

STANDARD PROPERTY INSPECTION REPORT



Report number: 727

Inspection date: **16 March, 2026**

Inspection time: 9.00 am

Property address: 8 Cashmere Street, Redbank Plains Qld 4301

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Dampness, cracking and structural timber pest damage are all risks which cannot be fully assessed through a single inspection event. If you are concerned about these risks further specialist consultation should be considered to fully assess their impact on the property for which you have requested this inspection.

If you have any queries with this Inspection Report or require further information, please do not hesitate to contact the Consultant who carried out the work.

This Inspection Report references the following documents:

- Report Systems Australia, Property Inspection Report (Residential Buildings) Handbook, Fourth Edition, January 2023
- Australian Standard, AS 4349.0-2007, Inspection of Buildings, Part 0: General Requirements
- Australian Standard, AS 4349.1-2007, Inspection of Buildings, Part 1: Pre-Purchase Inspections – Residential Buildings

Form: SPIR – 31st January 2023

Definitions

Client means the person(s) or entity requesting the Inspection Report or their Principal (i.e. the person(s) or entity for whom the Inspection Report is being obtained, where applicable).

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

Building & Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

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

Structure means the loadbearing part of the building, comprising the Primary Elements.

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

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

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

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

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

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

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

Minor Defect means a defect other than a Major Defect.

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

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

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

Terms and Conditions confirmation

The provisions below in this Inspection Report section confirm those in the Terms and Conditions under which this Inspection Report is provided as set out in the Inspection Services Agreement between the Consultant and the Client.

SCOPE OF WORK

- (a) As requested by the *Client*, the inspection carried out by the *Building Consultant* ("the Consultant") is to be based solely on one of the following options:

Option 1: Standard Property Inspection Report The purpose of the inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. A Standard Property Inspection Report only covers and deals with any evidence of: *Major Defects* in the condition of *Primary Elements* including *Structural Damage* and *Conditions Conducive to Structural Damage*; any Major Defect in the condition of *Secondary Elements* and *Finishing Elements*; collective (but not individual) *Minor Defects*; and any *Serious Safety Hazard* discernible at the time of inspection. The inspection is limited to the *Readily Accessible Areas* of the *Building & Site* (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of *Tests*. The building is to 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.

Note. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Inspection Report.

A Standard Property Inspection Report may be instructed as a pre-purchase enquiry.

Option 2: Special-Purpose Inspection Report A Special-Purpose Inspection Report must include the defined scope and any other relevant information on which the inspection report is to be based. A Special-Purpose Inspection Report may include Option 1 as well as the particular requirements of the Client which are specified and where applicable attached to this document.

- (b) Unless noted in "Special Conditions or Instructions", the Inspection Report assumes that the existing use of the building will continue.

- (c) The Inspection Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Inspection Report therefore cannot deal with:
- (i) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
 - (ii) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (i) & (ii) are excluded from consideration in the Inspection Report.

- (d) Any concerns about the scope of the Inspection Report must be notified in writing by the Client to the Consultant, whether it be before ordering the Inspection Report or after it is received.
- (e) Unless stated otherwise in the Inspection Report, the Client as a matter of urgency should implement any recommendation or advice given in the Inspection Report.

LIMITATIONS

- (a) The Inspection Report does not include any matters outside the scope of the ordered inspection and Inspection Report.
- (b) The Inspection Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
- (c) The inspection does not cover areas that were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibit or prevent inspection and may include, but are not limited to, roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth. Areas or building elements that are not normally accessible or exposed are not inspected, such as concealed framing timbers, a flat roof void or under slab-on-ground construction as it is not considered 'practical' to gain access to such restricted areas. Whilst carrying out the inspection of the accessible areas, those parts that are not readily accessible are not inspected, such as areas more than 3.6 metres above ground or floor levels (see also the definition of "Readily Accessible Areas").
- (d) Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
- (e) Whether or not the water supply and drainage systems including fixtures such as a shower have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, the presence of dampness including that caused by a leaking roof is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions or when water supply and drainage systems including fixtures are used for a prolonged period. The Inspection Report does not guarantee that existing damp problems will not be discovered in the future.
- (f) The presence and extent of cracking in building elements is not always discernible at the time of inspection. Limiting factors such as the impact of seasonal weather changes on the structure and differential movement of building elements especially in concealed areas of the property such as foundations may affect the detection of a cracking problem. The Inspection Report does not guarantee that existing cracking and movement problems will not be discovered in the future.
- (g) Due to the secretive nature of timber pests, the presence and extent of structural timber pest damage to building elements may not be discernible at the time of inspection. Structural timber

pest damage may only be revealed by a more invasive type of inspection, for example, removal of wall linings. The Inspection Report does not guarantee that existing structural timber pest damage will not be discovered in the future, especially in the concealed areas of the property.

- (h) The Inspection Report is to be produced for the Client's use alone. No liability is accepted by the Consultant or any related body corporate, firm or entity in the event of any reliance on the Inspection Report by any third party.

EXCLUSIONS

The Inspection Report does not cover or deal with:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, mechanical or engineering services such as electrical, water, gas, sewerage, drainage, ventilation, heating, air conditioning, solar power, fire, smoke detection, acoustics and communications;
- (g) flood testing of shower recesses;
- (h) a review of fire safety risks including those associated with combustible external wall cladding or whether any cladding complies with building regulations. Specialist consulting services are needed to report on this risk;
- (i) lighting or energy efficiency;
- (j) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (k) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (l) a review of occupational, health or safety issues such as silica and asbestos content, the provision of safety glass or the use of lead-based paints;
- (m) a review of environmental or health or biological risks such as toxic mould;
- (n) environmental matters (such as BASIX, water tanks, NCC Environmental Provisions);
- (o) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (p) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone; and
- (q) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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

Scope of work – option ordered

The Client requested the following option: Option 1: Standard Property Inspection Report.

Special conditions or instructions

There are no special conditions or instructions.

Particulars of parties

Inspection

Services Agreement no. (if applicable):

Client name:

Paul Luiten C/O McGrath Real Estate

The Client is the person or entity who requested the inspection that is being undertaken.

Principal name (if applicable):

Client address:

Client's email:

paulluiten@mcgrath.com.au

Client's telephone number:

0405387375

Consultant (individual) name:

Dennis L Gomersall

Consultant (individual) licence
Number, if applicable

QBCC 21155

Consultant (individual) mobile
number:

0411193413

Consultant (company or Business)
name:

ASAP Inspections

address and postcode:

PO Box 8020 Cleveland Qld 4163

email:

info@asapinspections.com.au

telephone number:

0411193413

Section A Results of inspection - summary

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

In respect of significant items:

Evidence of Serious Safety Hazards was not observed.

Evidence of Major Defects was observed - see Section D, Items D2 - D21.

Evidence of Minor Defects was observed - see Section D, Item D22.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: Moderate-High. See Section C for details.

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

Unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Inspection Report.

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

Other Inspections and Reports Required

Water tank and equipment

Airconditioning

Swimming pool

Drainage

An Invasive inspection to the internal walls of the dwelling

Appliances

Asbestos

Structural Engineer,

Mould inspection,

Council Plan Inspection, Electrical inspection, Plumbing inspection [including Flexi hoses to all fixtures]

Section B General

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

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

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

General description of the property

Building type:	Detached house.
Number of storeys:	Two storey.
Building age (approx):	50 years.
Approximate year when the property was extended (if applicable):	Not applicable.
Smoke detectors:	5 fitted, but not tested.
	<p>New Legislation was introduced in Queensland on January 1st, 2022. YOU NEED TO OBTAIN FROM THE SELLER WRITEN CONFIRMATION THAT ALL THE SMOKE DETECTORS WILL BE COMPLIANT BEFORE SETTLEMENT.</p> <p>IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.</p>
Siting of the building:	Towards the middle of a medium block.
Gradient:	The land is sloping. retaining walls installed
Site drainage:	The site appears to be adequately drained.
	<p>the site should be monitored during heavy rain, to determine if the existing drains can cope.If they cannot cope then additional drains may be required.Refer to a plumber drainer for further advice,</p>
Access:	Easy pedestrian and vehicular access.
Main utility services:	The following services were connected: Electricity, water and sewerage
Water supply:	Pressurised at the time of inspection.
Occupancy status:	Occupied and fully furnished.

Orientation (to establish the way the property was viewed):

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

Prevailing weather conditions at the time of inspection:

Dry.

Other:

Only an Airconditioning expert can verify the condition and functional capability of the Airconditioning units - not tested
We recommend the units be serviced annually and the filters be cleaned regularly as per the manufacturers specification.

Primary method of construction

Main building – floor construction:

Slab-on-ground. Timber floor to the upper level

Main building – wall construction:

Timber framed. Brick base and cladding Veneer to the upper level

Main building – roof construction:

Timber framed. with Fibro roofing over

Other:

Overall standard of construction:

Reasonable.

Overall quality of workmanship and materials:

Reasonable.

Level of maintenance:

Poorly maintained.

Incomplete construction

No evidence of incomplete construction was found.

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

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

Accommodation & significant ancillaries

Storey	Living rooms	Bedrooms	Bathroom/ Ensuite	Separate toilet	Kitchen	Laundry	Swim Pool*	Other	Name of other
Lower ground	0	0	0	0	0	0		0	
Ground	0	0	0	0	0	1	1	0	
First	1	3	1	0	1	0		0	
Second	0	0	0	0	0	0		0	
Third	0	0	0	0	0	0		0	
Attic/Loft	0	0	0	0	0	0		0	
Detached	0	0	0	0	0	0	0	0	
Totals	0	0	0	0	0	0	0	0	

(* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool)

Parking

Type	Off street parking spaces (uncovered)	Garage (covered)	Car-port (covered)
Attached	0	1	0
Detached	0	0	0
Totals	0	0	0

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the:

- Building interior (of a company or strata title unit)
 Building exterior (only the immediate exterior of a company or strata title unit)
 Building interior Building exterior Roof exterior
 Roof space Subfloor space Outbuildings
 The site

Additional Comments:

Areas not inspected

The inspection did not cover areas that were inaccessible, not readily accessible or obstructed at the time of inspection (see also Terms & Conditions 'Limitation (c)'). The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Evidence of defects may only be revealed when any obstructions are moved or removed or access has been provided to inaccessible areas or a further inspection of any areas that were not readily accessible has been carried out.

Strata or company title properties

Was the inspection of a strata or company title property (e.g. a home unit or townhouse)?

Yes No If "Yes" continue, if "No" go to next Item.

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

Yes No If "Yes" see Note below. If "No" explain in Additional Comments below.

NOTE. Unless the common property is also inspected, this Inspection Report may be of limited value to the Client as it does not provide any authority that the unit and its associated premises is free from past, current and observable defects within the limits otherwise set out in this Inspection Report. In addition, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report which is adequately specified.

Additional Comments:

Obstructions

Were there any obstructions which may conceal possible defects?

Yes No If "Yes" continue, if "No" go to next Item.

Building interior: Furnishings and stored goods to the internal walls of the dwelling and the garage restricted the inspection - recommend re inspect when vacant

Building exterior:

Roof exterior:

Roof space: Insulation to the roof space restricted the inspection

Subfloor space:

Outbuildings:

The site:

Additional Comments:

Inaccessible areas

Were there any normally accessible areas which did not permit entry?

Yes No If "Yes" see Details below, if "No" go to next Item.

Details:

Undetected defect risk assessment

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

Moderate-High.

RECOMMENDATION: A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant.

Section D Condition Report

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

Serious safety hazards

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

D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

No evidence was found.

Inside condition - major defects

D2 Ceilings

No evidence of Major Defects was found.

General wear and tear is noted, plus cracks to most of the upper ceilings - repairs recommended recommend seek further advice from a licenced and practicing plasterer

Undulations were noted to the ceiling lining. Common in a house of this age. Consult a qualified plasterer for further assessment and repairs as required. Note:

There are marks and imperfections to the interior ceilings at various locations. These can be repaired normally



D3 Internal Walls

The following evidence of Major Defects was found:

The supporting metal piers to the lower level have structural movement - out of plumb approx 0-40mm - recommend seek further advice from a licenced and practicing Structural engineer

General wear and tear is noted.

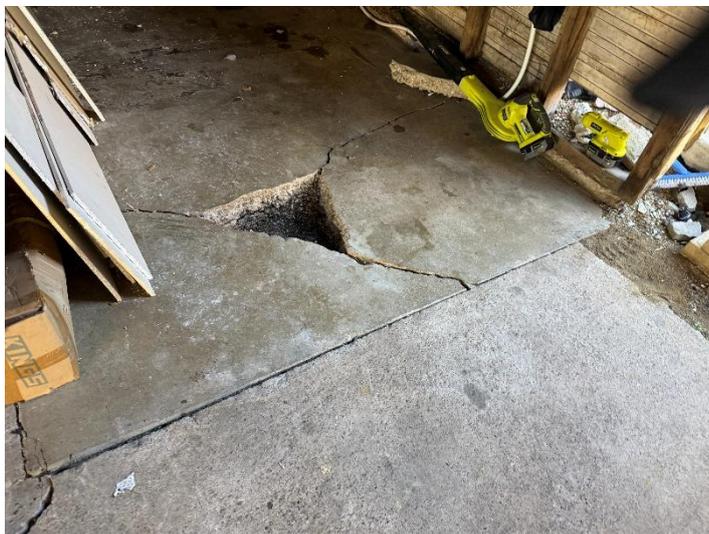
Due to normal minor differential movement within the property or foundations, small cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and can be patched normally.

D4 Floors

The following evidence of Major Defects was found:

Significant cracking and subsidence to the lower concrete floors - recommend seek further advice from a licenced and practicing structural engineer before purchase

The floors to the upper level are out of level, approx 0-30mm across individual rooms - recommend seek further advice from a licenced and practicing Structural engineer



D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defects was found.

Some door hardware requires, maintenance/adjustment/lubrication

The internal door to the front right bedroom requires replacement and the timber door frame is damaged

A door is missing to one of the front bedrooms



D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

No evidence of Major Defects was found.
Some door hardware requires, maintenance/adjustment/lubrication
General wear and tear is noted.

D7 Bathroom fittings

No evidence of Major Defects was found.
The shower recess was tested and there was no visible water penetration to surrounding areas.
IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.
“Flexible water line hose connections” to basins, sinks and tubs should be changed every 5 years due to the risk of failure and flooding.”

General wear and tear is noted.

Maintain all sealants and grouting to prevent moisture penetration and damage.

The condition of the vanity unit is generally fair. General wear and tear is noted to vanity cabinet due to age.

At the time of the inspection the shower was tiled , accordingly it is impossible to establish if adequate waterproofing measures have been taken at the time of the construction to ensure that the shower will not leak. Neither shower flooding or water testing or the use of moisture meters can necessarily detect leaking showers

D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence of Major Defects was found.

not applicable

D9 Roof space

No evidence of Major Defects was found.

Visual from the access point only - roof sheets may contain asbestos

In inspecting the roof space there was no inspection of areas where accessibility was less than 600 mm high by 600 mm wide (but included areas at the eaves that were within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600 mm high by 600 mm wide) and in areas that were obstructed due to the presence of insulation

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.



D10 Subfloor space

Not inspected due to construction design.
no subfloor

Outside condition - major defects

D11 External walls

The following evidence of Major Defects was found:

Cracks to the brick base, more so the left side and rear - cracks approx 0-5mm and 2.0m long, horizontal, sheer and stepped, plus the front brick wall is leaning over approx 40mm - recommend seek further advice from a licenced and practicing Structural engineer before purchase

All the timber cladding requires maintenance

The timber wall to the rear of the dwelling - laundry area is out of plumb approx 100mm and has fungal decay, recommend seek further advice from a licenced and practicing Structural engineer



rear wall

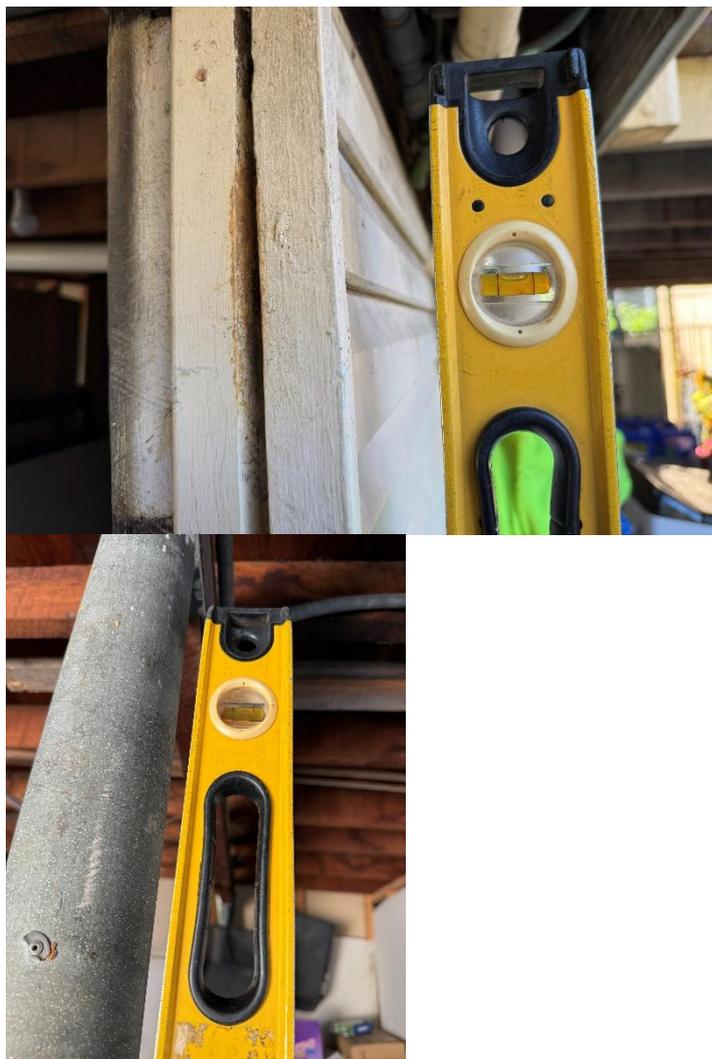


Left side



left side





D12 Windows

No evidence of Major Defects was found.

servicing of the sliding windows is always recommended for ease of operation - worn rollers and rubbers

Corrosion to the metal lintols over the windows - repairs required

D13 External doors (including patio doors)

No evidence of Major Defects was found.

servicing of the sliding doors is always recommended for ease of operation worn rollers and rubbers

D14 Platforms (including verandahs, patios, decks and the like)

The following evidence of Major Defects was found:

Fungal decay to the front and rear decks - repairs required

I recommend that a "Special Purpose Inspection" by an Engineer be conducted and report on the structural integrity of all elements.

Annual inspections of the External Timber Structures by a structural engineer and that care is taken not to overload the External Timber Structure are recommended

D15 Other external primary elements

No evidence of Major Defects was found.

D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

The trims/joinery exhibited moderate weathering and deterioration commensurate with its age

D17 Roof exterior (including roof covering, penetrations, flashings)

Not inspected due to height restrictions.

A fibro roof - may contain asbestos - Contact a qualified professional for a full inspection

D18 Rainwater goods

No evidence of Major Defects was found.

Visual from the ground only

Recommend a roof plumber assess the gutters and downpipes to make sure they are functional and adequate for the situation

There are some minor leaks at the gutters and downpipes, recommend sealing along the these areas

Most of the downpipes are not connected to a storm water system - remedial work recommended

D19 The grounds

No evidence of Major Defects was found.

Cracking was detected to sections of concrete pathway's and driveway. This is a common issue with a number of homes and can be caused by many different factors, like poor subbase preparation, inadequate steel reinforcing ect.

D20 Walls & fences

The following evidence of Major Defects was found:

The rear timber retaining wall, is poorly constructed and leaning over - repairs required

Note: for properties with swimming pools under no circumstance are comments under the title Walls and Fences to be interpreted as a comment on Pool Safety compliance - a separate report is required

A swimming pool is present to the property. I recommend that a qualified pool safety inspector be engaged to check all pool fencing & gates are to government standards. If a pool safety inspection has already been carried out, ensure you obtain all relevant documentation.

The retaining wall was Earth bound, visual inspection to exposed sections only, from within the property boundaries,

The conditon of the fences appeared to be commensurate with their age



D21 Outbuildings

There were no outbuildings.

Minor defects

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

D22 Minor defects

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

Note : Whilst minor in nature the client will satisfy themselves as to the individual and or collective costs to rectify the above defects. This can be achieved by obtaining quotes from the relevant licenced contractors.

Section E Conclusion

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Greater than normal.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Greater than normal.

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

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

Section F Important note

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

Section G Additional comments

The following additional comments are noted:

The hot water system appears to be in working condition. No specific tests other than running the hot water tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Refer to the recommended plumbing inspection report for all plumbing related items and any maintenance issues

Electrical : Electrical systems and Fixtures are excluded Electrical wiring, fixtures, fittings, circuits, residual-current devices and associated items were not tested for function, safety, compliance or adequacy. The evaluation of these systems is not part of the scope of the inspection and report. It is prudent to have these systems checked by a qualified Licenced Electrician. Any notes regarding these systems included in this report are informational only and should be verified and evaluated by an electrician

Section H Annexures to this report

There are no annexures to this report.

Section I Certification

This document certifies that the property described in this Inspection Report has been inspected by the Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Inspection Report.



Signature for Consultant:

Name: Dennis L Gomersall

Date of Issue: 16 March, 2026