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- Licensed low-rise house builders, carpenters, termite technicians and residential building inspectors. Integrated building assessments covering defects and timber pest detection, eradication and prevention. QBCC licence 1305591.

RESIDENTIAL BUILDING INSPECTION REPORT

(Class 1a, 2 & 10A residential structures only)

(Visual and non-invasive residential building inspection to accessible areas where safe, sufficient and reasonable access is available)

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Property Inspected: 2/59 College Street, Hamilton, QLD 4007
Date of Inspection: Thursday 19 February 2026



Consultant: Ryan T. CRAIG (0417 754 441)

Client initiated Building Inspection, in conjunction with a Timber Pest Inspection, as part of Pre-sale considerations.

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Table of Contents

1. PREAMBLE OF CRITICAL INFORMATION REGARDING REPORT CONTENT.....	3
2. PROPERTY DESCRIPTION	3
3. INSPECTION SUMMARY	4
4. SITE	4
5. EXTERIOR OF BUILDING	6
6. SUBFLOOR / UNDER HOUSE	11
7. INTERIOR OF BUILDING.....	12
8. CEILING VOID.....	16
9. ROOF EXTERIOR	16
10. ELECTRICAL	18
11. DRAINAGE (Stormwater & Sewer)	18
12. PLUMBING.....	22
13. SWIMMING POOL	23
14. HEALTH & SAFETY ISSUES.....	23
15. ADDITIONAL / NEW BUILDING WORK	23
16. QBSA/QBCC MANDATORY INSURANCE	27
17. TIMBER PEST INSPECTION	27
18. INCIDENTAL NOTES	27
19. SCHEDULE 1: Fixtures & Sundry Items.....	28
20. SCOPE OF REPORT, TERMS, CONDITIONS, LIMITATIONS & DEFINITIONS.....	28

In accord with Section 4.1 AS 4349.1- 2007, this report has been prepared on an 'exceptions basis' While all required areas have been inspected and notwithstanding general comments and helpful information which may be made throughout this report, the Consultant has only reported on identified defects rather than also reporting on areas and items which on assessment at the time of this inspection were found to be in an acceptable condition considering the age and general condition of the property.

1. PREAMBLE OF VITAL INFORMATION RE: REPORT CONTENT

Prior to reading this report any further, you must observe and re-read the information contained within Items 20 and 20.1 later in this report.

Hyperlink Information

You must also click on all Hyperlinks within the body of the report, and those directly beneath within this preamble, and access the content within each hyperlink, and read review and fully understand all information within the Hyperlinks.

All hyperlinks are vitally important to this report and relate in the most direct manner to its content.

To access the information that a hyperlink contains, simply place the cursor over the hyperlink, then push the control key on the keyboard and hold it down and then simultaneously click the mouse. This will either open a link for you to click or will take you directly to the information, or video, that the hyperlink contains.

In the event a hyperlink does not open, upon you pressing control & click simultaneously on the hyperlink, you must then manually refer to the intended link, all of which are contained individually at the very rear of each of our reports. The information within the hyperlink must be applied to the relevant component of the report the consultant is reporting on to you. You must not under any circumstances not read the hyperlink referred to in the report, in the event it does not directly take you to the link, and, in all cases, must manually access the information at the rear of the report. Should you have any queries or difficulties in relation to accessing any hyperlinked information, then you must contact us immediately for clarification of the matter.

You must realise and acknowledge that if you do not do this, you will be missing out on potentially crucial information and greatly increasing your chances of enduring costs because of this. QCs Building Services accept no liability whatsoever for any costs or damages you may suffer, for occasions where you have not manually accessed the hyperlink information, in the event the hyperlink did not immediately take you to that information at the rear of the report.

Allocation of Defects into Major & Minor Categories irrelevant of Potential Costs for Defect

One thing that is very important for you to understand and apply to your comprehension of the contents of this report, is that the consultant does not give any consideration about what costs may be for an issue he is commenting on, when he decides what category (Major or Minor defect) it will be allocated to.

Each and every Defect in the report is allocated a category based on the definitions within the Australian Standard, not for any reason associated with any costs that may be required for that defect. It is therefore entirely feasible that there may be defects listed within the Major Defect categories, which may require less than \$1000 for rectification and adversely there could be defects listed within the Minor Defect categories which require several thousand dollars for rectification.

Furthermore, this report is not designed to guide you or provide you with any feedback in relation to costs of any issues or defects we raise and all matters pertaining to identifying costs for the issues and defects we report to you, remain entirely your responsibility to obtain.

If you have any uncertainty or need any further clarification on these matters, you must contact us immediately so we can answer and/or clarify any query you may have.

2. PROPERTY DESCRIPTION

This is a high-set, predominantly masonry, two bedroom unit style of residential construction.

It is positioned on the 1st level, of a small, apparent Body Corp. complex of other similar styled residences. From appearances of the building materials in use, it was constructed around the mid 1970's.

The predominant building materials appear to be continuous strip footings, predominantly masonry internal walls, rendered masonry (brick or block) exterior cladding and a metal roof of a flat tray profile.

On the day of the inspection the property was occupied & furnished and was generally well presented. For the most part, and aside from where the consultant identifies any issues within the report, the property appeared to have been well maintained by the current owners.

Unless otherwise stated, observations and all findings and comments in this report have been recorded by the Consultant from the aspect of looking towards the property as shown in photo above, or if no photo is shown then looking at the structure towards the front door.

Important Hyperlink You Must Read: [Disclaimer re: Property Description](#)

3. INSPECTION SUMMARY

As discussed with you on site following this inspection, there was an issue found during our inspection, which under the terms of AS:4349.1 - 2007 the consultant must categorise as being a Major Defect. This pertained to: the presence of damaged material that has the appearance of possibly being asbestos. This will be elaborated on in more detail within the body of the report, within the relevant category.

Overall, the median condition of the property, based on all visually accessible areas on the day of the inspection, from the Site to the Roof Exterior, would be described as being in a Fair - Average condition. This of course will vary with each inspected area, with some maybe being in a better condition and some in a worse condition. It is for this reason that you must read the report to get specific conditions of each area inspected as the stated overall condition is an average indication for the entire property.

It is not a requirement of the Australian Standard to individually list Minor Defects, rather all that is required is to provide 'an overall extent of the Minor Defects present'. Despite not being obliged to, in order to try and provide a better level of service, we have individually detailed each Minor Defect identified during the course of inspection and these have been detailed for client's information within the 'Minor Defect' category of each report category.

You must realise however that not every single Minor Defect may be listed, as it is not a requirement to list any at all, and it is not practical to itemise every single one, many of which are very normal and not unusual expectations for residential properties that have been lived in for some time. Each individual defect commented on or detailed within the report, must be viewed by you with separate consideration to others, as there will also be some that will not be of the normal expectation variety, therefore being of more importance to others that are contained within the Minor Defect category.

This report also contains some comments and informative paragraphs, which are designed to provide client with a better understanding of some relevant building aspects. Within these paragraphs, which are contained within 'Comments & General Information' section of each Item, there are also some recommendations made that are very relevant to subject residence and must be acted on by you. For this reason, it is essential that you read all detail and information within these paragraphs.

A Timber Pest Inspection was also carried out in conjunction with the Building Inspection and a separate report provided. The two reports must be read in their entirety, so a complete and fully informed decision can be made about the potential property acquisition. Please refer to our separately provided Timber Pest Inspection Report and to other information pertaining to this matter within this report, for further details, advice and recommendations about Timber Pest Management for this property.

The above 'Inspection Summary' is not the report and should any facts or details contained in the summary conflict with any other reported details, the separately reported details must be given precedence by you. You must read this report in its entirety, prior to acting on it, in order to obtain an acceptable understanding of all relevant issues, in order for you to make the best possible and most informed decision.

You must contact the consultant Ryan CRAIG immediately and prior to acting on this report on phone 0417 754 441 or email ryan@qcsbuildingservices.com.au if any queries or clarifications are required.

4. SITE

Important Hyperlink you must Read: [Disclaimer and Exclusion for all Common Area/Strata Title Areas](#)

4.1 Major Defects

No visible or accessible Major Defects identified (unit/townhouse)

NB: refer Item below "Inaccessibility Issues Encountered" relating to common areas being excluded from our level of inspection. There are possibly some Major Defects in this area, but unable to be identified, due to them being situated in the inaccessible and excluded common areas.

4.2 Minor Defects

Minor Defects Identified: YES – refer below

Important Hyperlink you must Read: [Conditions Relating to Identifying Minor Defects](#)

Fence Defects

It was observed during the inspection that there were some areas of fencing that had the following defects listed below:

- General deterioration e.g. decay [\(L.I\)](#)

Concrete Slab & Driveway Defects (driveways, paths, patios etc)

Cracks in Slabs

Cracks were identified in some masonry slabs within the block e.g. driveway.

This may also include other concrete slabs abutting the structure e.g. paths and/or patios and/or any slabs in the underhouse area of a property (if applicable to subject residence).

The cracks at subject residence measured on average around 1-2mm. Cracks within masonry slabs e.g. driveways, patios, paths, is almost inevitable due to swelling/shrinking of foundation material, thermal changes and moisture content. As this pertains to being one of a structural nature however, we are legally bound to recommend that you immediately seek the advice of a Registered Professional Engineer of QLD. [\(S.S.D\)](#)

Trees and Tree Roots

Mature Trees

There are some mature trees close to the structure, which are either on the block or on adjoining blocks of land, and some of them are growing closer to the building line(s) than otherwise recommended.

On the day of our inspection these trees did not appear to be currently having any adverse effect on the structure however it is possible, evident by their proximity to the structure, that they may be problematic in the future, either via their root system or through impact damage by falling down etc. We recommend you seek immediate consultation with a suitably qualified contractor (arborist) regarding this issue.

Important Hyperlink You Must Read:

(press and hold the 'control' key down and click the mouse simultaneously to access this hyperlink shown below in blue)

[Trees, Tree Roots and their effect on Structures](#)

Limitations

(NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below "Inaccessibility Issues Encountered")

4.3 Comments and General

General Condition

Some of the materials may have naturally deteriorated with age and may need immediate rectification (refer above Defect summations).

Overall, and subject to the visible accessibility available to us that during the course of our inspection, and unless otherwise specifically detailed within this report, I found that the materials, surfaces and fixtures in this area of the property were:

of a Fair - Average condition.

Aspect

The block is situated in a manner that it:

- is almost level with the road

4.4 Predominant Building Materials (Appearance of)

Refer [Item 20 \(5\)](#) 'Material Identification' prior to reading information in Item 4.4

Area/Item

Materials

Assessed Condition

Fences	Timber	Fair - Average
Driveway	Concrete	Fair

4.5 Inaccessibility Issues Encountered

Important Hyperlink You Must Read: [Accessibility Factors Impacting the Inspection](#)

Inaccessibility

The list below contains some of the factors in place at subject residence which caused visual inaccessibility, and in some cases resulted in no access being possible. We may not have detailed every restriction encountered as many can be very obvious e.g. high levels of vegetation and inaccessible boundary lines.

Common Areas Not Inspected.

All Common/Body Corporate Areas are excluded from our level of inspection, were not inspected by us and do not form part of our inspection service for you - refer following hyperlink for full details on exclusion and conditions about Common Areas at the property: [Disclaimer & Exclusion for Common Areas](#)

Landscaping materials inaccessible

It was identified that there were landscaping materials within the block which were completely visually inaccessible. The classification the consultant would apply, in relation to the amount of landscaping materials that were inaccessible, would be:

- Some

Landscaping materials would include, but not be limited to, things like, fences and retaining walls. The reasons they were visually inaccessible were as follows:

- Access was only possible via private land and they were concealed by vegetation

Limitations

The Consultant's visual capabilities may have been impeded by other aspects during our inspection, and all of these combined factors meant that a completely unimpeded visual inspection of all 'Site' areas was not possible.

4.6 Recommendations for Site

Important Information / Hyperlinks

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Arrange Inspection of Excluded Common Areas](#)

[Arrange another unimpeded Inspection](#)

[Act on Every Recommendation Made & Advice Given](#)

[Obtain Further Advice on Defects Identified](#)

[Obtain Further Advice from an RPEQ](#)

[Further Invasive Inspections](#)

[Reduce any Moisture Collection in Materials](#)

[Recommendation on Moisture Management](#)

[Engage Arborist for Advice on Trees](#)

5. EXTERIOR OF BUILDING

Important Hyperlink you must Read: [Disclaimer and Exclusion for all Common Area/Strata Title Areas](#)

5.1 Major Defects

Major Defects Identified: YES - refer below

Damaged Material of a Bonded Asbestos Appearance

There is some damaged material around the exterior of the structure, which has the appearance of possibly containing the material asbestos e.g. soffit linings.

Clearly, if the material was tested and found to contain a component of asbestos, this would be creating very unsafe conditions for users of the property. As such we recommend you seek immediate and further advice from a suitably qualified and licensed professional about this matter.

You should also refer to Item 14 for more information pertaining to this issue.

Limitations

NB: there are possibly more Major Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”

5.2 Minor Defects

Minor Defects Identified: YES – refer below

Important Hyperlink you must Read: [Conditions Relating to Identifying Minor Defects](#)

Balustrade Defects

(includes information for any Balustrade Defects for all other areas at the property e.g. Site and Underhouse)

Non-Compliant Balustrades – Properties built before 1996

It was noted that there are some components of the balustrades in service, which are not in compliance with the requirements of today’s stipulations within the National Construction Code. This is of course completely understandable, as the balustrades were built well before the current requirements were cemented in place around 1998, with an amendment being added to the Building Code of Australia (now National Construction Code, section 3.9.2.3 – Volume 2.)

The reason(s) for the balustrades not being compliant, were the following:

- The height of the balustrade is less than one metre.



Important Recommendation for Balustrade Non-Compliance at subject residence

Whilst not currently required under any statute law (as of May 2019), we have a legal obligation under our Duty of Care to recommend, that for any non-compliance issues listed above, that you consider taking immediate action to ensure rectifications are carried out, where necessary, to make the balustrades, and all components of the balustrades, compliant with the present day’s requirements within the NCC.

A failure of you to do this, even though the balustrades were obviously constructed well before the current legislation was enacted, would greatly increase your legal risks in the unfortunate event of an accident occurring. This is because the courts have determined, through legal precedents involving accidents with older balustrade

construction, that while there may be no statute law requiring owners of residential properties with older balustrades and non-compliant materials to upgrade them, a property owner does have a Duty of Care to ensure the best possible, most modern and currently compliant building materials and safety standards are in place at a residential property at all times. The courts find that if the property owner had done that, the risks of an accident occurring would have been diminished/eliminated.

Defects within Balustrades

Cracked timber post support

Brick Cladding Defects

(includes all Brick Cladding defects for all other areas at the property e.g. Site and Underhouse)

Cracking Visible in Some Exterior Cladding, Concrete Slabs and/or Masonry Walls

There was some cracking identified in the exterior of the structure.

- e.g. near some openings, in block wall of garage.

The table below is taken from the Australian Standard AS:2870 – Residential Slabs and Footings.

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

NOTES:

- 1 Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- 2 Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- 3 In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

The following is taken from the QBCC's Standards and Tolerances guide. *Category 3 or greater damage to walls is a defect and requires investigation, stabilisation, monitoring and rectification work, which may include breaking out and replacing sections of the wall. Category 0, 1 and 2 cracks to walls are not defects. Category 2 damage is a defect if identified within 12 months from date of completion and requires minor repair work such as repointing.*

Important Information

In the opinion of the Consultant and as inspected on the day of our inspection the crack(s) were of an 'appearance type defect' although you must not assume that there is no risk of any cracks identified by the consultant developing further to the point where they require rectification and possibly incurring significant costs to do so. It is only time and monitoring of cracks that can determine what will occur and this must be factored in by you as part of your property purchase considerations.

Refer following Hyperlink for Information on how cracks are categorised under the conditions and stipulations of the Australian Standard (AS:2870- 2011 Residential Slabs & Footings)

Press control click to access Hyperlink: [Australian Standard Crack Categorization](#)

Cracks of the nature identified at subject residence are not uncommon where inflexible materials such as bricks, mortar, concrete and other masonry are in place, especially where there are no articulated joints/control joints. While there were no apparent "serviceability nature" cracks present at the day of our inspection, or cracks that had an impact to the overall structural integrity of the building, the consultant does not guarantee or suggest that they will not develop into one in the future, which would of course require some rectification, involving costs will be required. Only time and monitoring of the cracks could determine this and client must be aware of this. All

cracks should be monitored for any signs of change and you must be aware that in some instances, where cracks do become of structural significance, they may require some costs to rectify.

In all situations where cracks are identified, regardless of their size or defect categorisation, we are legally bound to recommend you immediately seek the opinion of an RPEQ so a qualified assessment of the cracks and possible costs / rectification which may be required, or required in the future at some stage, can be obtained. [\(S.S.D\)](#)

Corrosion Related Defects

(includes all Corrosion Related Defects for some other areas at the property e.g. Site and Underhouse)

Corroded Materials Identified

Corrosion was identified in materials at the property and an example(s) of this is:

- Security screens - balcony.

Important Information

It is very common for us to find corroding materials during our inspections and it is usually found in, but not limited to, the following materials: gate frames and hardware, fencing material including fasteners, step stringers, steel columns, hand rails/balustrades, light frames, steel beams, lintels, roofing materials e.g. Gutters/Downpipes & Roof Cladding and air conditioner condenser units etc.

It is not possible to determine the full extent of the corrosion at this property unless more thorough, invasive inspection type techniques are carried out. At our level of inspection, which is visual and non-invasive, invasive inspections are not carried out. These kinds of inspections are the only way to get actual concise details on any building defect, and in this case the full extent of corrosion, and therefore the levels of rectification, replacements and costs necessary.

Window Related Defects

Rubber seals deteriorated

Some rubber seals around windows, which are fitted as part of the window frame(s) at time of construction, have loosened, consistent with their service life. These seals provide a very important function for structure, as they provide a watertight seal role for the window.

Exterior Cladding Defects

Timber & other types of exterior cladding

(Examples of other cladding include Fibre cement, Masonite etc)

The following defect(s) were identified in relation to the cladding at subject residence:

- Paint peeling off surfaces of some materials i.e. aluminum framed for glass slider door to balcony

Balcony Defects

Grout/silicone or other waterproof material coming away.

It was noted that there were some areas where the silicon or grout has come out and is no longer present. This often can relate to intersecting materials and tile joints and these must be free from such defect at all times in order to ensure the best quality waterproofing is in place.



Limitations

(NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”)

5.3 Comments & General Information

General Condition

Some of the materials may have naturally deteriorated with age and may need immediate rectification (refer above Defect summations).

Overall, and subject to the visible accessibility available to us that during the course of our inspection, and unless otherwise specifically detailed within this report, I found that the materials, surfaces and fixtures in this area of the property were :

of a Fair - Average condition.

Air-conditioner units located

The air conditioner condenser unit(s) were located:

- at the balcony area.

Important Information Hyperlinks

The hyperlinks below contain both general information and in some cases recommendations in relation to the materials in service at the property and you must open each hyperlink and read in its entirety as the information within is most relevant and often critical. They also form an integral part of the report.

[Articulated Joints](#)

[Concealed Decay in Materials](#)

[Waterproofing Penetration into Structures](#)

[Informative Information & Recommendations for Cracking in Masonry](#)

[Weather Exposed Materials](#)

5.4 Predominant Materials in Service (Appearance of)

NB: Refer [Item 20 \(5\)](#) ‘Material Identification’ prior to reading information in Item 5.4

<u>Area/Item</u>	<u>Materials</u>	<u>Assessed Condition</u>
Exterior Cladding	Rendered Brickwork/Masonry	Fair - Average

5.5 Inaccessibility Issues Encountered

Important Hyperlink You Must Read: [Accessibility Factors Impacting the Inspection](#)

The list below contains some of the factors in place at subject residence which caused visual inaccessibility, and in some cases resulted in no access being possible. We may not have detailed every restriction encountered as many can be very obvious e.g. high levels of vegetation and/or storage matter/fixed items against the structure e.g. metal shed, rainwater tank etc.

Items abutting exterior of the structure.

One or more of the following were abutting the exterior of the structure and therefore rendering it visually inaccessible (outdoor furniture, storage items, rainwater tank(s), plumbing pipes, hot water cylinder, air conditioning unit(s), metal shed, clothesline(s) and vegetation.

It is recommended you immediately arrange for these to be removed and another unimpeded inspection is then carried out – refer below ‘Recommendations for Exterior’.

Rendered materials.

Where properties are rendered it is possible that the render material may be concealing pre-existing cracks in the structure that will only be revealed in time with further movement and the consultant obviously is unable to visually identify this, as it is concealed by the render. It is important you recognise this is a risk for a structure that has been rendered.

Concealed subterranean service pipes.

Often there are many service pipes and other materials, relating to drainage, plumbing, gas piping, electrical and data/Internet communications, which penetrate the structure and often times this is in a manner which is subterranean and visually inaccessible. These two factors provide a perfect opportunity for concealed termite entry into a structure, especially for slab on ground properties. As these are subterranean the consultant is obviously unable to advise conclusively however you must be aware that this risk exists.

Important Information.

The Consultant’s visual capabilities may have been impeded by other aspects during our inspection, and all of these combined factors meant that a completely unimpeded visual inspection of all ‘Exterior’ areas was not possible.

Refer Item below “Recommendations for Exterior” for further details.

5.6 Recommendations for Exterior

Important Information in Hyperlinks

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Arrange Inspection of Excluded Common Areas](#)

[Arrange another unimpeded Inspection](#)

[Act on Every Recommendation Made & Advice Given](#)

[Obtain Further Advice on Defects Identified](#)

[Obtain Further Advice from an RPEQ](#)

[Further Invasive Inspections](#)

[Stairs, Handrails, Balustrades and Components thereof](#)

[Reduce any Moisture Collection in Materials](#)

[Maintenance for Structures of Heights over 1M](#)

6. SUBFLOOR / UNDER HOUSE

Not applicable, as there are garaging spaces on the lower level of the complex.

7. INTERIOR OF BUILDING

7.1 Major Defects

No visible or accessible Major Defects identified.

(NB: there are possibly some Major Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”)

7.2 Minor Defects

Minor Defects Identified: YES – refer below

Important Hyperlink you must Read: [Conditions Relating to Identifying Minor Defects](#)

Wall Related Defects

Impact damage some areas

Some plasterboard walls had impact damage.

Paint Peeling off some Wall Linings

It was observed that there were some areas of wall linings where paint was peeling off the surface of the walls.

Ceiling Lining Related Defects

Hairline cracks in ceiling linings

There were some ceiling linings that had hairline cracks present.

- e.g. main bedroom

Paint flaking/peeling

Some ceiling linings had paint that was either flaking or peeling away.

Cracks in some cornices

Fasteners Penetrating Paper Face of Plasterboard

It was noted that the heads of some ceiling lining fixings (nails/screws) have ‘popped’ through the paper face of the plasterboard ceiling linings, as it appears the ceiling linings had dropped away from the framing member e.g.

- bedroom(s)

The presence of these popping screws within the ceiling linings demonstrates that there has been a failure of the lining and framing member connection. In severe situations, this can lead to a total failure of the ceiling linings and collapse, although this is not overly common. The full extent of the issue could only be determined by way of carrying out further and more invasive inspections. [\(I.I\)](#)

Masonry Wall Defects

Cracks in rendered masonry walls e.g. bedroom

Cracks noted in rendered masonry walls, mainly around window and door openings with some having been filled and painted over.

At the time of inspection, the cracks identified did not present themselves as being of a serviceability nature or having a structural significance and fell more so into the category of being of an appearance type nature. The widths of the cracks on average were around 1-2 mm. Such cracks are not unusual expectations, as inflexible materials such as bricks and mortar are in place.

You must realise however that the findings are relative to the day of our inspection and this by no means does not suggest that in the future the cracks will not develop into a more serious issue requiring rectification and possibly incurring significant costs. [\(SSD\)](#) [\(RPEQ\)](#)

Door Related Defects

There were no door stops for some doors.

Some door latches were not aligned.

Doors not Sealed

There were some doors identified at the property that were not sealed to avoid deterioration occurring through moisture exposure.

The following words shown in *Italic* are direct extracts from the QBCC 'Standards and Tolerances' guide, which is in essence the document referred to during any disputes between consumers and QBCC licensed contractors in relation to what is considered to be defective in the materials used within residential construction. For the most part, the guide makes reference to brand-new construction, as this is where the most disputes are lodged with the QBCC however the same principles would be relevant for existing structures, although there must be a consideration for the age of the property and natural deterioration with the service life of any material under scrutiny.

Section 9.6 'Sealing of door edges' Within the first 12 months after completion of the work, door leaves are defective if they do not have all sides, top and bottom edges sealed in accordance with manufacturer's recommendations.

Window Related Defects

Some of the sliding windows were stiff.

Some loose rubber seals for the metal windows.

The main two functions for rubber seals with metal windows is to seal the interior areas of the structure from the exterior climatic conditions and also to provide stability for the glass frame, by fixing it with pressure fitting rubber seals. As they do provide an important function for the windows, they should be replaced with defect free seals

Shower Related

Minor ponding (shower base)

It was identified that some water ponds on the tiled shower base and does not drain completely:

Eventually the water will evaporate, but the presence of ponding water on the floor tile surfaces is a breach of the requirements within AS:3740 – 2010. It also increases the risks of possible injury to persons, by way of slipping, when entering or exiting the shower, as the water would create a slippery surface. Accordingly, we recommend immediate rectification be carried out.

Toilet Related Defects

No lift-up hinges on toilet door

There are some Toilet door(s) at the property which do not have lift up/removable hinges fitted.

As of 1996 when the BCA was introduced, for all new residential construction, removable hinges on toilet doors became mandatory where there are less than a 1.2 minimum meter clearance distance from the edge of the toilet bowl to the inward opened door.

Kitchen Defects

Some of the kitchen cupboards are sticking.

Limitations

(NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below "Inaccessibility Issues Encountered")

7.3 Comments & General Information

General Condition

Some of the materials may have naturally deteriorated with age and some may need immediate rectification (refer above Defect summations).

Overall, and subject to the visible accessibility available to us that during the course of our inspection, and unless otherwise specifically detailed within this report, I found that the materials, surfaces and fixtures in this area of the property were :

of a Fair - Average condition.

Important Information Hyperlinks

The hyperlinks below contain both general information and in some cases recommendations in relation to the materials in service at the property and you must open each hyperlink and read in its entirety as the information within is most relevant and often critical. They also form an integral part of the report.

[Wet areas \(e.g. bathrooms, en-suites, toilets and laundries\)](#)

[Waterproofing of Wet Areas](#)

[No mechanical ventilators in some Wet Areas](#)

[Plasterboard & Cracking](#)

Air Conditioning Unit

Disclaimer

The property is equipped with some air-conditioning facilities. It is beyond the level of this inspection, to test the operational capacity and efficiency of these units and no subjective testing or inspecting of any systems that are in place at the property were carried out by us. Air-conditioning facilities are also specifically excluded from the Australian Standard and ultimately therefore our obligations and level of service to you.

You have been advised of this within our pre-inspection agreement and acknowledge that any comments the consultant makes in relation to this area are subject entirely to our disclaimer DIOMR and the indemnity you have provided us. You must not act or rely on any information imparted by the consultant for these reasons.

Air Conditioning

The air-conditioning facilities at the property appeared to activate and begin to function when they were tested. While at that point the air conditioning appeared to run normally, no further checks were carried out by the Consultant, and we are unable to advise if the air conditioning facilities at the property are fully operational, or if they may need some repair, or other specialised attention.

Air conditioning units can be extremely costly, in relation to carrying out either repair work or replacement of any system, particularly so when it pertains to those that are of a ducted nature. It is for this reason that we strongly recommend that, in order to avoid such potential costs, you immediately organise an independent assessment of the air-conditioning system(s) at subject residence, by a suitably qualified professional contractor. Only by arranging for this to be done, would you be putting yourself in a position of greatly minimising the risks of incurring potentially significant costs relating to possible defects with the system (in the event you purchase the property and these are discovered at some stage in the future)

7.4 Predominant Materials in Service (appearance of)

(Refer Item 20 (5) 'Material Identification' prior to reading information in Item 7.4)

<u>Area/Item</u>	<u>Materials</u>	<u>Assessed Condition</u>
Joinery	Metal	Fair
Floor coverings	Photographic/Laminated flooring	Fair - Average
	Tiles & Carpets	Fair - Average
Wall / ceiling linings	Rendered masonry	Fair - Average

7.5 Inaccessibility Issues Encountered

Important Hyperlink You Must Read: [Accessibility Factors Impacting the Inspection](#)

Inaccessibility

The list below contains some of the factors in place at subject residence which caused visual inaccessibility to the 'Interior' areas of the property and in some cases resulted in no access being possible and therefore leaving some uninspected areas which may contain the defects we are unable to report on. We may not have detailed every restriction encountered, as many can be very obvious e.g. visually inaccessible materials contained in wall and floor cavities. The Consultant's visual capabilities may have been impeded by other aspects during our

inspection, other than what may be detailed below. Any factor causing concealment meant that a completely unimpeded visual inspection of all the property was not possible.

Subject residence occupied & furnished.

There was a considerable area of concealed floors, walls and finishing timbers etc in all areas, where fixtures, furnishings and stored items were in place. A reasonable attempt to inspect around these items was maintained.

Garage inaccessible

Some of the interior building lines of the garage were inaccessible. This was due to the presence of storage items.

Inaccessible finishing timbers – (blinds/fix items etc.)

There were some finishing timbers (e.g. architraves for window and door openings) that could not be checked for termite indicators, as there were fixed materials in place (e.g. blinds, bi-fold shade blinds, fixed security screens, fly screens etc.) As such it is strongly recommended that you arrange for any such impediment to be immediately removed and another unimpeded inspection of the architraves be carried out. It is possible some form of building defect or termite damage may be concealed by these obstructions.

Penetrations into Structure

Penetrations from the ground and running into the building such as drainage piping and conduit carrying telephone, communication, or other types of cable equipment etc.

Cupboards/wardrobes

Inside all cupboards and wardrobes as they were being used for storage/clothing items.

General areas of inaccessibility encountered.

Client should note that some form of building defect, or termite indicators, including the possibility of substantial timber damage and active termites, may be present in the following areas and only invasive inspection techniques can determine this. Our level of visual only inspection carried out for you does not allow for access in these areas, which clearly form a substantial component of the structure, and you must factor this in as part of your considerations in relation to the comprehension of the report.

- Inside wall/floor cavities.
- Beneath floor coverings.
- Behind and under furniture and/or storage items.
- Behind and beneath fixtures and tiles etc

Windows and doors

This level of inspection does not allow for a detailed physical assessment and trial of each and every window and door including latching mechanisms and locks. Some of the windows and doors at subject residence may have also been locked, with no key provided during the inspection. In many cases, windows can also be inaccessible due to placement of furnishings, blinds, grills and curtains etc. You should arrange for a specific inspection of such openings so all available keys, locks and other window and door operations can be checked to their own and where applicable their insurers satisfaction.

Service penetrations into structure

Reasonable access.

Where “reasonable access”, as defined by AS:4349.3 was not provided at the property, in any of the listed inspection areas at the time of this inspection. Many of the furnishings in place, storage areas (inside cupboards etc.) and other areas where reasonable access not provided, restricted inspection access. See also **Item 20**.

Important Hyperlink to Read: [Concealment of material damage and timber pest activity](#)

7.6 Recommendations for Interior

Hyperlink Recommendations

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Arrange another Unimpeded Inspection](#)

[Act on Every Recommendation Made & Advice Given](#)

[Obtain Further Advice on Defects Identified](#)

[Obtain Further Advice from an RPEQ](#)

[Further Invasive Inspections](#)

[Consult an Air-Conditioning Technician](#)

8. CEILING VOID

No ceiling void area, as subject residence has a skillion type roof in place.

Framing timbers for skillion roof

The framing timbers for the skillion roof areas were completely inaccessible, as they were concealed by internal ceiling linings and roof cladding material. You must be aware that the visual inaccessibility of these materials means there could be some defects in the materials e.g. termite damage etc which was not visually accessible to the consultant.

Only invasive inspection techniques i.e. the removal of internal linings and roof cladding materials could assist in determining if there are any concealed defects, or termite damage present. [\(L.I\)](#)

9. ROOF EXTERIOR

Important Hyperlink You Must Read: [Disclaimer and Exclusion for all Common Area/Strata Title Areas](#)

9.1 Major Defects

No visible accessible Major Defects identified - subject to the limitations of our inspection.

(NB: there are possibly some Major Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”)

9.2 Minor Defects

Minor Defects Identified: YES – refer below

Important Hyperlink You Must Read: [Conditions Relating to Identifying Minor Defects](#)

Gutter Defects

Gutter and downpipe joins leaking

It was noted that some moisture stains/drips were on the underside of the gutter and downpipe joins.

This would suggest that there may be a current leak(s) occurring during rainfall. The collection of moisture around the building line is dissuaded strongly within most construction reference books e.g. Australian Standards, National Construction Code etc. This is because it can have an adverse effect on the foundation material (ground) and is also known to attract termites etc.

As such, you should take immediate action to ensure there are no leaking joins in any of the gutters and downpipes in place at subject residence.

Downpipe Defects

Embedded in masonry at base

Some downpipes are embedded in masonry at their base, which will increase the risks of corrosion occurring and subsequent moisture leakage and ideally these should be fixed in PVC connectors at their base.

Limitations

(NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”)

9.3 Comments & General Information

General Condition

Overall, and subject to the visible accessibility available to us during the course of our inspection, and unless otherwise specifically detailed within Item's 9.1 & 9.2, I found that the visibly accessible materials, surfaces and fixtures in this area of the property were:

a Fair - Average condition

Important Hyperlinks to Read:

[Storm Maintenance of Roof Cladding](#)

[Maintain Waterproofing of the Roof Penetrations](#)

Important Information

Other than where the consultant may have identified some current leakage within the report, the consultant cannot and does not offer an opinion as to whether any other of the roof areas at this address leak or may be subject to future leakage. The only way to determine whether roof coverings are absolutely water tight, is to make observations during prolonged rainfall and importantly during storm periods. If any sections of this roof were inaccessible due to the method of construction or other factors, further investigations should be carried out, prior to purchase. In all cases, only licensed roof specialists should be engaged with harnessing and other forms of fall protection as required by legislation.

9.4 Predominant Materials in Service (Appearance of)

(Refer [Item 20 \(5\)](#) 'Material Identification' prior to reading information in [Item 9.4](#))

<u>Roof Material(s)</u>	<u>Material(s)</u>	<u>Assessed Condition</u>
Roof Cladding	Metal - Flat tray profile	Unable to determine (visually inaccessible)
Gutters	Metal - Box type profile	Fair - Average
Downpipes	Metal - Box type profile	Average
Fascia Boards	Timber	Fair - Average
Soffit Linings	'Fibro' - contains asbestos	Fair - Average

Please click, open and read the information within the following hyperlink(s)

[Flat Tray Metal Roofing](#)

[Gutters and Downpipes](#)

9.5 Inaccessibility Issues Encountered

Completely Inaccessible Roof (excluding those materials beneath the gutter line)

The roof cladding areas were too high to access and there was no safe access to this area, meaning all roof cladding materials were completely visually inaccessible. For these reasons of inaccessibility, an assessment of the roof cladding materials was not able to be done. Only a full and unimpeded visual inspection of the roof area, which would involve the installation of safety measures/fall protection, could concisely determine the actual condition of the roof.

We are legally bound to recommend that you make immediate arrangements for this kind of inspection to be carried out by a suitably qualified and properly licensed roof cladding contractor. A failure by you to arrange for this to be immediately done, would obviously increase your exposure to suffering financial loss, in the event there are some significant defects currently present in the Roof Exterior, but not visually able to be identified from our inspection, because of inaccessibility factors imposed on us by state law.

9.6 Recommendations for Roof Exterior

Important Information Hyperlinks

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Act on Every Recommendation Made & Advice Given](#)

[Obtain Further Advice on Defects Identified](#)

[Further Roof Exterior Inspection - Multi level and completely inaccessible](#)

CRITICAL INFORMATION FOR INFORMATION IN ITEMS 10-16 & 19

Disclaimer

Further to the information provided to you within our inspection agreement document. The information provided within Items 10-16 and 19 are not within the scope of the Australian Standard and do not form an integral part of the Report. Any information within these items, despite it having tremendous value for you, must not be acted on or relied on by you in any way, in relation to your decision making on the potential property purchase and is subject, without any exceptions whatsoever, to the conditions of our disclaimer DIOMR and your indemnity in relation to the information that may be provided.

The reason for this is that all of these Items within the report fall within an area where either the consultant does not hold a mandatory statutory license, the consultant is not deemed to have the expertise within the field or it is in an area that is not contained within the scope and conditions of the Australian Standard and in many cases is specifically excluded by the Standard.

Full details of the disclaimer DIOMR are contained within the following hyperlink and you must open and read the information contained within the hyperlink

10. ELECTRICAL

Important Information in Hyperlink Below

[Disclaimer for all information provided relating to Electrical Matters](#)

10.1 Major Defects

No Visible Accessible Major Defects identified

(As many Electrical aspects are contained in visually inaccessible areas e.g. wall/floor cavities, beneath insulation, it is possible some concealed and visually inaccessible Major Defects may be present at the property, but not able to be identified at our level of inspection).

10.2 Minor Defects

Minor Defects Identified: YES – refer below.

Important Hyperlink You Must Read: [Conditions Relating to Identifying Minor Defects](#)

Switch Defects

Many imported switches, which these could possibly be, wear out and bring about a need to replace them, much sooner than would be expected and certainly far quicker than what has been the case for previous switch covers and switches. Because of the importance switches play and pertain to an area which could present a safety risk i.e. electrical e.g. it is recommended strongly that immediate rectification be carried out where required and moving forward into the future that all switches fitted for the property are of the top level of quality.

- Some of the covers for the switches were cracked.
- There were some switches which had no protective covers fitted to them.

Limitations

NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”

10.3 Meter Box/Safety Switch Information

Meter box located: The meter box is situated at the exterior building line
Fuse box located: The fuse box is situated in the Underhouse area.
Type of power: From appearances, property is serviced with standard single phase power.

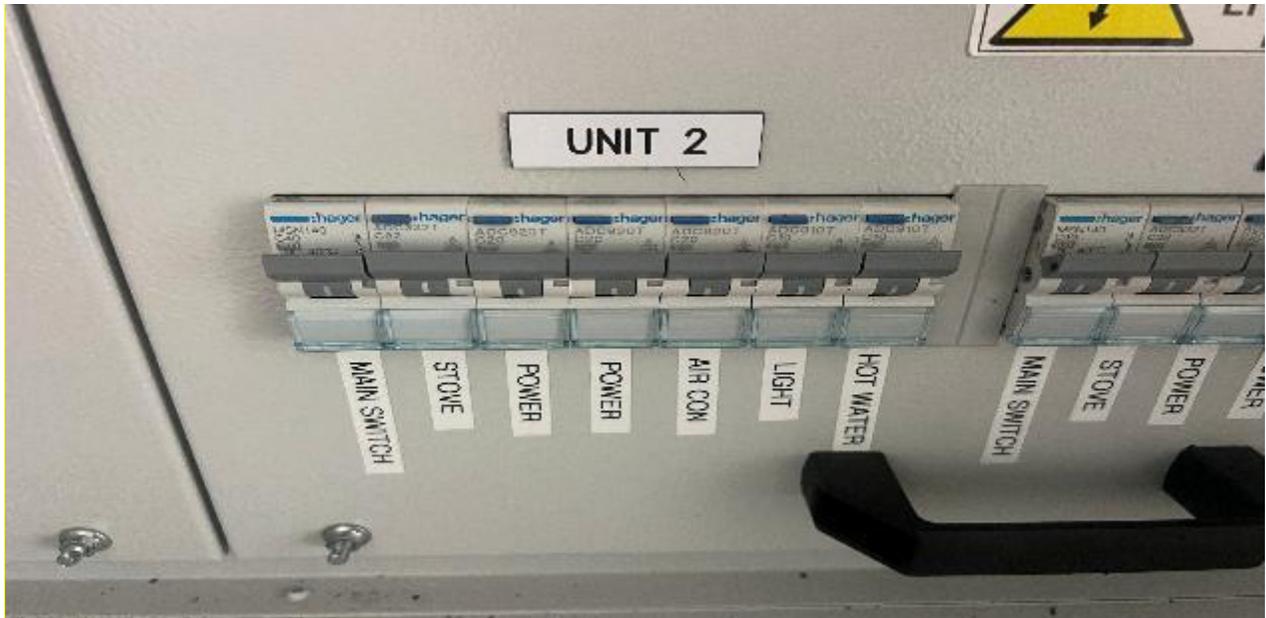
Important Information

Despite the consultant commenting on the presence of, or lack of, any electrical materials at the property e.g. safety switches, power and light switches, solar systems and/or any electrically charged appliance, and notwithstanding the fact any advice given is disclaimed and must not be acted on by you, you must be aware that, for legal reasons, no testing of any Electrical materials, items and appliances at the property is done by the consultant. It is only further and more subjective

and invasive auditing of these materials, carried out by a suitably qualified and licensed electrician, which could determine the operational capacity of any electrical item(s) at the property and any rectification that may be required.

Our Duty of Care demands we recommend you make immediate arrangements to have a such an order to carry out on all electrical materials at the property, by a licensed electrician. Furthermore, this should be done prior to you going unconditional on any legal obligation you may have to purchase the property. Only by doing this, will you put yourself in a position where you can make a fully informed decision and be made aware of any existing Electrical defects that may be present at the property, which we are unable to advise you off due to the limitations of our inspection.

There are circuit breakers fitted within the meter box.



Circuit breakers came in around the late 1980s to supersede wire fuses and therefore eliminate need to replace fuse wire in the event a circuit would 'blow' if there is too much load on the particular circuit. In the case of circuit breaker fuse boxes being in place, the switch will simply flick off if there is an overload or problem with the circuit and there is no need for new wire to be added.

More than one RCD fitted

Safety switches, known as Residual Current Devices (RCDs), are fitted on the fuse box. These devices are designed to cut off the power supply once an earth leakage is detected, to avoid electrocution.

Built in RCD's to individual circuit breakers

There are several Residual Current Devices (RCDs) which are fitted to individual circuit breakers in the fuse box area. These devices are designed to cut off the power supply once an earth leakage is detected, to avoid electrocution and are the most modern type of RCD available.

Label suggests Both Power & Light Circuits are protected

Labelling on the fuse box indicates that both power and lighting circuits are protected

Surge Protector

Surge Protectors/Diverters are designed to protect electrical equipment and appliances such as computers, flat screen television screens and the like from a sudden surge of voltage which can occur from supply source and/or during an electrical storm. These are auxiliary devices with a green coloured window which can be installed by an electrician in the fuse box and require only monitoring to ensure that the green window display is current. When this turns red due to one large or several small surges, then replacement is necessary. When fitted to the fuse box, this device should be checked regularly (every 14 days) or immediately after adverse weather and/or electrical storm. If the window has changed from green to red, then the device must be replaced by a licensed electrician. Separate 3-point plug surge protectors can be obtained from most good hardware type stores to protect individual appliances or equipment. Client to note that there is no compulsion for vendor/purchaser to have a surge protector/diverter fitted as their installation is 100% discretionary.

Surge protector believed to be fitted to fuse box at this address: No

Important Hyperlink for you to Read: [General Information on Safety Switches](#)

The Information contained within the above hyperlink titled "General Information on Safety Switches" is subject entirely to the following disclaimer: [Disclaimer for Information in General Information on Safety Switches](#)

10.5 Smoke alarms

Important Hyperlink You Must Read:

(press and hold the 'control' key down and click the mouse simultaneously to access this hyperlink shown below in blue)

[Current laws for smoke alarms at residential properties](#)

General Information about smoke alarms for the property

Smoke alarms: Present.
Where: Hallway(s).

Important Recommendations & Information on Smoke Alarms

Engage Specialist Advice from Licensed Electrical Contractor

Smoke alarms can be removed and are not immune to misuse and malfunction. It is also beyond the scope of our level of inspection carried out for you, to assess the operational capacity of any smoke alarm that may be present at the property (AS:4349.1 – 2007 refer appendix D, bullet point (c)).

In view of this we recommend you immediately engage the services of an appropriately qualified electrical contractor to carry out an independent audit of the property for both Electrical and smoke alarm compliance matters and also to independently assess the capabilities of each smoke alarm that may be present. [\(SFALC\)](#)

10.6 Comments and General

Electrical Contractor

Please note that only an electrician with an electrical contractor licence can contract with the public.

Current licensing for electrical contractors can be checked by contacting the 'Electrical Safety Authority

Smoke alarms for existing houses post January 2021 when sold or leased

In January 2021 it became part of statute law in Queensland for it to be mandatory for smoke alarms to be installed in the following locations:

- on each storey
- in each bedroom
- if there is no hallway, between the bedroom and other parts of the storey; and
- if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

These obligations on property sellers are triggered by the date the initial sale contract is signed, or when it is leased.

The property seller must declare on a "form 24" to the buyer as part of the transfer process that this obligation has been discharged.

We recommend you seek further intermediate advice from a qualified and licensed electrician about this matter.

11. DRAINAGE (Stormwater & Sewer)

Disclaimer

All comments the consultant makes in Item 11 are completely subject (without any exception whatsoever) to the conditions of our disclaimer DIOMR and your indemnity given to us. Full details of this can be obtained by clicking on the following hyperlink: [DIOMR Disclaimer](#)

NB: Within section 3.2.1 of the Australian Standard it states that surface water drainage and stormwater run-off are to be included as part of the inspection. Despite this stipulation, there are direct references later within the standard stating that an exclusion from this level of inspection is 'the adequacy of roof drainage' and 'concealed plumbing' - probably a reference to the drains although this too is ambiguous. Both of these seem to be in direct contradiction with each other although this is entirely consistent with several contradictory facets of the standard.

As this area of construction requires a license under state law, of which the consultant does not have, nor does it fall within an area of his deemed to be expertise, any comments the consultant makes in this Item are made entirely conditional and subject to our DIOMR disclaimer. Furthermore, you must seek immediate advice from a licensed plumber and or drain layer all defects and other matters commented on below, as it is only advice from this kind of professional that you can act and rely on

11.1 Storm & Surface Water Drainage

11.2 Major Defects

No Visibly Accessible Major Defects Identified

(As many Drainage aspects are of a subterranean nature, it is possible some concealed and visually inaccessible Major Defects may be present at the property, but not able to be identified at our level of inspection)

11.3 Minor Defects

No Visibly Accessible Minor Defects Identified

(As many Drainage aspects are of a subterranean nature, it is possible some concealed and visually inaccessible Major Defects may be present at the property, but not able to be identified at our level of inspection)

Comments regarding Storm & Surface Water Drainage

Important Information Hyperlink

The following hyperlink provides some general information in the area of drainage for residential properties. Please click on the link to access the extended information in relation to this matter.

[General Information on Stormwater Site Drainage](#)

11.4 Sewer Drainage

11.4.1 Major Defects

No visibly accessible Major Defects were identified

11.4.2 Minor Defects

No visibly accessible Minor Defects were identified

Important Information

The above classification of there being no Major or Minor Defects is based solely on the visible accessibility available to the consultant on the day of the inspection. The fact is that the materials used for this area of the property are almost entirely subterranean and therefore it is not practical to conclude that there are no issues and this is certainly not the determination of the consultant. You must not mistake the use of the word nil as confirmation that there are no issues that are present at the property and also remind you that the consultant is under no obligation at all to make any comments in relation to this area of the property. Only further invasive inspection techniques in particular with the implementation of a camera inspection could determine the full extent and condition of the sewer drainage materials. Our Duty of Care is to recommend very strongly that you get this done immediately - refer Item below "Recommendations for Sewer Drainage".

Comments Regarding Sewer Drainage

Please click on this hyperlink for more general information: [General Information on Sewer Drainage](#)

Concealed Manhole Lids/ Grates

With older properties, deterioration of metal manhole lids and grates can occur due to the effects of corrosion and concrete breakdown due to service life. This is more likely where moist conditions and concealment by soil/foilage has occurred. Insecure lids/grates, especially where concealed, can be hazardous should they suddenly give way from human weight and property owners must take responsibility for the health and safety of persons using their property at all times. See also Item 14.4.

Recommendations for Stormwater/Surface Water & Sewer Drainage

Important Hyperlinks to Read:

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Act on Every Recommendation Made & Advice Given within the Report](#)

[Obtain Qualified Advice](#)

[Camera Assessment of Sewer Lines](#)

[Inquire of Owner regarding Historic, Current or Known Issues](#)

12. PLUMBING

Prior to reading the information within this Item, you must read the hyperlink below, which can be accessed by pushing control and click simultaneously on the hyperlink, as all information given to you by the consultant within this Item, is given strictly under the terms and conditions stipulated within the disclaimer

[Disclaimer for all information provided relating to Plumbing](#)

12.1 Major Defects

No Visibly Accessible Major Defects Identified

(As many Plumbing aspects are concealed in wall/floor cavities or under insulation etc. it is possible some concealed and visually inaccessible Major Defects may be present at the property, but not able to be identified at our level of inspection)

12.2 Minor Defects

Minor Defects Identified: YES - refer below

Important Hyperlink you must Read: [Conditions Relating to Identifying Minor Defects](#)

Water supply defects

Reduced Water Flows

There were some areas of the property where the hot water flow reduced when more than 2 hot taps were turned on at the same time. This can be caused by a combination of factors, some of which include an inefficient hot water system, the distance the water needs to travel particularly if it is upwards, local authorities reducing water pressure and the use of undersized pipes etc. Due to reasons of visual inaccessibility, the consultant is not able to advise on the cause. The reduction of water flow can be an irritant, particularly when someone is using the shower and other taps are turned on simultaneously.

Tap Related Defects

(these kinds of defects are very often found during our inspection)

Water Hammer in some Taps

Some water hammer was noted (pipe rattle) in taps.

NB: This is not an uncommon issue, which is caused from the sudden water cut off when taps are turned off. There is often a sudden increase of pressure inside the water pipe when the tap/mixer is activated, which amplifies and creates a sudden jolt and movement in the pipes when the tap is turned off. As the pipes for the tap are attached to all framing, it will cause a rattling sound which echoes through the wall cavity. The issue is very difficult to overcome due to the concealed nature of the pipes in the wall cavities although there are water arrestors that can be purchased and can get fixed to some areas to minimise this from occurring.

Limitations

(NB: there are possibly some more Minor Defects in this area, but unable to be identified, due to concealment offered by current inaccessibility – refer Item below “Inaccessibility Issues Encountered”)

Comments & General

Flexible Metal Connections for Mixers

It was noted that some of the taps (mixers) have flexible metal connections from the base of the mixer to the plumbing connections below which are known to corrode and leak over time and these will need to be closely monitored for the development of corrosion and obviously if this does occur they should be replaced immediately to avoid any moisture leakage and material damage.

Hot Water System

Disclaimer & General Information

Hot water services, and their associated materials, for a residential property do not form part of our inspection and are specifically excluded by the Australian Standard. Any comments the consultant may make in relation to the hot water service of the property are cursory only and strictly subject to our disclaimer (DIOMR) and the indemnity you have given us. Full details of this available in the following hyperlink: [DIOMR Disclaimer](#)

You must not act on any information we provide you with and adversely we recommend you immediately engage the services of an appropriately qualified and licensed contractor in this field to provide you with advice you can indeed rely on (licensed QBCC plumber).

Hot Water Service Legislation Change

On 1 February 2013 with a change of state government the provisions making it mandatory for a new residence to have an energy efficient hot water system (gas/heat pump/solar) were repealed and building approvals issued from this date give discretion to each owner to decide what hot water system, including electric, best suits their needs.

NB: Like any other appliance, hot water systems can fail at any time and often without prior warning. In the case of electric, gas and solar storage systems, relief valves can suddenly start dripping and this can mean a defective relief valve or an indication of system failure. From experience, the average service life for most systems of this type manufactured since the 1980's is around 10 -15 years but manufacturers warranties rarely extend beyond 12 months.

Hot Water System Information

<u>Type:</u>	Electric storage.
<u>Brand:</u>	Rheem
<u>Volume Capacity:</u>	160 litres.
<u>Located:</u>	Located in the garage.
<u>Date of Manufacture:</u>	2012
<u>Tempering Valve:</u>	A device believed to be a Tempering valve was visually identified on or near the hot water system.

Tempering valve

If the consultant indicates one was not fitted or sighted, it does not mean the property does not have one, as sometimes they can be located elsewhere than near the HWC.

Tempering Valves are designed to regulate delivery temperature of water not to exceed 50 degrees Celsius, in order to prevent the chances of scolding. They have been mandatory for hot water service installations in new houses and replacement of existing hot water units since 1997 (Plumbing and Drainage Act and AS/NZA 3500.4. see also Queensland Plumbing and Wastewater Code). They are not mandatory for systems fitted prior to 1997.

In the event the consultant is unable to visually identify a tempering valve during an inspection, you should obtain further specialised advice from an appropriately qualified contractor about the matter. [\(SFALC\)](#)

Recommendations for Plumbing

Important Information Hyperlinks

The hyperlinks below each represent individual recommendations which are being made to you, directly as a result of our inspection findings at the property. You must click on each hyperlink to access the full details of the recommendation being made to you. It is of the highest importance that you understand that these hyperlinks all form a critical component of our report and the information within them is of the utmost importance to you. You must be aware that a failure for you to access every hyperlink we direct you to open, could result in you sustaining financial loss.

[Disclaimer for all information provided relating to Plumbing](#)

[Act on Every Recommendation Made & Advice Given](#)

[Obtain Qualified Advice](#)

13. SWIMMING POOL

Not applicable

14. HEALTH & SAFETY ISSUES

Disclaimer:

All comments the consultant makes in Item 14 are completely subject (without any exception whatsoever) to the conditions of our disclaimer DIOMR and your indemnity given to us which is detailed in full within the following hyperlink [D.I.O.M.R](#)

Despite our information potentially adding tremendous value, you must not act or rely on it in any way. This inspection does not include an audit or survey of the property for health and safety issues and the consultant has no specialised training or accreditation in this area. We recommend that you immediately engage the services of a suitably qualified or contractor, so that an audit of the property can be carried out for any health and safety risks, so that you can receive advice that you can rely and act on. For any health & safety issues identified below, we recommend immediate rectifications be carried out.

Important Information

AS:4349.1 - 2007 states in section C: 2.3.5:

'The definition of 'Major Defect' includes defects that have to be rectified to avoid the development of unsafe conditions, and thus any defect that is a safety hazard has to be reported as a Major Defect'.

Obviously then any defect that is of a safety hazard nature, that is listed in this report, and not just within this item of the report, must be taken in this context and classed as a Major Defect. You need to approach this logic to all defects that have a safety type hazard linked to them. The consultant may not have listed the defect as a Major Defect, rather a minor defect, as many defects could have safety implications linked to them e.g. is a slightly raised edge on a concrete path, which may create or cause a tripping incident a Major Defect?

If this logic stated within AS: 4349.1 – 2007 was applied without any discretion of the consultant, the report may be littered with 20 plus Major Defects, which when thought through are not really major problems for the property, rather small safety risks which may, or may never occur. Nonetheless, the Australian Standard must be adhered to and acknowledged, and it for this reason you must be aware of this terminology with the standard and the manner in which the consultant has reported any defects with safety hazards linked to them.

Issues Identified in addition to others detailed in other areas of the report:

Glass which may not be safety glass compliant

From appearances, there are some glass panes in windows and/or doors which are old and are possibly of an anneal variety.

If the glass was of this constitution, it would mean that it would not be toughened, laminated or any other form of safety glass and therefore present a very serious risk of injury to people, particularly to younger children.

Notwithstanding there is no statute law demanding you upgrade any window panes to make them compliant, our 'Duty of Care'/Common Law obligations demand we recommend you immediately engage an appropriately licensed contractor (QBCC Glass, Glazing category) to carry out an audit of the glass on the property and that every immediate effort is taken to ensure that all glass in service on the property complies with the most up to date safety requirements of today.

General Information on Glass in Residential Structures

The Australian Standard for glass in use within residential structures in Australia was introduced in 1989 (AS:1288 - 1989).

Properties constructed before this year are generally more vulnerable to having glass in service which is of an anneal variety and non-safety glass nature, especially the older the property and further from the date of 1989. The older glass used prior to 1989 in structures is far more likely to fracture into dangerous, sharp pieces of glass when broken, as compared to the safety glass variety. The presence of this glass obviously considerably increases the risks of injury to people and occupants, compared to that of safety glass.

The two types of safety glass are toughened and laminated safety glass and wired safety glass. Scientific analysis has this glass approximately five times stronger and more resistant to breakage than that of the older anneal type glass. Safety glass is obligatory for all new construction of residential structures from the year 1989 and includes glass used for shower screens.

From 1989 all glass installation for Windows and screens etc within residential structures must be certified as being that of a safety glass nature.

Comments and General

No visible MOULD Identified

(Mildew and Non-Wood Decay Fungi): Mildew and non-wood decay fungi is commonly known as Mould. Mould and their spores may cause health problems or allergic reactions such as asthma and Dermatitis in some people. No specific inspection for Mould was carried out at the property, as this fungus matter is excluded from our level of inspection.

During the course of the inspection we did not visibly notice any mould. If you are concerned as to the possible health risk resulting from Mould now or at any future time then you should seek immediate advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

Homeowners Common Law Obligations

Important Hyperlink

Please click on the hyperlink below to access extended information in relation to a homeowner's legal obligations under Common Law, in relation to property management and upgrading of materials in service etc.

[Home Owner's Obligations under Common Law](#)

Asbestos Related Matters

Disclaimer: DIOMR

All comments the consultant makes relating to Asbestos matters are completely subject (without any exception whatsoever) to the conditions of our disclaimer DIOMR and your indemnity given to us which is detailed in full within the following hyperlink [D.I.O.M.R Disclaimer](#)

This inspection does not include an audit or survey of the property for asbestos matters. Furthermore, there is no need for the consultant to comment on the material, as it is specifically listed as an exclusion in the Australian Standard and is excluded from the scope of the Australian Standard.

Important Hyperlinks You Must Read:

(press and hold the 'control' key down and click the mouse simultaneously to access the hyperlinks shown below in blue)

[Asbestos in Residential Properties](#)

<http://www.bsa.qld.gov.au/asbestos>

Materials Possibly Containing Asbestos

'Fibro Linings'

This predominantly sheeted material (referred to as 'Fibro') was commonly used in residential construction, particularly wet areas, for areas like wall/ceiling linings and also in other areas like exterior cladding (up to 1983) and eaves/soffits (up to the late 1980's). Around the early 1980's (in relation to the internal linings) and the late 1980s (for the roofing materials) legislation was passed to ban the product 'Fibro' for use in residential construction and the manufacturers replaced the asbestos component with hardwood wood fibres. The new product 'FC' or fibre cement linings was born. See paragraph above re: Disclaimer.

Observations suggest that some materials of the 'Fibro' variety are in service at subject residence (therefore probably containing the material asbestos, and these include, but are not limited to:

- Soffits

Important Recommendation

In view of the property's age, there may be materials at the property which could contain asbestos.

In view of this, we strongly recommend that you immediately engage the services of a suitably licensed and qualified contractor that specialises in the area of asbestos identification and advice. Only then will you ensure that you receive the best possible information about this matter, including any health risks and costs that may be involved with its presence within the structure. [\(SFALC\)](#)

MAJOR DEFECT: Damaged Material of an Asbestos Appearance

If the material we have identified below was scientifically analysed and was in fact proven to be asbestos, which is mostly of a non-friable variety in residential construction, it would obviously be creating an unsafe environment for occupants and nearby residents. Under the terms of the Australian Standard AS:4349.1 - 2007 we are legally bound to categorise this issue as a Major Defect and obviously immediate rectifications would be necessary.

Accordingly, we strongly recommended you immediately engage a suitably qualified and appropriately licensed asbestos professional, in order to receive the best possible information about this matter and to provide you with details on what is required in terms of rectification for this defect.

The damaged material identified on the property having the appearance of probably containing an element of Asbestos includes, but is not limited to, the following:

- soffits

15. ADDITIONAL / NEW BUILDING WORK

Disclaimer:

All comments the consultant makes in Item 15 are completely subject to the conditions of our disclaimer DIOMR and your indemnity given to us which is detailed in full in the following blue hyperlink [DIOMR Disclaimer](#). Despite our information potentially adding tremendous value, **you must not act or rely on it in any way**, as it is not within the scope of the Australian Standard and adversely is specifically listed as an exclusion in the standard.

Appears to be possibly applicable – New construction around 1975

The property appears to have been constructed around the year 1975, which is when the statute law requirement came into force under the 'Building Act 1975' that for all new residential property construction a building application must be lodged, a building approval issued and then a formal inspection process undertaken, including – inspections for the footings, framing and most importantly culminating with the final inspection certificate. Any residential property construction failing to achieve a final inspection certificate classification is therefore incomplete and illegal and can be extremely problematic – particularly with rejection of some insurance claims and difficulty re-selling, not to mention it is almost impossible to achieve retrospective certification.

The only way to confirm the status of any construction for a property is by carrying out a formal search with the relevant local Council where the property is situated within in order to make a determination that the Council authority has been provided with a final inspection certificate for any construction work requiring building approvals and certification, from a QBCC licensed building certifier and has this certificate recorded on their council records.

In view of this, we strongly recommend you seek immediate and appropriately qualified legal advice about this matter and particularly ensure that you carry out the necessary searches to determine that the property in question has indeed complied with all of the legal requirements for residential construction under the statute laws within the State of Queensland.

General Information

The information provided within the hyperlink below (Difference between Approvals and Achieving Final Certification Status) is of critical importance to the area of new building work within residential construction and the common misunderstanding of what a building approval means when compared to very significant matter of the final inspection certificate.

Please click on the hyperlink below to access information in relation to this matter.

[Difference Between Building Approvals and Final Inspection Certificate Classification](#)

New Building Work & Certification

The hyperlink below provides information on the process relating to new building work within Queensland in particular what is required in terms of applications, approvals, certification and who is involved in this process. Please click on the link below to access the extended information on this matter.

[General Information on New Building Work](#)

Plumbing

Important Recommendation

You should have immediate searches carried out in conjunction with inquiring of the local authority plumbing/drainage department and the Plumbing Industry Council to confirm that all plumbing/drainage works at the address have been carried out to formal requirements in existence at the time the works were undertaken and that all work carried out was inspected and certified where deemed necessary by statute law. See also Item 11 'Drainage' for further information.

NB:

On 1 July 2013, in an effort to remove 'red tape' and to streamline plumbing approvals, the state liberal government changed the manner in which previous plumbing approvals were handled by the local authority with the creation of a new body called the Plumbing Industry Council. In our opinion, this creates the same problem as the changes detailed above for building certification, as the predominant form of quality control relating to work carried out is by way of self-assessment. In years gone by there was a check of the work carried out by an inspector from the council and this surely has to be better than relying on self-assessment. As in the case with building work, forms are now the predominant method of certifying workmanship and these forms (normally a form 4 for plumbing work) are lodged with the local authority after being completed by the plumber.

Recommendations Regarding New Building Work

Search for New Building Work

We strongly recommend that you immediately arrange for formal building searches to be carried out with the relevant Council authority, so you can receive exact and concise information about what they have on their records for the property and new building work which of course you could then compare with what is actually on the block. Any discrepancy between the council records and the actual structures in the block would suggest

very strongly that there has been either building work carried out without any approval whatsoever or carried out in a manner that obtained the building approval but did not get the final inspection certificate carried out.

Regardless of whether or not the council's records match or do not match the actual work that has been carried out, you must in all cases seek immediate legal advice about this matter, as the consequences of having any informal, incomplete or uncertified building work can be devastating.

In the case of the Brisbane City Council there are normally two searches they make people carry out relating to new building work. The first is a search of their records for any building or development applications made, which will only substantiate that plans were lodged and the council gave an approval to construct. The next search that is the most critical is what the council refer to as a 'Building Inspections Search as per Building Approvals'. In essence, this is where the council check to see if any of the building approvals have been formally completed and signed off and therefore received a final inspection certificate.

16. QBCC MANDATORY INSURANCE (formerly QBSA)

Important Disclaimer

The scope of the Inspection and subsequent Building Inspection Report does not include an obligation for the Consultant to comment in this area and any comments the consultant may make in Item 16 are completely subject (without any exception whatsoever) to the conditions of our disclaimer DIOMR and your indemnity given to us which is detailed in full within Item 20.6.

What is Mandatory Builder's Insurance?

This is insurance a Builder must pay for most work valued at \$3,300 or more inclusive of the GST component.

There is a 6½ year insurance period for category 1 type defects, which only runs from the time the contracts are signed or when the insurance premium is paid to the QBCC, whichever event is first. The term of this insurance does not commence from the time the building work is started or completed. There is also a lesser period of insurance for more minor defects (category two type – six month's duration) and this involves things like sticking doors, windows, or minor cracking of plasterboard.

Applicability to Subject Residence

Appears to not be applicable

Although in all cases we recommend you make a formal inquiry of the current vendor about whether or not there is any new building work and if any insurance premium was paid for this work. You should also immediately contact the QBCC to obtain the best possible advice on this matter, so the most accurate and concise information can be obtained by you. In order to minimise the risks of the financial loss, this should be done before any decision is made by you to commit to buying the property. Appropriate legal advice must also be obtained.

17. TIMBER PEST INSPECTION

Timber Pest Inspection requested by client – refer separate Timber Pest Inspection Report.

18. INCIDENTAL NOTES

Persons present on the day of the inspection:

- Current vendor

Matters arising were demonstrated and discussed with client on site.

Verbal Discussions MUST NOT be acted on

For legal reasons we are bound to strongly advise the following: any verbal discussions had with the consultant, either before or after the inspection has taken place, are not to be relied on in relation to the decision making of the possible property purchase. Verbal discussions can be misunderstood or interpreted incorrectly by a party, particularly when buying a house as this can be a very emotive time. It is for this reason that we advise any verbal discussions between us is under no circumstances whatsoever to be acted upon by you. The only document and information that you must refer to, for all matters pertaining to our service and your interpretation of our service, are our written reports and any written communication between us and you.

Obtain further Advice.

In all cases where any defect, issue or any comment has been detailed in this report, the Consultant has a 'duty of care' to further recommend that before going unconditional on any contract for the sale and purchase of the subject property, client(s) engage a suitably qualified specialist such as but not limited to; structural engineer, plumber, carpenter, builder, electrician, tiler or other tradesperson/specialist relative to the defect, issue, or

matter commented on, to conduct a specific assessment so that the extent, understanding and realisation of any repairs/rectifications which may be necessary, and the costs involved can be fully understood.

Pre-Inspection Agreement.

A pre-inspection agreement in accordance with Australian Standard 4349.1-2007 was provided to the client prior to this inspection being carried out and the client has confirmed they have read this in its entirety, understand it completely and have indemnified us from any information we have provided outside the scope of the Australian Standard and where we are not obliged to comment on, or where we are not licensed, or where it does not fall within the area of expertise of the consultant

Act Immediately

For legal reasons, I am bound to advise that unless otherwise stated, any recommendations or the need for action such as further inquiries, investigation(s), removal of obstructions/impediments, specialised inspections/assessments such as but not limited to electrical/plumbing /drainage, must be acted upon immediately and before going unconditional on any sale and purchase contract for the subject property.

Timber Pest Inspection Report

This inspection was carried out in conjunction with a Timber Pest Inspection and separate reports have been provided for each. To obtain a broader understanding, both reports must be read in conjunction with one another.

Weather at the time of inspection was fine and no recent rain had fallen.

This report has 41 pages and was delivered to client by e-mail in PDF format.

19. SCHEDULE 1

This is a list we compile for you of some more prominent fixtures and sundry items at the property. It is designed to contain some helpful information regarding sundry items noted at this address at the time of this inspection. This 'Schedule 1' does not form an integral part of this inspection and is not required to be provided by the consultant under the terms of the Australian Standard and our Inspection Agreement Contract.

As such the consultant is not obliged whatsoever to comment in these areas. Accordingly, we must advise that client(s) must not act on any of the detail contained within this schedule unless they are satisfied that it is correct, following independent examination to their own satisfaction. Some of the items listed in this schedule may also be listed as 'exclusions' in Item 20. While exercising all due care, because of many variable factors the Consultant cannot guarantee accuracy based on visual only observations.

Only further technical assessments of each item could also assist in the operational efficiency of the items and client must do this independently prior to buying the property. The information we provide in this Schedule is well beyond the scope for this level of inspection and therefore no obligation nor guarantee of accuracy is given or implied in relation to brand type and operating efficiency of the items being listed.

<u>Item</u>	<u>Condition</u>	<u>Comments</u>
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Cooktop	A & C	ELECTRIC
Cooktop Extractor	A & C	
Driveway Auto Gate	B	
Garage Auto Door	A & C	Roll up - single

CODES

(A) = Featured. (B) = Not featured. (C) = Operational at time of inspection. (D) = Not operational (E) = Impractical to check as part of this inspection (F) = Not identified/recorded at the time of this inspection.

20. SCOPE OF REPORT, TERMS, CONDITIONS, LIMITATIONS, DEFINITIONS

This information within Item 20 is provided in conjunction with that of the previously provided Building Inspection Agreement and it is imperative client reads both documents fully, as they are of vital importance to the inspection process and the content of the report.

20.01 Cost Relation between categorising Major & Minor Defects

Whether or not a defect within this report has been identified as a Major or Minor defect, is subject to the definitions within the Australian Standard. There is no relation between the term Major and Minor defect and the costs potentially associated to rectify each defect. In many cases the cost to correct a Major defect can be greatly outweighed by those to fix a Minor defect and it is vital that client is aware that the report does not define defects being major due to the costs to fix etc.

Our inspection, and report provided to you, is predominantly intended to identify Major Defects and to provide you with an overall condition assessment of the property, as was observed on the inspection date. Our report is not written in a manner that categorises the importance of building defects in consideration of the costs that may be needed to rectify the issue. It is not the role of the consultant, or within the scope of this inspection, to quantify financial costs for any defects/issues that may be identified by the consultant.

Definition of Major Defect in AS: 4349.1 – 2007:

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

Definition of Minor Defect in AS: 4349.1 – 2007:

'A defect other than a Major Defect'

There must be a degree of his own interpretation applied, of the defect and of all facts available to him, when the consultant decides as to what category a defect is placed in. It is possible that his allocation of some defects in an area be different to that of what another consultant or a qualified industry professional may allocate. There are no black-and-white and defined principles for defect allocation, other than the definitions of the Australian Standard – refer above, which when read are extremely ambiguous and leave much area for debate on whether or not a defect is of a Minor or Major category.

We believe the importance of exactly what area a defect is allocated in, is completely irrelevant when compared to the importance of the defect being reported to you and the fact you have been advised of it. Clearly being advised of a defect, aside from any focus on what category it is within, is demonstrably a better situation than not being advised and losing the opportunity to act on it. For this reason, you must be aware that our principal focus when carrying out inspections and providing reports, is not what category a defect is placed within (although we obviously adhere to the stipulations and recommendations in the standard) but is to ensure we have done our absolute utmost to advise you of the visibly accessible defect and you can make a decision based on the knowledge it exists.

What ramifications eight defect may have on you are not able to be provided in a concise and exact manner by the consultant, as our level of inspection is purely visual and non-invasive. The full extent of what you may be encountering and responsible for with a defect can only be achieved by you investigating further, in a more subjective and probably invasive nature, and engaging qualified professionals to assist. This further investigation is always recommended by us to be done immediately and remains entirely your responsibility to arrange and organise, as a failure to do this will not allow you to properly consider what effects and costs a defect may have on you should you proceed with the property acquisition.

It is not the consultant's responsibility, nor the role of this report, to allocate defects with consideration to the required costs or level of significance for rectifications. The role of the consultant is to advise you of visible defects, regardless of costs and significance - other than what is stipulated within the definitions of the Australian Standard. It remains entirely your responsibility to act on all information in the report and not conclude that for any defects not placed in the Major defect category that they may be of little importance to you and will not result in significant costs as this is completely not the case.

20.02 'Structural & Serviceability Defects' Disclaimer

You must be aware that any opinion the consultant may offer within the report, on any issue which has been identified as being of a 'structural and/or serviceability nature', or where the consultant applies the acronym (S.S.D), must not be relied on as being conclusively and definitively accurate and client must not act on the opinion of the consultant when making a decision about buying the property. In all cases where there are cracks, or other issues are raised within the report of a structural and/or serviceability nature, you must immediately obtain the independent advice of a Registered Professional Engineer of Queensland before making a decision to buy the property so that a truly informed decision can be made.

In accordance with building practice hierarchy and specific qualifications, and also in recognition of legal precedents over the years, only a Registered Professional Engineer of Queensland, (RPEQ), or more commonly referred to as a structural engineer, is deemed ultimately competent to provide qualified and reliable advice on matters relating to the structural capacity and/or serviceability defects of a building(s) or parts thereof. This also includes any assessment on any cracking, subsidence, footing(s) failure, individual material failure and any other structural matter/serviceability defect and providing advice about causes, remedies and potential costs. The term "structural" relates to the primary elements or components of a building necessary to maintain stability and adequate load bearing capacity. The term 'serviceability defect' relates to defect that causes a fault or deviation from the intended serviceability performance of the building's element. Such elements include but are not restricted to footings, foundations, slabs, bearers, joists (floor and ceiling), floors, framed walls including masonry and brick, beams, columns, ceiling framing, including rafters, hanging beams, strutting beams, retaining walls and those listed in the Building Inspection Report within report, Item 20 'IMPORTANT INFORMATION' (a) (b) and (c). For the purposes of this inspection and report, the term 'structures' and 'buildings' includes any retaining walls and swimming pools, in-ground or otherwise however swimming pools are excluded from this level of inspection anyway.

The Consultant, like a licensed builder, building designer or architect, is able to provide an opinion on structures and structural matters, including any cracks based only on building qualifications/experiences and knowledge obtained through reading published authorities and attending seminars etc. There is however often no exact and definitive science when determining actual causes and rectifications for defects, as normally an ongoing monitoring of the area is required and further, more rigorous invasive inspection techniques also need to be applied. Of course, the consultant does not have the ability to do either of these two things during our one off, visual and non-invasive inspection and is legally obliged to recommend the advice of an RPEQ be immediately sought.

20.03 Recommendation for further Investigation of a Defect Identified

For legal reasons, and as instructed by insurance organisations and legal professionals, we have a common law 'Duty of Care' obligation and are bound to recommend the following: that prior to going unconditional on the contract for the sale and purchase of the property being inspected by us, for each and every identified defect and matter detailed within our report, that our client must seek the advice of an independent and appropriately licensed contractor, in the area of which

the defect may be contained within the structure, or the general matter is outlined, to provide qualified and specialist advice about the level of the issue, and further to provide client with accurate costs in relation to the defect or matter being raised. It is not the role of the consultant, or within the scope of this inspection, to quantify financial costs for any defects/issues identified within this report. It is also not the role of the consultant to advise the client on whether or not the house should be purchased or not purchased in relation to the defects we find or matters we might raise.

As per the scope of this inspection, it is the sole role of the consultant to advise our client(s) on visibly accessible defects identified during our inspection. It is the role of the client, before going unconditional on their contract for the sale and purchase of the property, to obtain further information on every piece of information within our reports, regardless of whether or not it has been listed as a defect (either minor or major), is a general comment or contained within a standard paragraph of the report. A failure to do this by client could result in significant financial loss being incurred. The time to act on all of our advice and recommendations is before the expiration date of the buyer's inspection clause on a purchase for sale contract of the residential property, not after. Once the unconditional date on the contract has passed, for the buyer's inspection clause, the responsibility and costs of any defect(s) identified, or which are not identified because they were not visually accessible at this level of inspection, will become your responsibility.

20.04 Concealment of Defects

As this inspection is non-invasive and visual only client must be aware that even if no defects are identified within this report, which are of significance and may involve considerable costs to rectify, that this does not mean that none are present at the residence. The defects that may be listed within the report may not be the only defects at the property and it is critical client understands this. The only way to ensure all building defects at a property could be identified is to have complete visual access to all areas. This would mean all vegetation, floor coverings, wall/ceiling linings, soffit linings, exterior cladding, insulation material, ducting material if applicable and roof cladding where necessary etc. would need to be removed. There would also need to be no furniture or storage items restricting access. Clearly, this is almost impossible to achieve, as there is normally very little time on contracts for purchases of property before they go unconditional, and the consent of the owner would be necessary to remove all linings/coverings and other impediments, to ensure full visual access is available. Regardless of this, it is the only way to determine conclusively what defects are present and we strongly recommend client takes all measures to ensure this is done before making a commitment to buy the property. At every inspection we carry out, notwithstanding that it may be vacant and have best possible inspection conditions available, because of the limitations of the visual and non-invasive inspection only we carry out, full visual access is not possible to all materials within the structure. This can include most integral components of a building, including structural members, and for this reason you must be aware that the consultant is simply unable to advise you on every defect that may be in existence at the property through no fault of his own, but as a result of the limitations caused by the inspections. You must be aware that the consultant can't conclusively and definitively report to you about all potential defects and building matters at this property. Notwithstanding the diligent efforts of the consultant to do this. It remains a possibility, that there may be significant defects at this property that may be concealed and were not visually able to be identified by the consultant. You must also be aware that any concealed defect present, and unable to be identified, could be of great significance and require a significant amount of money to rectify.

In view of the aforementioned limitations, the consultant and Pai Consultancy accepts no responsibility whatsoever, and is not liable in any way, for any costs of defects or issues that the client has been advised of within this report, and has failed to act on before going unconditional on their purchase for sale contract for the property, or that were not visibly accessible during our inspection, as per the limitations and reasons detailed within this report.

20.05 Material Identification

You must be aware that where the consultant gives an opinion on any type of material, product, or like, and in particular what the consultant believes the product may consist of e.g. whether it is hardwood or pine timber, or fibre cement or asbestos linings, or 'Colorbond' or painted metal roof sheets etc. or any other material the consultant refers to that no guarantee is given in relation to what the actual material is.

It is beyond the scope of this inspection to identify materials and the consultant and company accept no responsibility for any opinion the consultant may offer, or discuss, when identifying a defect and associated materials. The reality is the only way to conclusively determine what a material/product consists of is by way of scientific and laboratory analysis and clearly this is not within our service parameters. Whilst the consultant may provide an opinion about material make up, it is not to be relied on by client and we accept no responsibility for the accuracy of any opinion the consultant may offer for the aforementioned reasons. If materials, and concise information about exactly what materials are in place at a property, form part of their considerations relating to the property purchase, then the client needs to engage an appropriately qualified person to advise them further in relation to the materials in place and scientific analysis would need to be carried out.

20.06 D.I.O.M.R Disclaimer

(Disclaimer & Indemnity for Information we provide that is over and above the Minimum Requirements of AS: 4349.1- 2007, or not within our deemed to be area of expertise, or where we are not licensed or for any comments relating to motorized and electrical equipment)

You have asked us in this report to comment in any areas outside the minimum requirements and scope of the Australian Standard, and that are not within our deemed to be expertise, and where we are not licensed as per the statutory law obligation and also on motorized and electrical components of a structure. For any area of the report that has the acronym DIOMR attached to it, or falls within the aforementioned excluded categories, you acknowledge and unequivocally agree that any comments we may make within these excluded areas, are only made on the following basis:

You indemnify us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against us arising directly or indirectly from you deciding to receive from us information in any areas outside the minimum requirements and scope of the Australian Standard, or not within our deemed to be expertise, or where we are not licensed or relating to any motorized and electrical components of a structure.

This mostly relates to Items 10 to 16 and the Schedule 1 and comments made about electrical/motorized equipment – but is not limited to these areas. For the most part, they will be labelled with the acronym DIOMR.

You completely accept and understand that you are not to act on any of the advice we may provide in these specifically excluded areas of the Australian Standard.

You understand we offer no guarantee of its accuracy.

You are aware that for all of these areas that have been labelled with the DIOMR acronym, they fall outside the scope of our inspection under the terms of the Australian Standard and that you need to engage an appropriately qualified, and if necessary licensed contractor in the relevant field within the Item, as they are the only contractors whose advice you can

rely on in relation to these areas. For example, in relation to air-conditioning condensers and systems you must contact an air-conditioning technician for specialist advice. For Plumbing and Electrical matters, obviously appropriately qualified and licensed contractors in the respective field would need to be engaged, and so on and so on. You are aware that you should do this immediately and independently of our inspection, and most certainly prior to the commitment of buying the property and the expiration of the building and pest inspection clause in your contract, as you understand you must not act or rely on any advice we provide in these areas.

You are aware that if you fail to seek the aforementioned independent advice in the timeframe stipulated it could very well result in you suffering significant financial loss.

That you acknowledge, for the reasons we have explained to you, that you were given the option by us to not receive any information from us, relating to all areas where we had no obligation to comment on i.e. where we are not licensed, or that do not fall within our deemed to be area of expertise, that are not contained within the scope of the Australian Standard and all electrical and motorized matters etc.

Alternatively, if your wish is to not receive any additional information over the minimum requirements defined in the Australian Standard then we will of course respect this and would amend our report accordingly. Obviously, this would mean you will receive a report that is strictly in accord with the Australian Standard.

20.1 Acronym Explanations/Definitions

CRITICAL CLAUSES YOU MUST READ WHEN ADVISED TO DO SO IN THE REPORT (AND THEIR DEFINITIONS)

Where the following bracketed acronyms/abbreviations are shown at the conclusion of any sentence, paragraph or other piece of information in this report, you must read the relevant paragraph below and apply it to the issue or area being documented by the consultant. The information within the paragraphs below is to be read and associated with the area of report the consultant is referring to, as it is of critical importance to the issue, forms an integral part of the report and must be adhered to and acted on by you in all cases.

20.12 (RPEQ) - Registered Professional Engineer of Queensland

As this matter may be of a serviceability and/or structural nature, our 'Duty of Care', legal obligation and responsibility is to recommend that you immediately obtain the services of a Registered Professional Engineer of QLD and in conjunction with that ensures that a more invasive, thorough and subjective investigation of the matter is carried out. Due to the limitations of our 'one off' visual only and non-invasive inspection it is almost always not possible for the consultant to accurately diagnose the cause(s) of any issue, the rectification(s) required and therefore the costs associated. This must be done prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract. A failure to do so may result in substantial financial costs being occurred by client.

20.13 (S.S.D) - Structural & Serviceability Disclaimer

Any opinion the consultant may offer within the report, on any issue which has been identified as being of a 'structural and/or serviceability nature', or where the consultant has applied the acronym (S.S.D), must not be relied on as being conclusively and definitively accurate. You must not act on any opinion the consultant may offer on matters of a structural or serviceability nature, when making a decision about buying the property. In all cases where there are cracks, or other issues are raised within the report of a structural and/or serviceability nature, or where it has been labelled with the acronym (S.S.D) you must immediately obtain the independent advice of a Registered Professional Engineer of Queensland before making a decision to buy the property so that a truly informed decision can be made. Only RPEQ's are deemed fully qualified and able to provide reliable and concise advice on structural and serviceability matters and it is on this basis our recommendations are made.

20.14 (I.I) - Invasive Inspection

In these kinds of situations, we are legally bound, as per previous legal precedents and our common law 'Duty of Care' obligations, to recommend that you immediately arrange for a further, and more invasive inspection to be carried out on the issue being raised. Only these kinds of inspections, which are not carried out during our visual and non-invasive level of inspection, can determine the actual cause(s), the rectifications required and any costs associated. This must be done in conjunction with obtaining the advice of an appropriately QBCC licensed and qualified contractor within the relevant field of the matter being discussed e.g. if it is a concrete matter then a contractor with a QBCC 'concreting' license would need to be engaged, if it was a wall or floor tile issue then a contractor who holds a 'wall and floor tiling' license would need to be engaged etc. and so on. If the client is unsure of the relevant licence category the consultant can assist further on inquiry by the client. Obviously, as part of this process it would be pertinent to obtain legal advice and be appropriately guided by a qualified legal organisation, as these kinds of inspections require formal legal process (insurance implications etc.) Oft en, due to the limitations of our inspections, which we are forced to adhere to, as per legal requirements (public liability and other areas), Workplace Health & Safety statute law and the stipulations within the Australian Standard we are unable to provide concise and exact causes and rectifications for many defects and issues encountered. Only the aforementioned invasive inspections can assist in doing this and this is not done at our level of inspection. An invasive inspection must be done prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract. A failure to do so may result in substantial financial costs being occurred by client.

20.15 (SFALC) – Seek Further Advice from a Licensed Contractor

In some areas, the consultant will not be QBCC licensed or have other mandatory qualifications (e.g. plumbing and electrical) and as such is not legally deemed to appropriately qualified, or to have the level of knowledge required to provide reliable feedback to a client when making a property acquisition decision. This is despite the fact he will have very good product knowledge in most areas, obtained from his many years of construction industry experience. You must not however rely on any information imparted by the consultant where he is not appropriately licensed and/or qualified.

Regardless of whether or not the consultant does or does not hold a license in the area or defect/issue being identified, if the consultant uses the acronym SFALC within this report - either for a hyperlink or general paragraph elsewhere, you must immediately arrange to obtain further independent and separate advice on the matter, from a suitably qualified, and if necessary licensed QBCC contractor. Only by doing this can you ensure that you receive the best possible and most informed information about the matter which of course will enable you to consequently make the best decision. The consultant will be using the acronym and therefore making recommendations within the acronym to you, because he believes our visual and non-invasive only level of inspection does not enable us to fully inform you of the magnitude of the issue, the causes of the issue and most importantly any costs and rectifications that may be required pertaining to the matter

the consultant is reporting on to you. You obtain our recommended further and independent advice in a manner that is done prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract. A failure to do so may result in substantial financial costs being incurred by you. You must not rely alone on any advice the consultant may offer in relation to this matter, particularly as he has advised us to seek further advice and also because they are limitations of our visual and non-invasive simply did not allow us to completely and concisely inform you on all matters. We are able however to identify any visual accessible defects and risks associated with property and enable you to avoid potential financial loss, by suggest you take further action by way of this recommendation.

20.16 (CIFV) - Client to investigate further with vendor

The reality is the consultant has one chance at doing the inspection and does not have the benefit of having unimpeded access or monitoring of an issue he may have identified. Where the consultant uses the acronym (C.I.F.V) client must inquire of the owner further about the issue being documented by the consultant. This should be done in a formal written manner and all efforts should be taken by client to ensure the 'hard questions' are put to the owner about any pre-existing issues, current issues and ongoing problems they may have had during their ownership of the property in general, but also in particular to the area the consultant has used the (C.I.F.V) acronym. A failure to do this may result in some very obtainable information not being provided to our client, relating to property issues at subject residence, which are not identifiable at our level of visual only & non-invasive inspection.

Based on our experiences very few vendors, and in some cases their selling agent representatives, are open and frank about any historical issues the property has had, is currently having, or that they know may, or will, experience in the future. This is often revealed upon our inspections being done and our subsequent questioning of the owner/agent about an issue we may have found. Sadly, and overwhelmingly more often than not, either the vendor or the agent will roll off the facts about the matter and all history about it upon being directly questioned by the consultant. It becomes patently obvious during our questioning phase that there was a deliberate intention to not be transparent and honest about the matter.

It therefore stands to very good reason, that pro activeness on our client's part, in relation to obtaining all information about the property, from the current vendor, in a written/formal manner, should be considered critical. The avoidance of possibly incurring significant future costs could possibly be achieved by asking these direct questions of the vendor. Despite our best endeavours and absolute commitment to doing the most thorough detailed job for you, the limitations imposed on us through statutory law and scope of the Australian Standard mean that there many areas that are completely inaccessible to us when we inspect a property e.g. wall/floor cavities, behind furniture and storage items etc. There is therefore no guarantee whatsoever of us being able to identify concealed issues. This is impossible to achieve.

We strongly recommend client make these inquiries immediately and certainly prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract.

20.17 Information within Hyperlink (IWH)

As per advice in our Inspection Agreement document, there will be areas within the report where some words are underlined and coloured in blue. This is what is known as a "Hyperlink". Where these are in the report you must click on the highlighted blue words, as this will then take you to some extended data/information which is very critical information that forms a most important component of our report. It is of the most extreme importance that you read the hyperlinked information in conjunction with all other information in the report. You must not think that because it has been hyperlinked that the information is not of relevance, as this is completely untrue and adversely in many cases the information in the hyperlinked areas is probably some of the most important information contained in the report. There are many disclaimers that are made into the form of a Hyperlink and they simply must be read by you, as they clearly list the parameters of the inspection. The only reason for the hyperlinks being used by us was an effort to try and make the document the most usable and user-friendly it can be for you. In recent years with the increase in the use of disclaimers (based on legal precedents) and other literature etc. within the reports, which relate to legal requirements/litigious factors, they have become very lengthy. The information in most hyperlinks will be of a disclaimer, explanatory or general informative nature and in some cases, they will contain recommendations. It is for this reason that they must not only be read by you, but also be treated by you as being absolutely critical and with an awareness that they form a most vital and essential component of our report.

In some cases, the hyperlink will take you to a brief video and/or demonstration of a particular issue the consultant may be highlighting. This would have been done by the consultant in an effort to try and demonstrate something better to you, than maybe that which could have been done in the written report. The videos do not comprise part of our report and you must relate only to the content in the written report in terms of what you are to act on. This is because the video footage is merely a snapshot of something whereas the report fully explains and outlines all conditions and recommendations associated with an issue. Nonetheless it is a very good tool to demonstrate a defect or issue being reported on and that is the reason we include video when we deem necessary but at no time is must be acted on by you above the report content.

If you have any uncertainty or need any further clarification on this, you must contact us immediately so we can answer and/or clarify any query you may have.

20.2 Material Condition Definitions

CONDITION DEFINITIONS:

Poor- The item or area inspected is considered to be in a badly neglected state of repair, finished in an un-tradesman like manner or severely deteriorated due to age and/or lack of upgrading/maintenance, exposure to the elements and service life. There may be repairs or defects leading to substantial repair, replacement or remedial work required.

Fair- The item or area inspected exhibits deterioration, lack of upgrading/maintenance and damage which will require some rectification to bring up to a serviceable and average standard.

Average The general condition was typical for a dwelling of this age considering normal wear and tear and reasonable care and maintenance however there are likely to be components requiring repairs and maintenance, consistent with dwellings of similar age or construction but there were no significant items or problems that were not consistent with most dwellings of similar age and genera.

<u>Good-care</u>	The item or area inspected appears to be in sound condition, consistent with its age, with good and maintenance practice, without any significant visible defects.
<u>Above Average - high</u>	All items and areas appear to be very well maintained (and upgraded, where applicable) with a level of care and show good quality building work, finishings and fittings, when compared with structures of similar age and construction

20.3 Exclusions of Inspection

There is no obligation to report on any issues in relation to any of the following exclusions and any comments made by the Consultant in relation thereto, remain unqualified and should not be relied on and are subject to the conditions of our indemnity (DIOMR). It cannot be assumed that the absence of comments means that no defects or issues exist and we recommend that client(s) must independently consult a duly qualified expert as well as conducting formal searches where applicable, in relation to any of the following specialist areas.

1. Integrity of slabs, footings, foundations and any matters relating to the structural capacity of the building or any parts thereof. See also Item 20.1 (2).
2. Geomechanics, geotechnics, including but not limited to ground movement, erosion, soil types, hydraulics, mechanical services and associated engineering. See also Item 20.1 (2).
3. Retaining walls more than 1m in height.
4. Concealed damp course, concealed areas/items and latent defects.
5. Plumbing/sewer/stormwater drainage, including manhole lids/grates, concealed or visible and accessible or otherwise and including septic and/or water tank systems. Anything of whatever nature, in soil below ground level including any sub-soil water retention.
6. Regulatory compliance for any electrical wiring or fittings. Electrical fixtures including existence or otherwise of light shades.
7. Hot Water systems (including solar).
8. Gas fitting
9. Glazing and soundproofing.
10. Automatic gate and door mechanisms e.g. garage and driveway areas
11. Swimming pools, water features, spa baths/pools and associated equipment
12. The operation of fireplaces and chimneys
13. Alarm and security systems including adequacy or presence of any physical barriers such as screens, bars etc.
14. Intercom and telecommunication systems and services such as free to air and pay television and installations
15. Soft floor coverings, including carpet, vinyl, lino and engineered timber installations.
16. Electrical appliances including but not exclusive of dishwashers, insinkerator, ovens, gas cook top and/or stove igniters, ducted vacuum systems, air conditioning units, motor pump units, ceiling and exhaust fans.
17. Paint coatings and the identification of lead and/or any other material or substance examples including asbestos and mould which could be injurious to health and wellbeing.
18. Identification of materials which are paint or otherwise coated, covered or concealed.

FURTHER EXCLUSIONS FROM THIS INSPECTION

1. Hazards either existing or potential (see also Item 14), health and safety and fire protection.
2. Building permits, approvals, identification of any approved or unapproved building works, ordinance compliance, building legislation and any matters relating to building certification. Accuracy of real property description, postal address or formally designated suburb. Any act prohibited by law.
3. Title searches, local authority building searches, conveyancing searches, existence or otherwise of easements, restrictive covenants and encumbrances.
4. Position of boundary lines, building clearances and any boundary clearance relaxation. Local authority flood zoning and risk of localised stormwater and/or river/creek flooding including any past history. Local authorities and the Qld State Government should provide this information. In the case of Brisbane City Council properties, refer to www.brisbane.qld.gov.au.
5. All excluded items listed in Australian Standard 4349.1 – 2007, Appendix D some examples being energy efficiency, landscaping, environmental matters sustainable development provisions etc. Other exclusions not specifically listed in Appendix D include traffic noise, flight paths, neighbourhood amenity, electrical or drainage installations or common and private areas within a Body Corporate or multiple dwelling complex.
6. Unless otherwise stated, a formal Timber Pest Inspection in accord with AS 4349.3 is specifically excluded from this standard property inspection. Should client elect to have a Timber Pest Inspection carried out in addition to this building inspection and instructs the Consultant accordingly, then the Consultant may record the findings within the body of this report, under the heading Timber Pest Inspection or a separate written report may be provided.

20.4 General Information & More Definitions

ACCESS RELATED MATTERS

Access- areas which allow the inspector safe and unobstructed entry. The Consultant cannot enter or inspect any areas where safe unobstructed and reasonable access is not available. The extent of accessible areas as defined by the presence of safe and reasonable access, shall be determined by the Consultant, based on statutory obligations and the conditions encountered at the time of the inspection.

ROOF INTERIOR: Access hole, 400mm x 500mm. Crawl space: 600mm x 600mm. Height: accessible from a 3.6m ladder.

SUBFLOOR: Where safe and unobstructed access and sufficient space is available as determined by the Consultant based on the conditions encountered at the time of this inspection and with consideration of all statutory obligations. AS 4349.0, Item 3.2 and AS 4349.1, Item 3.2.2.

ROOF EXTERIOR: Accessible from a 3.6m ladder. Please note: Current health and safety legislation prohibits access onto any work area, more than 3m from ground level unless fall protection has been provided. State and federal legislation

overrides Australian Standards. Therefore, any roof area more than 3m from ground level, cannot be accessed unless fall protection is provided by owner. Observations can only be made from safe areas.

We have not inspected woodwork on other parts of the structure or elsewhere on the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the woodwork or structure which is covered, unexposed or inaccessible, is free from defect. See also Item 5.4. "WEATHER EXPOSED MATERIALS"

This report follows a visual only and non-invasive inspection of the site address to accessible and safe areas, as defined in Section 3, Australian Standard 4349.1-2007.

Visual Only means naked eye, non-invasive observations to all accessible areas where "Access" has been provided using such aids as torchlight, ladder and a moisture meter (latter, used in specific areas only) as deemed necessary.

Non-Invasive inspection means that no physical contact with any materials or item of whatever description and wherever on the property, such as pushing, pulling, lifting, removing, shifting, breaking apart, dismantling, drilling, digging, gouging, probing or forcing procedures was carried out by the Consultant except with the explicit written or on-site permission of the owner or person acting with the owner's authority. Should such permission be obtained, then the Consultant and QC's Building Services and/or parent company, remain indemnified from any such loss or damage caused. No inspection of household furnishings, household items, or other stored items or goods, including storage cupboards or recesses was made. It must be understood that such areas and items, in addition to floor coverings, may cover and conceal evidence of defects, only discoverable once the areas are cleared out and the items are removed. The Consultant cannot move or remove any item on the property, unless provided with explicit authority in writing from the property owner, prior to inspection. In this text, 'items' would include furniture, appliances, stored items, fittings, fixtures, wall hangings, floor coverings, drapes, fixed timbers, fixed access covers and building materials of any description, anywhere on the subject property.

Inaccessible areas for a visual inspection would include (but are not limited to), in Site and Exterior areas, the presence of foliage/vegetation or obstacles. In other areas, where the residence is furnished or partly/semi furnished, inside cupboards used for storage; inside wall cavities; behind or under furniture, furnishings, wall hangings, drapes, shelving, floor coverings, fixtures etc.; or where insulation and or sarking is in place, any rooms where stored items of whatever description are in place, preventing a total or partial unimpaired visual inspection of walls, floors, and ceilings, in ceiling cavities where any building materials or items (e.g. trusses, framing, air conditioning units, ducting etc.) does not provide the Consultant with a safe, unobstructed line of sight and/or crawl space of 600mm x 600mm (minimum) and in sub floor or under house areas, where safe and unobstructed access as determined by the Consultant with regard to prevailing conditions and statutory obligations, is not provided. Roof exteriors that cannot be safely accessed from a 3.6m ladder, or where additional safety equipment such as harnessing, scaffolding or railings are required, remain excluded. It is not possible to see inside timbers, walls or between floors, under floor coverings, or behind wall and ceiling linings subsequently placed over original linings such as VJ boards and no assessment can be made of otherwise accessible ceilings from inside a ceiling void, where there is insulation in place, concealing the same. Inside cathedral or skillion roofs/ceilings and all such areas are specifically excluded. No physical disturbance or interference to any item or items of whatever nature on or in these premises, took place and in some cases, defects may have been concealed and were not able to be detected at the time of this inspection. This could apply to a possible water leak inside a wall which was not visibly detectable at the time of inspection.

Nothing contained in this report implies that any inaccessible or partly inaccessible area(s) or section(s) of subject property, were free from defects, latent or otherwise, at the time of this inspection.

See also Item 6, Timber Pest Inspection Report which must be read in conjunction with this report.

Defect Related Matters: The object of this report is to identify and detail any "Major defects" as well as providing an overall assessment of the general condition of the property. The report does not attempt to provide a descriptive "room to room" commentary on the property however it does endeavour to provide informative detail where necessary and to list other incidental matters relevant to the property as contained within the Australian Standard guidelines. When assessing defects, the Consultant will make a reasonable attempt to classify each as either a Major Defect or a Minor Defect.

AS 4349.0-2007 provides the following definitions:

Major defect:

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

Australian Standard AS: 4349.1 - 2007 'Inspection of Buildings, Part 1: Pre-Purchase Inspections-Residential Buildings, Table 3.3 specifies this type of defect as;

1. Damage - The fabric of the element has ruptured or is otherwise broken.
2. Distortion, warping, twisting- An element or elements has been distorted or moved from the intended location.
3. Water penetration, damp related- Moisture is present in unintended or unexpected locations.
4. Material deterioration (rusting, rotting, corrosion, decay) - An element or component is subject to deterioration of materials.
5. Operational- An element or component does not operate as intended.
6. Installations (including omissions) - The element or component is subject to improper or ineffective installation.

Minor defect:

A defect other than a major defect.

It must be appreciated that such classification, in the absence of more definitive guidelines, can only be subjective and in some cases, can only be made by the Consultant without the benefit of a full-scale analysis and the costs of rectification are not a consideration in assessing whether a defect is major or minor. What may appear to be a minor defect and reported as such, may later be found to be more serious and require expensive rectification. A Minor defect such as a sticking or non-opening window may cost several hundred dollars to rectify if concealed timber rot is discovered inside the wall during the repair or if specialised equipment such as scaffolding/trestles or other trade specialists are required. A Major defect which by definition could include an un-supporting foundation stump, which need only be packed under the bearer, could be rectified at minimal cost. Client(s) must immediately obtain, prior to committing to purchase the property, supplementary and independent advice where rectifications involving costs are needed. A failure to do so will expose you to potentially being exposed to significant costs of rectification once you have ownership of the property and therefore subsequent responsibility for the costs required.

Although not listed individually in this report, all visible and accessible areas within Standard guidelines inspection categories, and all observed defects within these areas, were considered during the inspection process. Where the consultant has made MAJOR and/or MINOR DEFECT findings, these must be regarded as qualified opinions only and client(s) should always consider the merits of obtaining further qualified and independent advice at their own discretion.

In addition to any other terms, conditions, limitations, disclaimers, exclusions and explanations contained elsewhere in this report, the following also forms a very integral part of the inspection process and report.

The Consultant has exercised reasonable care and skill in carrying out this inspection and presenting the findings. The inspection and report features comply with the minimum requirements for the visual inspection of buildings as set out in Australian Standard 4349.0 – 2007 (Nov): *Inspection of buildings- General requirements* and AS 4349.1 – 2007 (Nov): *Inspection of building- pre-purchase inspections- Residential buildings*.

Where applicable, the following areas were inspected: SITE (includes any appurtenances together with any relevant feature of the property within 30m of the main building and within the perceived boundaries of the site); EXTERIOR; UNDERFLOOR (may also be referred to as 'Sub-floor'); INTERIOR; ROOF SPACE and ROOF EXTERIOR.

As an added customer service, the Consultant may also make comments on additional aspects of the property so the client can obtain a more rounded understanding which may lead client to the engagement of independent specialist advice on matters such as but not inclusive of plumbing, structural engineering, electrical, swimming pool (structural/filtration equipment and fencing) and safety etc. As per previous advice provided to client any such comments the consultant may make in these areas are not to be relied or acted on in anyway whatsoever by our client.

The Consultant has reported on an "exceptions basis", listing only defects rather than reporting items which in the opinion of the Consultant and at the time of the inspection, were in an acceptable condition.

Comments:

The Consultant may include a comment regarding any issue having some relevance to the inspected residence. Such comments are made in good faith in order to assist clients with supplementary information. It is important that clients do not accept that such comments are conclusive, exact and authoritative as they may be based on an untested and cursory visual observation, which may subsequently be found to be misleading. Clients must not base any reliance as part of their decision making on any comment or issue made by the Consultant and in all cases, must make their own enquiries from independent specialists as applicable. In all cases, prior to going unconditional on any sale and purchase contract, client/clients must seek clarification from the Consultant in writing immediately the report is received with regard to any comments, opinions or issues raised in the report (in addition to Major and Minor defects) to enable the Consultant to respond in writing. In this context 'comment' 'comments' 'general' 'opinions' and 'issues raised' have a corresponding meaning.

Estimating Disclaimer:

In the event the Consultant may provide an opinion as to the possible costs involved in rectifying any defects or other work identified during the course of an inspection they are absolutely not to be relied on by client in any manner whatsoever. Any such estimates may be included in the body of this report or supplied separately in e-mail correspondence. In all cases client must be aware that any such opinions as to possible costs, are estimates only and actual costs can only be determined by obtaining written quotations from licensed contractors who are able to do the work. Any estimate provided by the Consultant is not a guarantee as to final costs or a quotation for the work to be carried out and client must independently see their own advice in relation to costs of issues raised by the consultant.

The Consultant is mindful that the client has already viewed the property and will be aware of its general condition, position and layout. When assessing and commenting on any defects and major faults, every effort has been made to place the overall condition of the residential dwelling in the context of average condition and general expectations of similar properties of approximate age. Minor faults and defects are common in most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It is unrealistic to comment on all minor defects and imperfections in this report and it is common for most of these defects to be discovered and rectified over the first few years of ownership as redecoration and renovation are undertaken.

This report is not intended as a certificate of compliance of the property within the requirements of any Act, Regulation, Ordinance or By-law, or, as a warranty, or an insurance policy against problems that may develop with the building subsequent to the date of this inspection.

The Consultant cannot guarantee the accuracy of any information imparted by a 3rd party. Any such information may be recorded by the Consultant however in all cases it remains the responsibility of the client to verify all third-party information before acting on the same.

All details recorded in this report relate to the Consultant's findings, following inspection of visible and accessible category areas on the date of this inspection only.

CONSULTANT – also means Inspector as defined in Section 1.4.8, AS 4349.1 – 2007

Third Party Disclaimer

Any person who relies upon the contents of this report, does so acknowledging that the scope, limitations, disclaimers, exceptions and paragraphs headed "Important Information", all form an integral part of the report. This report is for the benefit of client(s) only whose details are recorded on the cover sheet and the report relates only to findings made at the time of this inspection. This report, either in part or in whole, cannot be used or acted on by any other party, without the signed and written consent of QC'S BUILDING SERVICES. In addition, no liability or responsibility however arising, in contract or in tort, is accepted from any third party who may rely on any of the contents of this Report either wholly or in part prior to entering into a sale and purchase contract for the property without first obtaining such signed and written consent. Any third party (parties), acting or relying on any of the contents of this report to purchase the property without first obtaining the signed and written consent from QC's BUILDING SERVICES, do so at their own risk.

Real Estate Contracts

Some real estate purchase contracts contain a clause which enables the vendor to request a copy of the pre-purchase building inspection report. This can apply in the event that a purchaser has raised an issue with the vendor regarding an aspect of the report. In this context, the expression "copy of the report" refers only to the particular issue or issues being raised. QC's BUILDING SERVICES retains copyright on all matters contained in this report and does not consent for this report in its entirety being supplied to any vendor, representative thereof or any other third party and all rights are reserved. On client's request, QC's Building Services will cut and paste any sections of the report which have been brought to the vendor's attention following our inspection and once completed the compiled document will be returned to client(s) by e-mail. There is no extra cost attached to this service. If in doubt, please contact the Consultant in the first instance.

20.5 Hyperlink Paragraphs

The information contained within the following paragraphs are from hyperlinks within the report and pertain in most cases to the most critical elements of the report. They will contain information in relation to disclaimers, general comments and observations about specific areas/materials and also very important recommendations that you must act on immediately.

20.5.1 Disclaimer re: Property Description

The Property Description is not the report and should any facts or details contained in the Property Description conflict with any other reported details, the separately reported details must be given precedence by you. You must read this report in its entirety, prior to acting on this report, in order to obtain an acceptable understanding of all relevant issues and as the case maybe, to make an informed decision. Client(s) must contact the consultant Ryan CRAIG immediately and prior to acting on this report on phone 0417 754 441 or email ryan@qcsbuildingservices.com.au if any queries or clarifications are required.

The Australian Standard does not have a requirement for the Consultant to provide details about the specific components of a property e.g. number of bedrooms, materials in use etc. The Consultant may however comment in these areas when providing information in the report, or as per above in the Property Description. When the Consultant comments in these areas he will apply his absolute best endeavours and focus during the recording of the information and subsequent reporting however we offer no guarantee whatsoever of the accuracy for any information we record in this area and accept no liability for any errors that may be within this information, as there is no obligation for us to provide this information and often it can be unsubstantiated and provided only by third party and in some cases biased feedback e.g. vendor.

It is your responsibility entirely to ensure you get concise details and specifics as to exactly what the property consists of either from the marketing agent or the current vendor. In all cases however we strongly recommend you carry out a formal building search with the relevant local Council authority, as this is the only way to determine exactly what exists on a block on council records. All information we may provide in this area is subject to our disclaimer (DIOMR).

20.5.2 Disclaimer and Exclusion for all Common Area/Strata Title Areas

All strata and/or company title areas (common areas) of a Residential Building Inspection involving a residential property of this nature, are specifically excluded from the scope of the Australian Standard AS: 4349 - 2007 (as per appendix B) and do not form part of our inspection. All information contained within this Item of the report, and any comments the consultant may have made, no matter where it is contained within the report, is subject to (without any exception whatsoever) the disclaimer DIOMR and your indemnity given to us for areas we may comment on that fall outside the scope and requirements of the Australian Standard.

If you have been directed here via a hyperlink then all information and advice within the section of report you are in e.g. Site, Exterior, Ceiling Void, Roof Exterior and/or Swimming Pool, or area of the report in general, is subject to this exclusion and the DIOMR disclaimer. The only exception to this is where an Area of the property being inspected may be contained in a common area, but it is the responsibility of the owner of the property being inspected to maintain and is not subject to strata title stipulations e.g. exterior building lines and courtyard areas, some ceiling voids etc. and exterior storage type rooms/cages.

In addition to the above paragraph, often this will involve areas pertaining to the Site, Exterior of the Structure, some ceiling voids - or areas of, Roof Exteriors, Swimming Pools, Media Rooms, Car Park spaces. It could be the responsibility of the relevant Body Corp (if applicable) to maintain these areas however different rules and responsibilities can apply to each complex and this remains entirely your responsibility to determine and does not form part of our service to you. All areas in the report that have the acronym DECSTA are subject to this exclusion from our service to you. You should refer to the area within the recommendations sections of the report for further advice on this matter, particularly the need to make immediate arrangements for a further inspection of these excluded areas. This would ensure you don't incur any unexpected costs in the future should some concealed defects be in existence, but not able to be reported to you through the lack of access we encountered during the inspection.

20.5.3 Conditions Relating to Identifying Minor Defects

It is not a requirement of the Australian Standard to individually list Minor Defects, rather all that is required is to provide 'an overall extent of the Minor Defects present' and as such you must realise that not every Minor Defect at the property may be listed, as it is not practical to itemise every single one, many of which are normal and not unusual expectations for residential properties that have been lived in for some time.

20.5.4 Factors Affecting Stair/Handrail Defect Identification

The following information applies to any stairs constructed before 1992 and 1996 that the consultant may have identified in the report as not being compliant for today's modern requirements.

Their non-compliance is completely understandable, as these are the years the reference documents for stair construction came into effect AS: 1657 (fixed platforms, walkways, stairways and ladders) which came into effect in 1992 and was updated in 2013 & 2018, and the Building Code of Australia in 1996 (BCA -which is now referred to as the National Construction Code- volume 2

There are currently no statutory laws making it a compulsory for a property owner to upgrade any non-compliant stair construction, including the handrails and balustrades for stairs built prior to the 1992 and 1996 years. Despite this, and in view of recent litigation involving non-compliant stairs and accidents, the consultant must comment on all stairs that are non-compliant, regardless of what year they were built in. Court decisions in recent times have set legal precedents, which show that in the event of an accident involving non-compliant stairs, which were built in an era prior to the statute legislation being introduced, that the owner did have a Common Law obligation under their Duty of Care to have had the most modern handrails and balustrades in place. This is despite the fact the owner is under no obligation under any statute law to have

had any stairs and components thereof upgraded to meet modern safety standards. All a bit confusing really however the predominant message that vendors need to take note of, is that in the event of an accident, legal precedents show a property owner being litigated on as a result of an accident involving non-compliant handrails and forward is or balustrades from yesteryear construction, will be found liable for costs. In essence, the rulings of the courts when finding against the vendors have been on the basis that had there been the most up-to-date and compliant balustrades and/or handrails in place, the accident may not have occurred and that the non-compliant materials contributed to the incident.

It is on this basis also that we are forced to make recommendations to you, so that our legal obligations/exposure, again under our Duty of Care are met and eliminated respectively. Regardless of what year any stairs and components thereof may have been built at subject residence, in direct consideration for the outlined litigious factors, we are legally bound to recommend that you ensure all components of the balustrades and handrails are in complete compliance with today's safety standards, and if they are not in compliance, that immediate rectification/replacements are carried out.

20.5.5 Act on Every Recommendation Made & Advice Given within the Report

The recommendation(s) within each recommendation section of the report, may not represent entirely all of the recommendations we make in the report to you, in relation to the area being reported on. There may be other recommendations contained within the report, but not specifically listed in the area titled "Recommendations for" You must understand that all recommendations made within the report are just as critical as each other and they must be viewed by you as being of equal importance. You must act on each and every recommendation we make, regardless of whether or not it is contained within an area specifically titled "Recommendations for ..." or elsewhere within the report.

To ensure you minimise the risk of possible financial loss, you should act on all of our recommendations, and also on any other advice we provide to you within the report, immediately, prior to any legal commitment you make to purchase the property and certainly before the passing of the expiration date of the condition of the Building and Pest Inspection clause, within the contract for the purchase and sale of the property.

A failure by you to do this, may very well result in you sustaining some financial loss (possibility significant), in the event some defects are found with greater accessibility at some stage in the future, which could have been you acted on our advice and/or recommendations, within the timeframes we prescribed.

20.5.14 Accessibility Factors Impacting the Inspection

In accordance with our advice to you, both within this report, and also in the previously provided Inspection Agreement document, whilst these inspections can be a very valuable tool, they are not 'fool-proof' and they come with limitations relating to visual access of which the consultant has no control over. As our inspection process is of a visual and non-invasive nature only, it is almost without exception that for each of our inspections there are many areas which we are not able to access and consequently inspect and report on to you.

You must be aware that where the consultant reports that complete and full visual access was not available to all areas of the interior during our inspection that it is possible that some concealed defects, involving rectification costs, may be present within the interior area and in cases this can include Major Defects and significant costs. It must not be assumed by you that the defects within our report are the only ones that may exist at the property and that none may be present in concealed and inaccessible areas the consultant was unable to access through the restrictions encountered on the day of inspection. Clearly, the consultant can only inspect areas that are visually accessible and are free of impediments/obstructions e.g. storage items, furniture, floor coverings, wall/ceiling linings and general lack of safe space.

20.5.17 No Mechanical Ventilators in some Wet Areas

There are no mechanical ventilators fitted in some wet areas, with ventilation being dependent on window openings only. Where a ceiling void is in place, it is recommended that a mechanical ventilator be fitted to wet areas and they are a convenient and effective way of removing built up moisture/steam etc. Mechanical ventilators are not mandatory although achieving ventilation for properties is.

20.5.23 Waterproof the Balcony Penetrations

The post penetrations through the tiled deck/balcony area must always be waterproofed to the highest standard and these are detailed within AS: 4564.2 - 2012 'Waterproofing Membranes for Exterior Use' section 2.8.4 'Penetrations'. These posts can be problematic, in regard to water penetration at their base and resultant material damage. If there are lined cavities beneath the balcony/deck, with electrical live wires for lighting etc. this would also create a major safety hazard. Balcony posts for the balustrades are known to be an entry point for water and resultant material damage and these will need to be continually monitored and maintained to ensure full and adequate waterproofing is in place.

20.5.24 Australian Standard Crack Categorization

Categorization of Cracks in Australian Standard AS:2870 - 2011 (Residential Slabs & Footings)

AS:4349.1 - 2007 (Appendix E) provides some guidelines to allow the Consultant to categorise cracks found in a building element as follows;

Appearance Defect: Where in the opinion of the Consultant the only present or expected consequence of the cracking is that the appearance of the element is impaired.

Serviceability Defect: Where in the opinion of the Consultant the present or expected consequence of the cracking is that the function of the building element is impaired e.g. windows or doors not opening/closing properly or water entry through building element which should not otherwise occur.

Structural Defect: Where in the opinion of the Consultant the present or expected consequence of the cracking is that the structural performance of the building element is impaired or where the cracking is the result of the structural behaviour of the building.

The following table also found in AS: 2870 - 2011 (Residential Slabs and Footings) categorises cracking in masonry but this can only be a generalisation.

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

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

NOTES:

- Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
- Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
- In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.

20.5.25 Recommendation on Moisture Management

You should regularly inspect all areas of your property for any signs of moisture and be very vigilant at all times to ensure there is no collection of any retained ground moisture near the structure or within the block. The excessive collection of moisture near a structure or within a block can be very detrimental to the property for many reasons. The two primary factors are the effect it has on the footings for the structure and resultant cracking it causes and the other is that areas of moisture retention are extremely attractive to termites and therefore the collection of moisture within a block or near a structure will greatly increase the risk of termite attack to a property.

For each and every example of where we identify any moisture causing factors within our inspection reports, or If it is known that there is a current wish to issue at some area of the property, then our very strong recommendation to you is to take immediate steps to rectify this and seek consultation with a QBCC licensed plumber or drainlayer so that you can receive the best advice in relation to the matter.

It is absolutely vital that every effort be taken to ensure there is no collection of moisture either within the block, in any subfloor or under house type areas, against the building line, within any interior areas of a structure and in essence in any area where it should not be present, And furthermore that a vigilant management plan in relation to the properties moisture management be adhered to at all times including the continual monitoring of materials and the deterioration of same which can be a major cause in retained ground moisture.

20.6.2 Arrange for Further Invasive Inspections of Areas Identified by Consultant

As per the information detailed within the paragraphs above within this item, there were some materials and areas of the property which were displaying one, some or the majority of the following characteristics. There were corroded or deteriorated materials, materials appeared to have been filled/replaced, the moisture meter reacted positively when placed on the affected area or there were either termite/borer indicators and/or damage within a material.

When any of these situations are in place, or where the consultant has indicated a need for further investigation by attaching the acronym (II) to the area in question within the report, you must take immediate measures to engage an appropriately qualified contractor to carry out further and more invasive inspections in these areas. It is only these kinds of inspections, which would require the consent of the vendor, that enable the ability to determine actual causes, the level of any damage deterioration to materials and the rectification and costs that may be required. Invasive inspections, for legal reasons, do not form part of our service and as such we are not able to provide you with exact and concise details for the issues we may raise.

A failure to act on this recommendation increases your risks of incurring costs, and potentially significant costs, in the event you take ownership of the property and at some stage in the future with greater accessibility being available (usually during a renovation when linings are removed etc.).

20.6.3 Recommendation for Stair, Handrails and Balustrades and Components thereof

Balustrades, staircase construction and handrails, and any component of these, play a very important part in providing safety for the users of areas that involve height in most instances (decks, stairs and landings etc.). They must be maintained to an excellent and most durable standard to ensure the best safety measures are in place. As determined by court decisions relating to accidents involving non-compliant materials, all handrails, balustrades and safety materials for a property must be in complete compliance with the most modern safety standards and the year they may have been constructed is of no relevance.

Where the consultant has identified any defective or non-compliant handrails, balustrades and any other building material pertaining to safety for users of the property, you must take immediate measures to ensure rectification is carried out to correct this, and to also ensure that all building materials in service are in complete compliance with the most modern safety stipulations in place. In the future, they must also be checked for any signs of deterioration and immediate rectification carried out where deemed necessary.

20.6.4 Obtain Further Advice on Defects Identified

For ALL Major or Minor defects identified within the entire report, which obviously include those above in this item, we have a legal obligation to recommend that you immediately engage a suitably qualified, and if necessary QBCC licensed contractor and/or RPEQ where indicated by the consultant, to provide further advice to you in relation to the matter, including that which relates to costs that may be necessary for rectification.

It is important for you to be aware that it is not the role of the consultant, or our inspection, to determine costs for any issue identified. At our level of inspection, being visual and non-invasive only, it is almost impossible for us to conclusively advise you on many areas of defects identified, the actual causes, the magnitude of the issue, the rectification is that may be required and obviously the costs associated. Only professionals within the field of construction the consultant is commenting on, in conjunction with carrying out further and more invasive styles of inspections required, are able to provide you concise and accurate information, particularly about rectification and more so costs that may be required. For example, any defects pertaining to the area Concrete Slab Defects' you should engage the services of a licensed QBCC concreter, for any floor or wall tiling issues a licensed QBCC should be engaged and for any plumbing related defects a QBCC licensed drywall plasterer should be engaged etc.

The fact we are unable most cases to be very specific and concise about causes of issues/defects and also what is required in terms of rectification and costs, through the limitations of the conditions imposed on our inspection, you must consider this absolutely critical recommendation to act upon. In line with all of our advice to you, this must also be acted on in a manner that is immediate and prior to any legal commitment you make buying the property, as a failure to do this will leave you very exposed to the potential of suffering financial loss and in some cases possibility significant financial loss.

20.6.5 Obtain Further Advice from an RPEQ

Based on decisions by the courts, an RPEQ is the only professional consultant deemed qualified to provide you with advice that you can rely on, and act upon, in relation to structural matters and those that affect the serviceability of the of the structure. Whilst the consultant can provide an opinion to you in relation to these matters, it must not be relied upon you, or acted on by you, in relation to the potential property purchase, for the aforementioned reasons.

We are therefore legally bound to very strongly recommend that for all matters within the report that fall within this area (serviceability or structural issues), or where the consultant has used the acronyms (SSD) or (RPEQ), that you take immediate steps to obtain further advice from an RPEQ about the matter.

By doing this you will ensure you receive the most qualified feedback in relation to the matter and therefore enable yourself to make the best possible decision about the potential property acquisition. It would also greatly assist in minimising the potential of sustaining financial loss in relation to the matter. You should regard this recommendation as being highly critical and in no way, underestimate its significance.

20.6.6 Arrange Another Unimpeded Inspection

As per the information detailed within the Item above 'Inaccessibility Issues Encountered', the Consultant's visual capabilities were restricted on the day of the inspection, by a number of factors and all of which are listed in the Item 'Inaccessibility Issues Encountered'. These factors did not allow for the consultant to access all areas of the property, which is not unusual for our inspections however it does mean that there were uninspected areas which may contain the defects, and/or Timber Pest Activity, at the property that the consultant cannot advise you on.

In view of the concealment and inaccessibility encountered and detailed to you in the report, we strongly recommend that you take immediate steps to ensure any impediments currently restricting visual access, which can involve materials (e.g. insulation, ducting material etc.), fixtures, furniture/storage items, vegetation etc. are removed and any other factors resulting in a lack of access e.g. not in a space to access areas (subfloors and ceiling voids commonly) and access restrictions as a result of certain areas only being able to be inspected from privately owned adjoining land. The latter is very important in relation to obtaining visual access for retaining walls, which can be very expensive to repair.

You have been directed here because there was incomplete ability to gain access to all areas during our inspection. Only in the right conditions could a completely unimpeded inspection be done that provides visual accessibility to all areas and consequently the best possible inspection for you, in order to ensure you do not incur financial loss in the event you buy the property and concealed defects are found with better accessibility at a later stage.

Further to the above paragraph, you must consider it absolutely critical, prior to committing to buy the property, to ensure that you obtain visual access to all areas of the property that are currently not able to be inspected, so that you can ensure all possible defects may be present at the property are able to be identified and advised you.

20.6.6.1 Arrange Another Inspection of all Common Areas Not Inspected by Us

As per our previously provided inspection agreement document, all "Common" and private areas forming part of this complex, are specifically excluded from our level of inspection for you, as they fall outside the scope of the inspection guidelines and it is simply not possible to access all areas at a complex. They were not inspected by us in any way, unless they directly related to the property you are looking at purchasing and were accessible.

In view of this, and because there are many areas that were not inspected within the complex by us, we are legally bound to strongly recommend that you immediately arrange for a suitably qualified contractor to carry out an audit/inspection of all common areas at the complex. Areas that fall into this category may include Site, Exterior, Car Parking areas, Ceiling Void areas, Roof Exterior and Swimming Pools etc. however different rules and responsibilities can apply for different complexes and you will need to inquire further about this.

Obviously, this would involve the assistance of the Body Corporate and individual property owners in the complex, as access to all areas must be made available. It is important you arrange for this to be done immediately, so that any defects that may exist in these excluded areas of the complex that were not inspected by us, can be identified and made known to you, so that you can factor this in as part of your due diligence on the potential property purchase. It is also very strongly recommended that you make immediate contact with the relevant body corporate, and request of them in a formal manner, all details in relation to any known problems that the complex may have and/or any levies or costs that may arise in the future you will be asked to contribute for.

20.6.6.3 Maintenance for Structures of Heights over 1 Meter

For any structure that is in place at the property, where there is a drop of over one meter or more from the floor level of the structure itself to the ground below you must ensure regular inspections are carried out on the structure (at least every six months or less). This will provide an ability to ensure that any deterioration of materials e.g. corrosion and decay or any other defect that might arise can be identified and rectified immediately to ensure the best safety levels are in place for the structure and uses of same. There must be absolutely no complacency in relation to ensuring the most optimum safety measures are in place for the users of the property and that these are continuously inspected and maintained to ensure the safety levels are kept to the best possible standards.

20.6.6.4 Engage Arborist for Advice on Trees

In all cases relating to the presence of large trees and their root systems, you must immediately obtain further specialist advice of an arborist, or other botanical expert, as to the condition and stability of the current trees on the block, and the affect they may have on the footing system for the structure.

This should also include trees not only on subject land, but also on the neighbouring blocks/land, which are still capable of having an impact to subject residence and can also present a safety risk to people during storm events and in the event of a tree or part of the tree collapsing.

20.6.6.5 Disclaimer for all information provided relating to Insulation

The Consultant is not obliged to report or comment on any matters whatsoever in relation to insulation at the property. This includes, but is not limited to, what type of insulation may be present, whether or not insulation is at all present, whether or not it may be partially present and any other matter that relates to insulation. In order to provide a better level of the minimum requirements within the Australian Standards the consultant is providing comments in relation to this area of the property but is doing so only on the basis of our disclaimer DIOMR and your indemnity provided to us pertaining to that disclaimer. You must not rely on any comments or observations that may be made by the consultant in relation to the ceiling void area and insulation, unless these are categorised as "Defects" or relate to restricted access or health and safety.

Where the consultant does not have full visual access to all areas (for almost every ceiling void inspection we carry out), it should not be assumed that if insulation is complete and present in all areas of the void. In some cases, insulation can be visually present in some areas of a ceiling void but not present where the consultant can't visually access. Only further inspections, involving invasive inspection techniques, could confirm this and we recommend this be done if visual inaccessibility is encountered during the inspection.

Most forms of insulation e.g. "Batts" can be placed and removed at any time and whilst it is unlikely to be removed there can be situations when this can occur. It is not uncommon to find that insulation can be placed in voids by owners/tenants/occupants for their own comfort and the same is later removed when vacating the premises. Insulation which may be present at the time of this inspection, may not be subsequently present. As this is a "Defects" inspection, any comments in this regard are an added customer service only.

20.6.6.6 Disclaimer for all information provided relating to Plumbing

Further to our disclaimer given just before the commencement of Item 10, you must not act or rely on any advice we provide you within Item 12 and any comments we make in this area of report are subject unconditionally to your indemnity and our disclaimer DIOMR. Our Duty of Care demands we recommend you immediately engage a licensed QBCC Plumber and/or 'Drainage' contractor, so they can carry out a full audit of the property in this area that will enable you to receive information that you can act and rely on.

For any defects identified within the Item 'PLUMBING', we also have a legal obligation to recommend that in conjunction with the recommendation above, the contractor also provides you further advice about these identified areas and particularly on any rectification needed and costs associated. This should clearly be done prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract.

It is important for you to be aware that it is not the role of the consultant, or our inspection, to determine costs for any issue identified. It is on this basis our recommendation for you to arrange further investigations and have more invasive analysis of the areas we have identified is made.

20.6.6.7 Disclaimer for all information provided relating to Electrical

Further to our disclaimer given just before the commencement of Item 10, you must not act or rely on any advice we provide you within Item 10. All comments we make in this area of the report are completely subject to your indemnity given to us and the terms of our disclaimer DIOMR. Our Duty of Care demands we recommend you immediately engage a suitably qualified and licensed electrical contractor, so they can carry out a full audit of the property in this area that will enable you to receive information that you can act and rely on.

For any defects identified within the Item 'ELECTRICAL', we also have a legal obligation to recommend that in conjunction with the recommendation above, the contractor you engage also provides you further advice about these identified defects, particularly on any costs that may be required for rectification. This should clearly be done prior to going unconditional on the purchase of the property, in relation to the times stated on the building and pest inspection clause of the purchase contract.

It is important for you to be aware that it is not the role of the consultant, or our inspection, to determine costs for any issue identified. It is on this basis our recommendation for you to arrange further investigations and have more subjective analysis of the issues or defects we have identified is made.

20.7.2 Further Roof Exterior Inspection - Multi level and completely inaccessible

As detailed in the Item above (Inaccessibility Issues) the roof cladding area was entirely inaccessible, as there was absolutely no visual access possible whatsoever. This is predominantly as there was no safe, or visually accessible access, to the roof cladding area.

Clearly, this is far from desirable, as it leaves open the potential for some defects of magnitude and potentially involving significant rectification and cost to be present but not able to be reported on, through no fault of the consultant. In view of this, we are legally bound to recommend that you immediately arrange for another inspection to be carried out, which is of an unimpeded nature and that provides full visual access to the roof area. By doing this it would provide the best conditions for an inspector to accurately inform you about the roof's condition, and any issues which may be present. For subject residence, it would be a requirement to have fall protection in place, so that compliance is adhered to in relation to state law and the best safety measures are in place for the inspector.

All roof inspections carried out must comply with state legislation, in particular the Workplace Health and Safety Act.

21.0 Consult an Air-Conditioning Technician

Further to the disclaimer and any independently made recommendations that may be listed throughout the report, you should immediately engage the services of an appropriately qualified and licensed QBCC contractor to advise you further about the operational capacity and efficiency of any air conditioning unit(s) at the property. Clearly, if the consultant has

identified that a unit or units did not activate when remotes were used or could not be tested for any of the reasons listed in the air conditioning section above, this recommendation should be considered as being of a critical importance to act on. Only by doing this could you receive the right kind of information to enable you to make the best decision and be in a position where you could fully identify any defects within the air-conditioning units. Our very simple and brief advice we make about any air conditioning unit(s) at the property must not be mistaken by you as advice you can rely on, or make a decision on in relation to the property purchase and the efficiency of any system that may be in place. You should also make inquiries of the vendor about whether or not they are aware of any historic or current issues with the air conditioning systems.

The hyperlink below titled "Poor Quality of Tiling in Wet Areas" is being provided to you to try and give you a better understanding of the issue being reported on however it is provided subject entirely to the disclaimer also listed as hyperlink below titled Disclaimer for Content in Video Footage. You must Read the disclaimer first, so you are aware under what conditions the video has been provided.

21.2 Obtain Qualified Advice

Further to our disclaimer at the start of Item 11, you must not act or rely on any advice we provide you within Item 11 and any comments we make in this area of report are subject unconditionally to your indemnity and our disclaimer D.I.O.M.R. Our Duty of Care demands we recommend you immediately engage a licensed QBCC Plumber and/or 'Drainage' contractor, so they can carry out a full audit of the property in this area that will enable you to receive information that you can act and rely on. They could also provide you with qualified feedback on any defects we may have identified within this Item and we also recommend you immediately seek clarification and further advice about each of these. A failure to organise this in the timeframes we prescribe, could leave you open to potentially suffering significant costs, in the event you take ownership of the property and issues are discovered at a later stage which could have been identified by a plumber.

21.3 Camera Assessment of Sewer Lines

Most sewer waste pipes are subterranean and it is possible that some defect or issue may be present in these areas, but obviously not visually accessible at our level of inspection. Only occupation of the property and future developments relating to blockages that are subterranean etc. would reveal this. While no visibly identifiable sewer drainage issues were observed at the time of our inspection, this does not mean there may not be a current issue in a concealed area which may arise in the future and require costs to rectify, which in some cases can prove to be the most expensive and very difficult. Our Duty of Care obligations demand that we recommend client immediately arranges for an independent assessment of these sewer waste pipes by way of a camera line inspection and the need for this to be done greatly increases where properties were constructed prior to the 1980s and old clay pipes may be in use. Only these types of invasive inspections can concisely determine the health of the sewer waste pipes. Acting on this recommendation may result in something being detected by the camera which is problematic and will involve significant costs to rectify and this should obviously be done before the property is purchased.

21.4 Inquire of Owner regarding Historic, Current or Known Issues

In all cases, as a proactive measure, you should seek written clarification from the owner as to details pertaining to any surface water drainage problems at the property. There is a significant amount of materials used during the installation of plumbing for residential construction, that are contained in a subterranean environment and/or within floor and wall cavities or beneath insulation in the ceiling void and are consequently visually inaccessible. Only by asking directly of the owner about this could any historic problems, which may be known about but not disclosed and which may also require costs in the future, be identified by you. You should do this in a manner which is immediate and most certainly prior to the expiration of the building and pest clause within the purchase for sale contract on the property.

Thank you for engaging QC's BUILDING SERVICES to carry out this inspection.