inspection of the laundry or laundry provision (sometimes consisting of an alcove or cupboard area, or often integrated into the bathroom in units/apartments), was conducted visually, with mechanical testing of taps (to tubs only and only if accessible), tub drainage and drainage plumbing. The testing of taps that service washing machines is not conducted, as this may not be possible without running the machine or allowing water to discharge onto the laundry floor area. The general condition of the tubs and associated cabinets is noted and only significant defects or deterioration may be recorded in this report. Rusting of metal cabinets underneath laundry tubs is a more common than not occurrence and such deterioration will only be brought to attention in this report if the level of deterioration is considered significant enough to warrant replacement of the item.

CONCLUSION

ACCEPTABLE

No significant defects or issues were apparent that would be classed as reportable under A.S. 4349-2007.

HOT WATER UNIT

SCOPE

Inspection Process

A visual inspection of the hot water unit was conducted and inspection was limited to available access (eg: a solar unit on the roof may only have been inspected from ground level, or a unit partially or fully concealed in a cupboard or other enclosure may not have been accessible). The report will state only if the system is on or off" at the time of inspection and makes no assessment of the economical properties or heating adequacy of the heating unit. Accessible pipe work & plumbing is visually inspected for indications of leakage, corrosion or other obvious defects. The unit itself is inspected only for signs of significant rust or corrosion that may indicate internal leakage.

HEATING METHOD

Type

Electric heat transfer system



CONCLUSION

ACCEPTABLE

The hot water system was working at the time of the inspection, however it is to be noted that no further tests were conducted. For additional information in regards to the installation and quality of the existing hot water unit, it is recommended that a licensed plumber be consulted.

ELECTRICAL

SCOPE

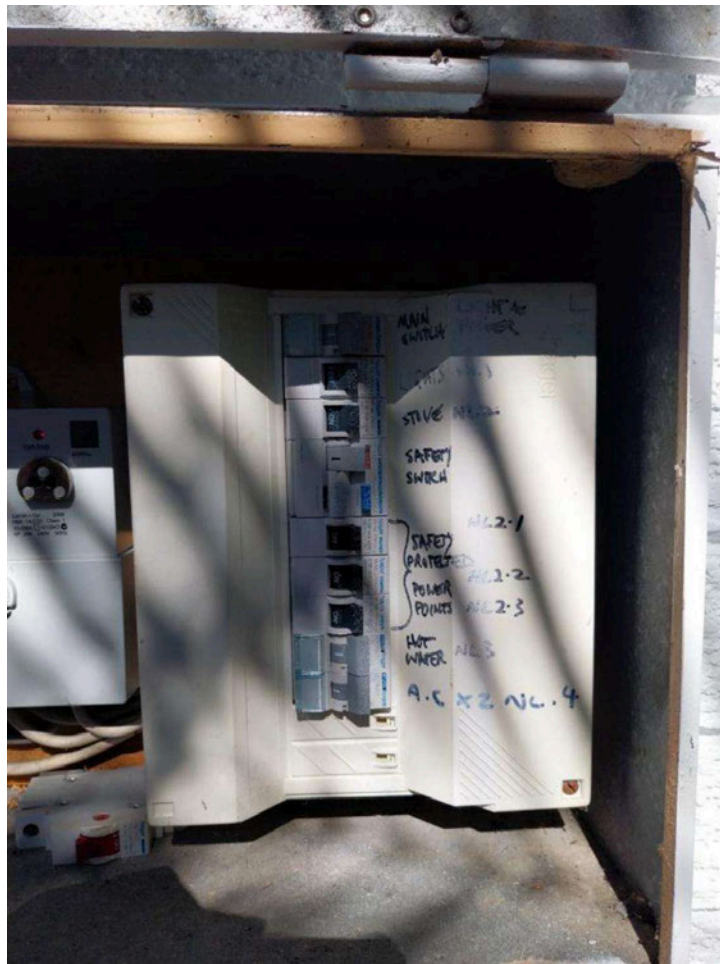
Inspection Process

A limited visual and partial mechanical inspection was conducted of the basic electrical fittings and fixtures and comment has been passed as to the general overall condition of these components. The mechanical inspection was limited to operation of light switches only. Obvious significant issues only are reported by the inspector and it is strongly recommended that a qualified electrician be engaged to fully assess the status of all wiring, fittings and other components.

Compliance with Australian Standards prevents any testing of the electrical system by unauthorized persons. As stated in AS 4349.1, this includes Electrical installations, smoke detectors and residual current devices. We recommend that an inspection by a licensed electrical contractor be carried out to determine the status of all wiring/circuits etc. The testing of white goods and air-conditioning units is not part of a Standard Building Inspection and no comment can be given as to the status of such equipment that may be on the property. Specialists in each field should be consulted independently for inspection and testing of these items, and no liability is accepted by the building inspector for any faulty items or installations.

In regards to the status of any existing smoke detection system, it is strongly recommended that an independent specialist be engaged to assess and advise if the current system is adequate or requires upgrading. This report strongly recommends that any existing system be upgraded to the current compliant regulations in place at the time of inspection.

If any solar assisted power installations (eg; solar roof panel array and inverter) exists then it is recommended that you obtain all available information as to the operation of the equipment along with any other relevant information eg: contact details for the installers, warranties etc. The operation of this type of equipment varies considerably depending on the brand and set up and no further comment in regards to operation of the equipment can be made in this report. No analysis or testing of the equipment was conducted and it is recommended that a solar specialist be consulted for further advise on the condition and serviceability of the existing equipment.



CONCLUSION

ACCEPTABLE

No significant defects were apparent that would be classed as reportable under A.S. 4349-2007.

DRAINAGE

SCOPE

Inspection Process

Inspection and assessment of the drainage is based only on evidence present at the time of inspection that indicates that an issue may be present. Such evidence will normally include: moisture damage to external components of buildings, high moisture levels detected internally or externally using visual citation or through the use of technical apparatus (eg: moisture meters or thermal cameras), moist soil, actually ponding or flooding, and indications of previous inundation (eg: water marks or similar deterioration). Even though these indicators may not have been apparent at the time of the inspection, there can be no guarantee that steps have not been taken to eliminate or conceal prior drainage issues and the assessment will be concluded on the fact that no evidence of prior problems were apparent at the time of the inspection. Consultation with a drainage expert is recommended and would be required for a full and thorough assessment of the building's perimeter drainage and drainage in all other areas.

CONCLUSION

ACCEPTABLE

No significant defects or issues were apparent that would be classed as reportable under A.S. 4349-2007.

DRIVEWAY AND PATHS

SCOPE

Inspection Process

Inspection of the condition of the driveway and paving throughout the property was conducted and comment is passed regards the general condition of these areas only. Cracking of concrete slabs, pavers and tiles is common on the majority of properties and only significant defects will be reported that present some safety hazard or serviceability issue. Substandard construction or finishing of surfaces may be reported if the inspector is of the opinion that these defects are considered unreasonable for the age of the construction.

It is important to take in consideration that in most cases no footing system has been incorporated in the construction of external pathways and cracking to various degrees is common. Whilst cracking may have occurred in the paving, this is not always an indication that the footings to the dwelling have also been adversely affected. Substandard ground preparation is the most likely cause of movement in external paving. A lack of adequate reinforcing steel is also contributable to uneven cracking.

It is recommended that an independent specialized assessment of any external areas that have been tiled be conducted to determine if the tile surface presents a slip hazard when wet or dry.

CONCLUSION

NOTABLE DEFECTS OR ISSUES

Notable cracking has occurred in the cement paving along the front patios and driveway. Repairs are recommended.



FENCING AND GATES

SCOPE

Inspection Process

Inspection of the property fencing (fencing along property boundaries) and any existing courtyard fencing (fencing within the property boundaries) has been a visual and limited mechanical inspection only with assessment limited to the general condition of the fencing and recording of significant defects only. Gates and other mechanical components are inspected for operation although in many cases gates are often locked and cannot be opened. Independent inspection of all gates in addition to this report is recommended. The condition assessment of the fencing is based primarily on the age of the fencing and not necessarily on the age of the property. The assessment of the fencing does not include any animal security or any other security applications that the fencing may be required to provide, an independent inspection by a specialist in the required field of expertise is recommended.

The condition of and compliance of any pool security fencing is not within the scope of this report and independent assessment of any pool safety fencing is strongly recommended.

Inspection and testing of any automated gate assembly is not included as part of the inspection and this report. Such items may be covered in a special purpose report and should only be inspected by a specialist in that field.

Sections of fencing that maybe leaning noticeably will be reported on only if in the inspectors opinion repairs are required in the interests of safety or serviceability. Fencing that is leaning to a relatively minor degree is considered common of most residential properties and does not constitute a significant defect.

CONCLUSION

NOTABLE DEFECTS OR ISSUES

Fencing is leaning noticeably in places.





EXTERNAL PLUMBING & GASFITTING

SCOPE

Inspection Process

An external visual inspection only will be conducted on any water storage tank/s and if no obvious major defects are apparent, no further comment will be passed as to tank serviceability or integrity. No testing of any existing pumps will be conducted. An independent inspection by a qualified specialist in this field is recommended.

Inspection of LPG or natural gas installations and apparatus is outside the scope of this report and an independent inspection by a qualified specialist is recommended.

If any access provisions (manholes) are located on the property for access to the sewage or stormwater pipes. No inspection of these items was conducted. Further investigation into the purpose and function of these items is recommended. Details of underground drainage lines and easements should be obtained through local council authorities or via conveyancing searches.

If a Bio-waste treatment or septic system exists on the property, inspection of these items is outside the scope of this report. This exclusion also refers to the condition of the holding and sullage tanks. It is recommended that the services of a licensed plumbing and drainage specialist be engaged to inspect these items and regularly check to ensure the system functions correctly and hygienically.

Inspection of any concrete water storage tanks is limited to a visual inspection of the exposed portions of the item/s only and whilst all attempt is made to identify any significant defects, no liability is accepted by the inspector regards the overall condition of these items. When concrete water tanks or similar exist on the property, it is strongly recommended that a specialist in the relevant field be engaged to inspect and assess these items independant of this report.

CONCLUSION

ACCESS RESTRICTIONS

Plumbing and pipe work directly underneath the wet areas could not be reasonably accessed and were not inspected. No liability will be accepted for any leakage in these areas due to these access restrictions and it is strongly recommended that an independent inspection by a licensed plumber be carried out to assess these items that could not be reasonably inspected by the building inspector.

ACCEPTABLE

No significant defects or issues were apparent that would be classed as reportable under A.S. 4349-2007.

NOTABLE DEFECTS OR ISSUES

Storm water pipe along side of driveway requires repair.



TERMITE INSPECTIONS

SCOPE

Inspection Process

This report is NOT A PEST REPORT and does not form in any way part of a visual pest inspection report. It is strongly recommended that an independent Pest Inspection be carried out on the property.

If an independent inspection by a termite specialist has been carried out on the property, it is essential you obtain all relevant documentation and adhere to all recommendations in that report. If an inspection by a licensed pest expert was not conducted on the premises, it is strongly recommended that you have a Timber Pest Inspection as soon as possible. In the case of units and apartment, consultation with the body corporate in regards to a pest management program or previous history is advised.

Loose debris and timber lying on the ground around the property and in particular underneath the

building (if applicable) can not only present a fire and safety hazard, but can also encourage pest and termite infestation and such areas should be cleared and inspected regularly.

If the existing ant capping is deficient in any areas or has deteriorated beyond serviceable condition, this may be inadequate for total protection against termite attack. When ant capping and termite barriers are missing, have deteriorated or been otherwise disrupted, regular monitoring by a licensed pest inspector will be necessary.

With brick structures, it is important to ensure the weepholes are kept clear of the ground and in particular the gardens. If the paving is up to the weepholes, but is in a covered situation, consideration should still be given when hosing in these areas. It is a general recommendation within the termite control industry that a minimum of 75 mm (1 brick course) be kept between the bottom of the weepholes and top of any form of paving, gardens or ground level. It is recommended that a pest expert be consulted to determine if any such breaches exist.

CONCLUSION

PEST INSPECTION

An independent inspection by a termite technician (pest inspector) was conducted at the time of the building inspection and it is recommended that that report be obtained and analysed. Any questions regards termite issues are to be directed to the pest inspector directly.

CONCLUSION

Condition Of Inspected Structure

Overall Condition

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 summary lists of Major and Minor defects included in this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is **AVERAGE**

TERMS AND CONDITIONS

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 structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its

own, a further inspection by specialist and qualified trades is strongly recommended.

NOT A PEST REPORT: This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: 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 report.

HIGH: The frequency and/or magnitude of defects are beyond the inspectors 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 inspectors 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 inspectors 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.

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude 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 Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported 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.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. 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 and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that

particular residential dwelling. The inspection does not cover common property. This report and any other attached 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. Further, this report is not intended to be used as a marketing tool by and real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

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.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspectors unobstructed line of sight and within arms length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

1) NOT A CERTIFICATE OF COMPLIANCE: This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation

restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a

visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories:

Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced.

Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails, stairs and childrens play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) 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.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under as4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should

be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

6) SURFACE WATER AND 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. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

7) SHOWER RECESSES: All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

8) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) STAIRS AND BALUSTRADES: Specifications have been laid down by the National Construction Code Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) RETAINING WALLS: Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

12) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) 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.

14) MAGNESITE 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.

15) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

16) 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) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) 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 his or her own risk.

18) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing including septic tanks need to be inspected and reported on by a plumber.

Hot water service: Hot water services need to be checked by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

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.

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: Shayne Donald

Contact the Inspector on: 0413138013

For and on Behalf of: Ausispec

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