Inspection Report

Provided By

BUILDING & PEST SOLUTIONS

Building & Pest Solutions

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Inspection Address

10 Poppy Place, The Gap, QLD

Report Information

Client Information

Client Name	Seller (Withheld)

Inspection Information

Report/Agreement #	041124084206209
Inspection Date:	04 Nov 2024
Inspection Time:	08:42 AM

Building Inspection

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

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

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

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

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

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

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

Areas to be Inspected and Restrictions

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include.

(a) The interior of the building.

(b) The roof space.

(c) The exterior of the building

(d) The sub-floor space

(e) The roof exterior

(f) The property within 30 m of the building subject to inspection.

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important note to the purchaser.

In the event that areas where access could not be gained ie: locked areas or rooms where physical access could not be gained, structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered NIL

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered NIL

SITE

Driveway

Materials

The driveway is concrete.

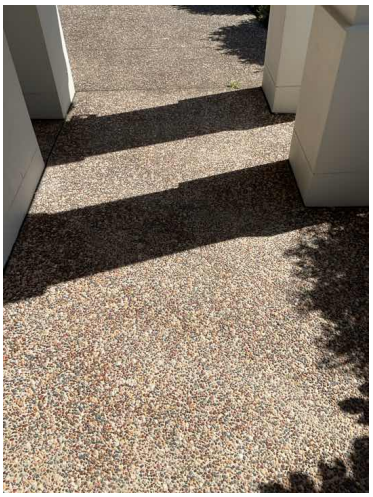
Driveway Condition

On visual inspection, the general condition of the driveway is serviceable.

Paths

Pathways Condition

The paths around the home are in a serviceable condition for the age of this dwelling with no major defects visible.



Fences & Gates

Overall Condition

Of the visible areas, the general condition of the fences and gates is serviceable for the age of dwelling.

Retaining Walls

NOTE

As per Section 3.21 and appendix C6 of Australian Standards AS4349.1-2007 only retaining and landscaping walls over 700mm high shall be inspected.

Retaining walls were only inspected from within the boundary. Retaining walls that are not visible from within the boundary have not been inspected. Permission from adjoining properties should be obtained for these areas to be inspected.

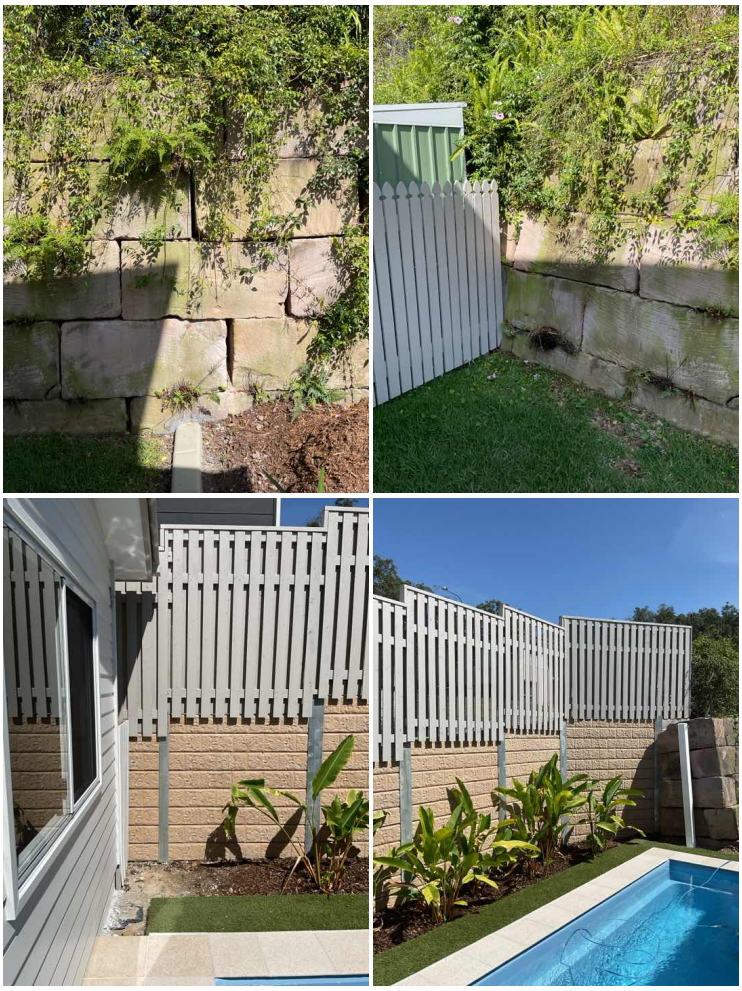
Material

The retaining all is a concrete block construction.

The retaining wall material is stone.

Overall Condition

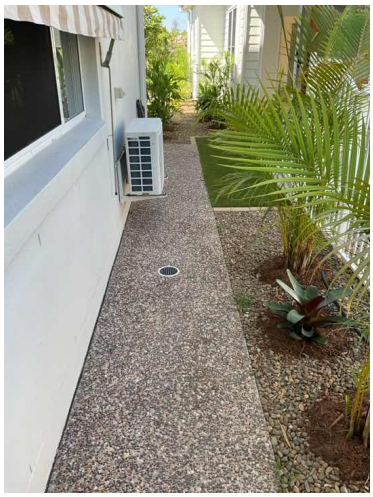
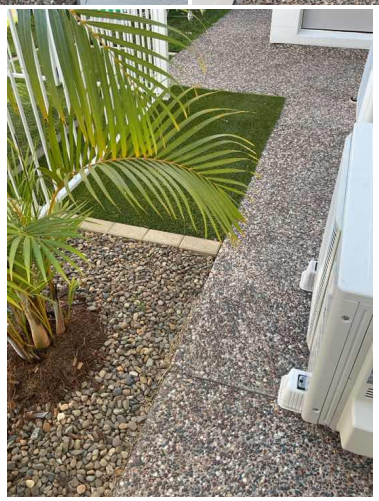
Of the visible areas, the general condition is serviceable or in reasonable condition for age of dwelling.



Surface Drainage

Drainage Findings

There was no visible evidence of excess ponding or fall towards the property walls at the time of the inspection. Regardless, it is difficult to ascertain in dry conditions and it is therefore recommended that you assess same after a rainfall period to be able to sufficiently ascertain if any problems exist in this regard. If water is ponding around perimeter walls and paths or appears to be flowing into the footings/foundations you must have assessed by a qualified plumber or landscaper.

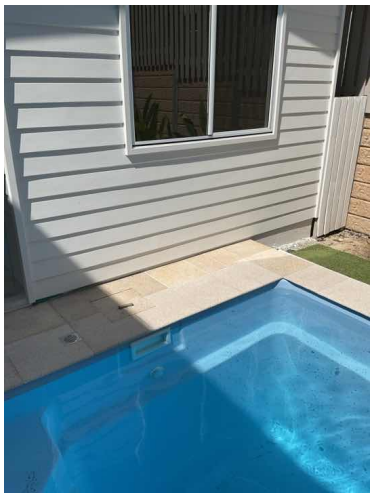
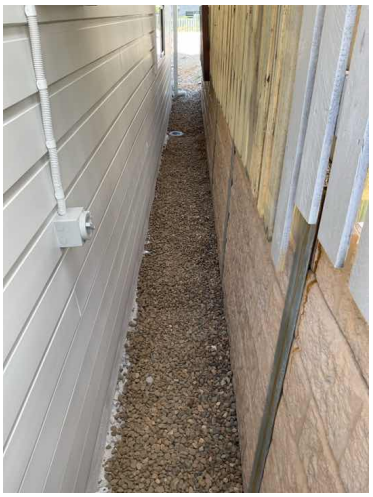
Drains

No evidence of slow or blocked drains at the time of inspections.

Granny Flat

Granny Flat Condition

The shed is in fair usable condition.

Shed

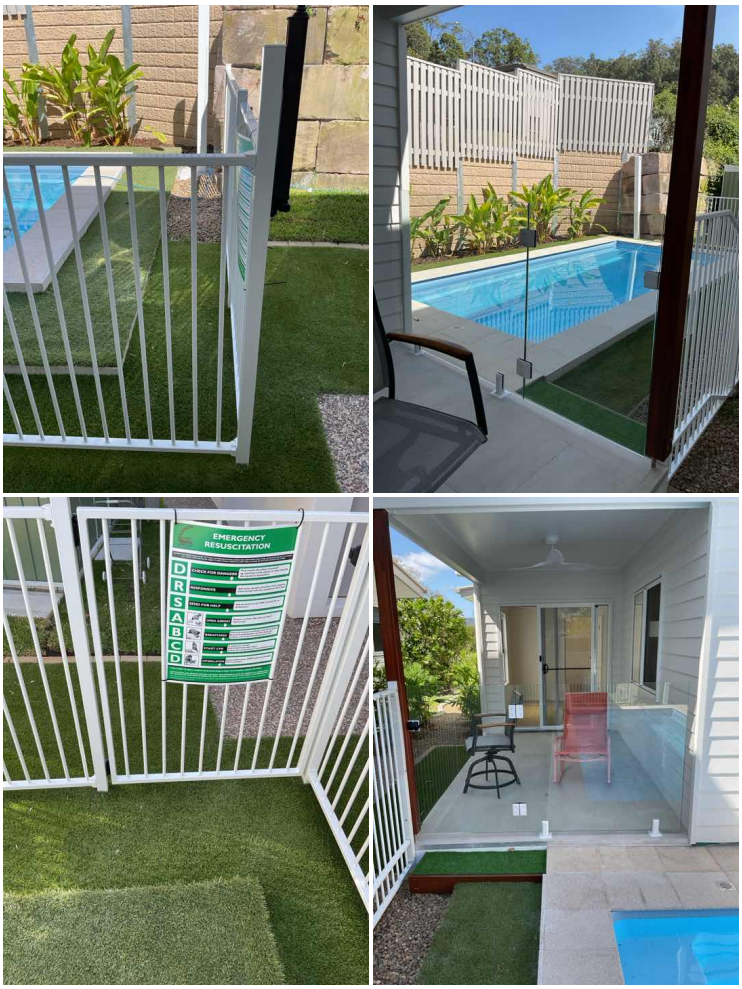
Shed Condition

The shed is in fair usable condition.

Pool Fence & Signs

Pool Fence

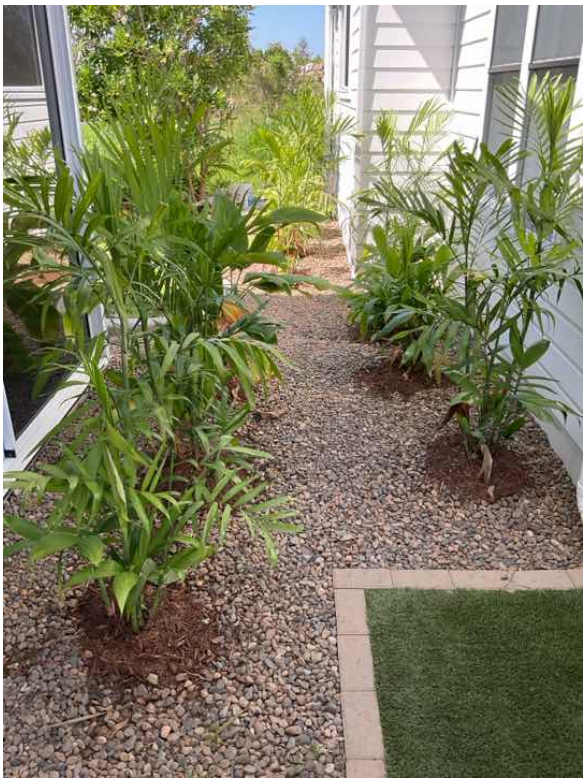
Pool fence and signage were sighted.



Trees

Tree Findings

Trees are close to the dwelling. These currently do not appear to have caused any defects/wall cracking.
Recommendations: Engage a qualified arborist to carry out an assessment on potential issues.



ROOF AND GUTTER

Roof Covering

General Disclaimer

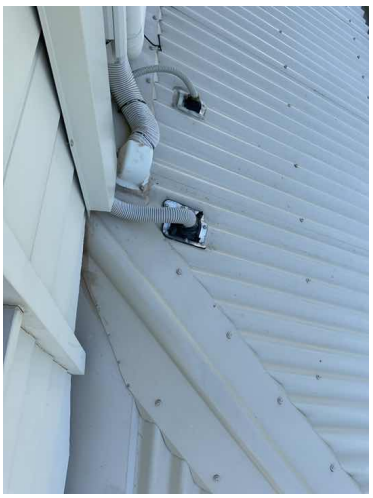
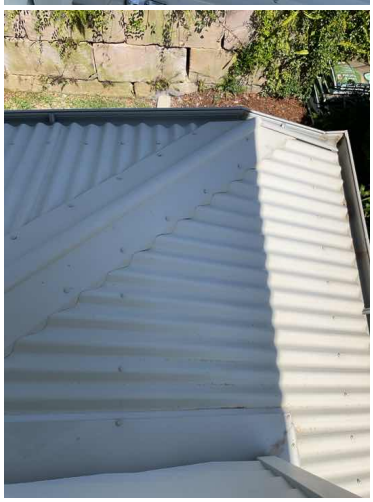
Refer to Section 2C of the Terms And Conditions section of this report

Roof Covering Type

Metal roof cladding

Overall Condition

Of the visible areas, the general condition of the roof is in serviceable condition for the age.
Note: In the absence of rainfall there is no guarantee that the roof won't leak.

Guttering

Gutter Findings

All visible and accessible of the physical nature of the guttering system appears to be in a serviceable condition with no apparent defects at the time of inspection. In the absence of prolonged rain fall efficiency of the guttering can not be assessed and you may find that further investigation or repairs maybe required. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

Downpipes

Downpipe Findings

On visual inspection no apparent defects were noted to the down pipes and are considered serviceable, however no comment can be made with regard to blockages or connections to stormwater or functionality in the absence of rain. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

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

System Location

The hot water unit is located outside.

System Type

The hot water unit is a gas instantaneous system.

System Make

The make of the hot water unit is rinnai.

System Capacity

Unable to determine , no label

System Year of Manufacture

2022

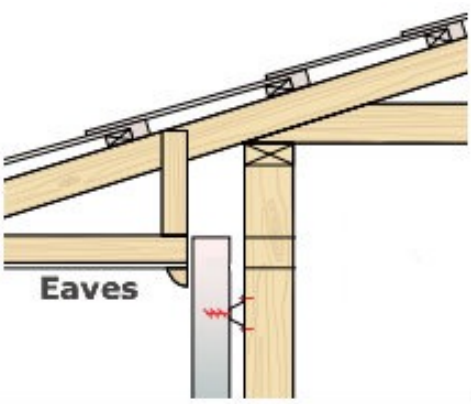
Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

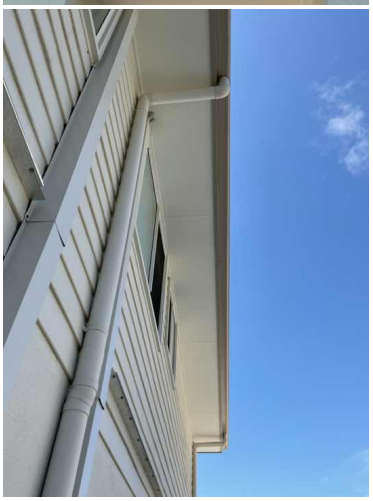
EXTERIOR

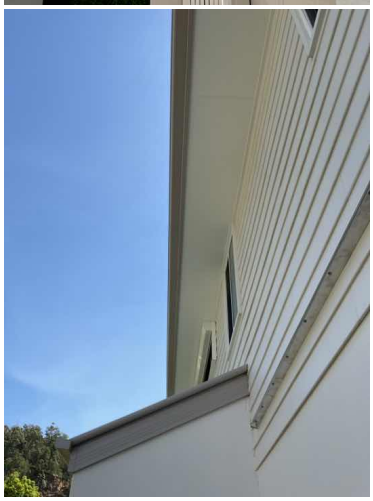
Eaves

Eave Condition

The soffit lining (eaves) are in a serviceable condition with no notable defects.







External Door Components

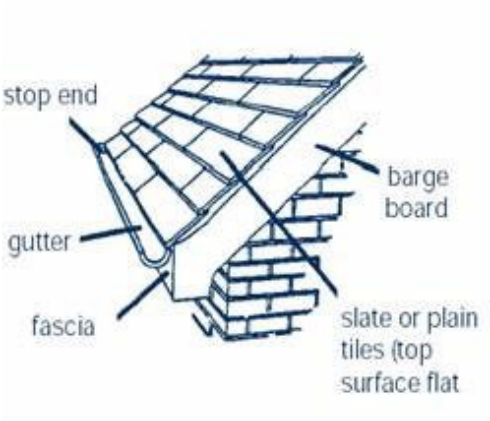
Door Findings

On Visual Inspection the external condition of the doors is serviceable.

Fascia and Barge Boards

Condition

On visual inspection, the general condition of the fascia/barge boards is serviceable.



Walls

General Disclaimer

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

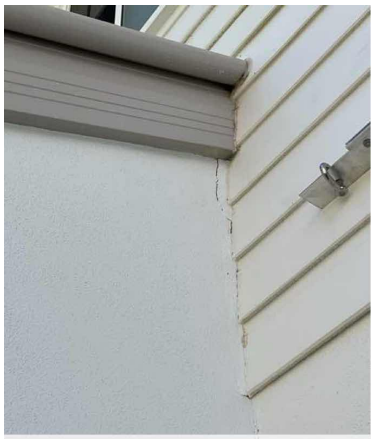
Exterior Wall Material

Hardie plank.

Rendered masonry.

Condition

On visual inspection, the general condition of the exterior walls is serviceable for the age.



Minor crack in render. Typical.

Windows

General Disclaimer

Please refer to section 2D of the Terms And Conditions Section of this report

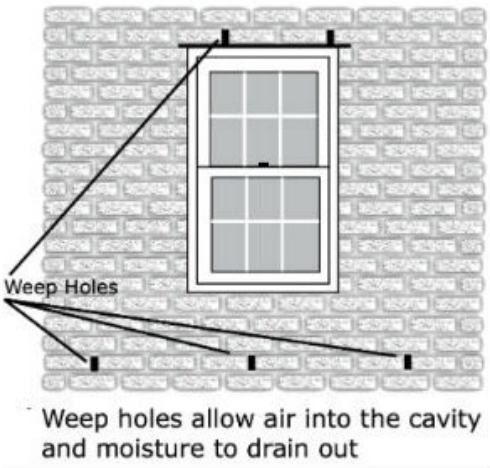
Overall Condition

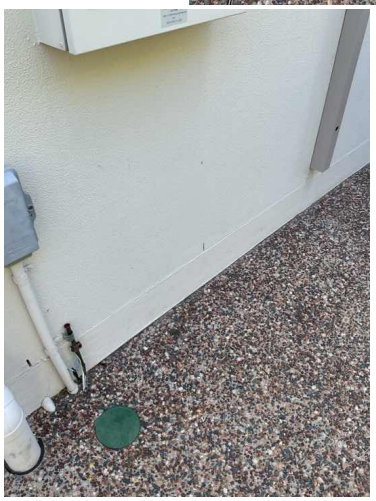
On visual inspection, the general condition of the windows is serviceable for the age.

Weep Holes and Ventilation

Findings

The weep holes are unobstructed .





GARAGE - CARPORT

Garaging

Type

Attached garage.

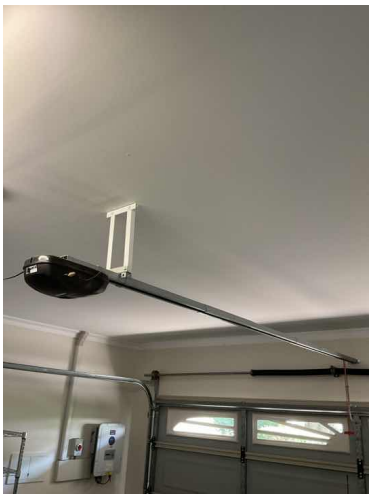
Areas Restricted

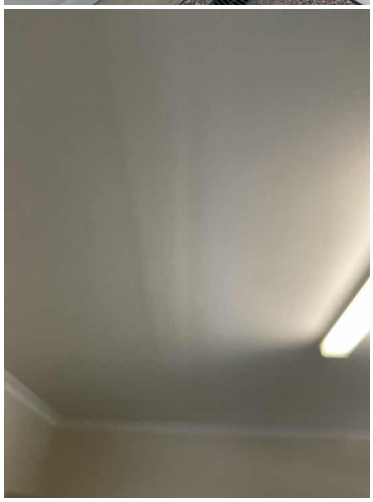
All areas of the garage could be inspected.

Stored items restricted a full and thorough inspection of this area. Defects may exist in the obstructed and inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection as there may be timber pest activity, damage or defects. Note: Where vehicles and storage has restricted a full inspection it is advised that this area be cleared so a full and unobstructed inspection can be carried out.

Overall Condition

From the visible and accessible areas, the garage appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.





STAIRS- PERGOLA- BALCONIES-DECKS

Balcony Findings

Overall Condition

Though we are not structural engineers the balcony/s appear to be in a serviceable condition.

General Disclaimer

Please refer to section 2H of the Terms And Conditions section of this report.

INTERIORS

Doors

General Disclaimer

Please refer to section 2F of the Terms And Condition section of this report

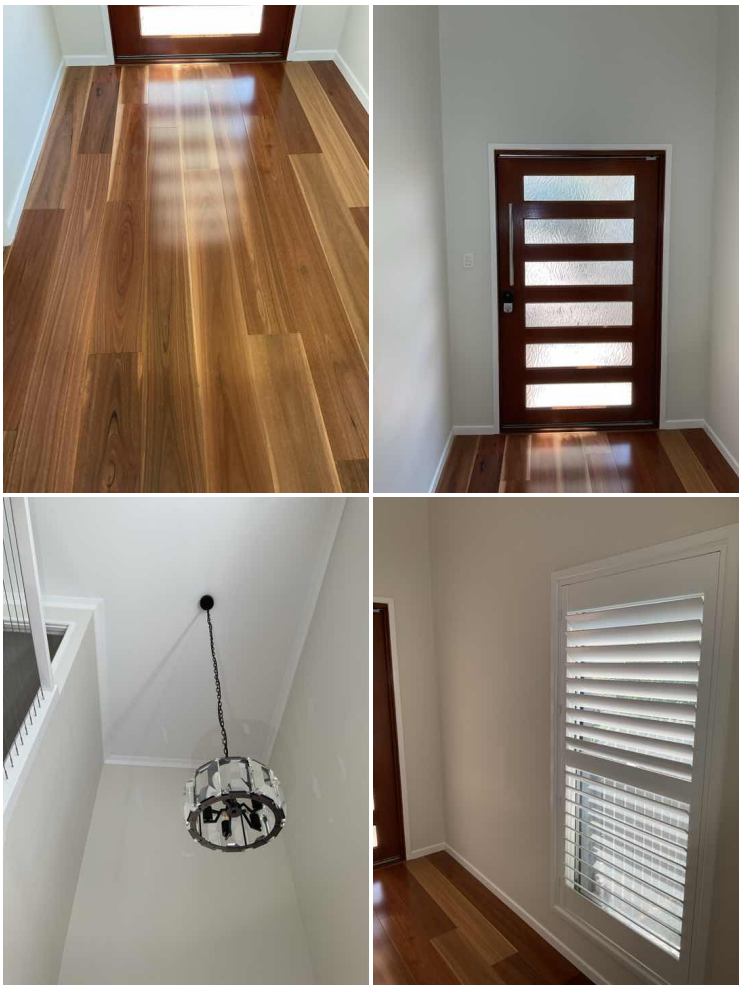
Front Entry Doors

The doors are in serviceable condition with no notable defects observed.

Entry Foyer

Overall Condition

From the visible and accessible areas, this area appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Living Room

Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Living Granny Flat

Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Dining Granny Flat

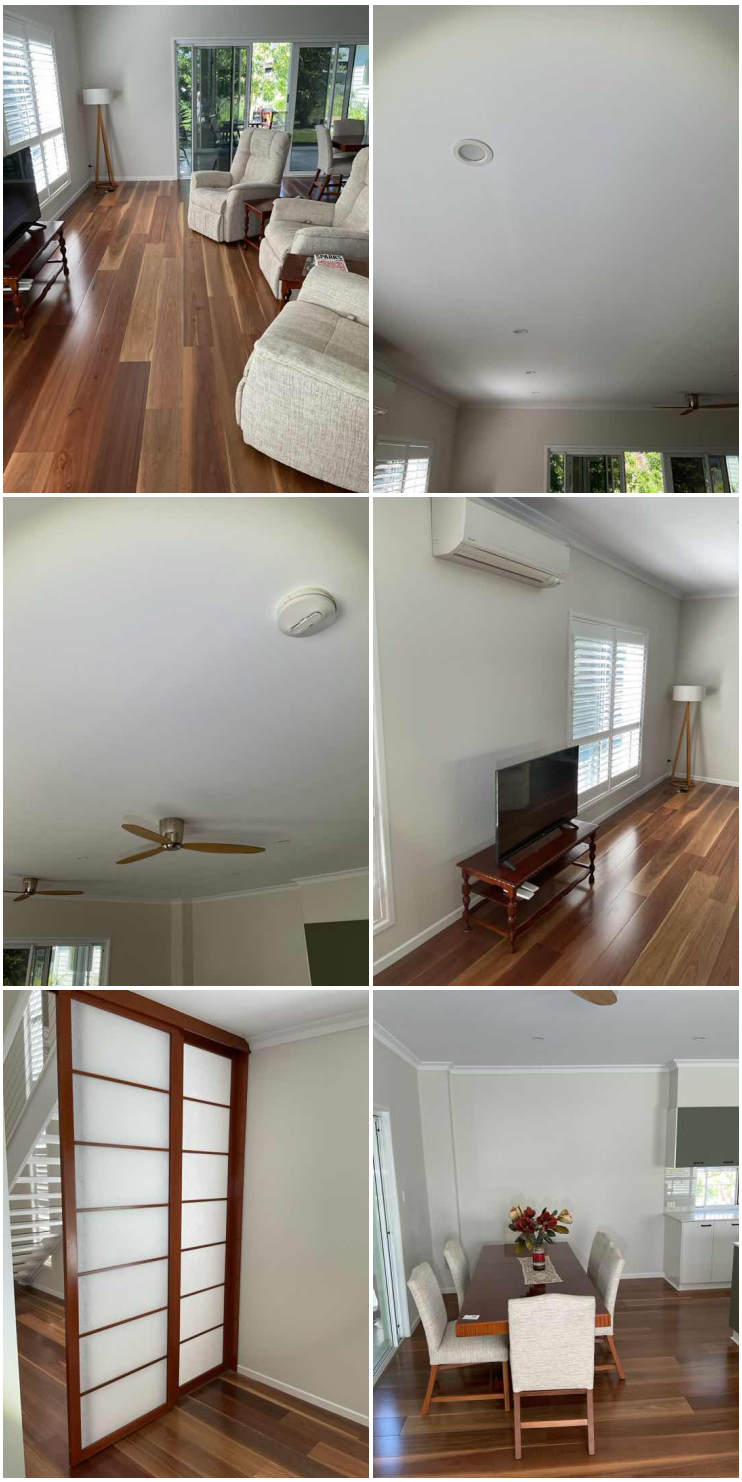
Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Combined Living & Dining

Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Sunroom

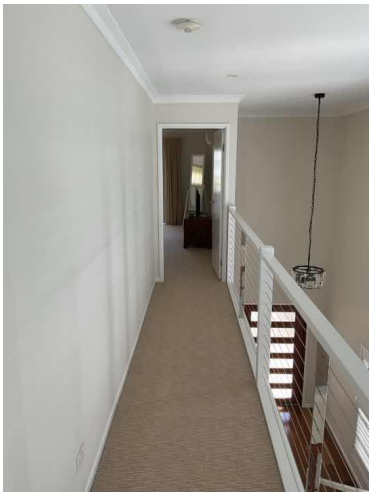
Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Hallway/s

Overall Condition

From the visible and accessible areas, the hallways/ appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



Internal Stair Case

Condition

The internal staircase and components appear to be in a serviceable condition for the age with no notable defects sighted.

Upstairs Leisure Room

Overall Condition

From the visible and accessible areas, this room appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Smoke Alarm

Was a Smoke Alarm Fitted

Yes a smoke alarm was sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

Bedroom 1

Overall Condition

From the visible and accessible areas, this bedroom appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Bedroom 1 Granny Flat

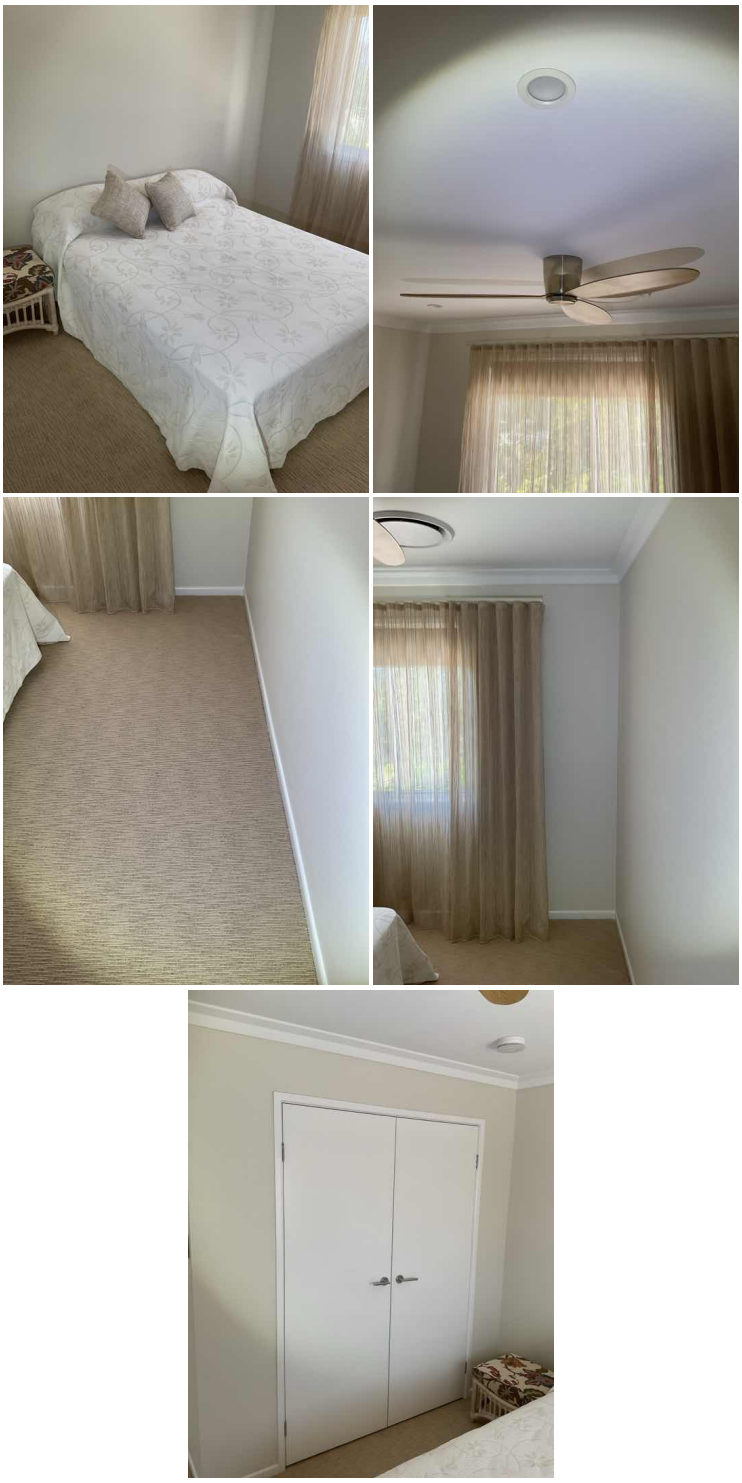
Overall Condition

From the visible and accessible areas, this bedroom appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

Bedroom 2

Overall Condition

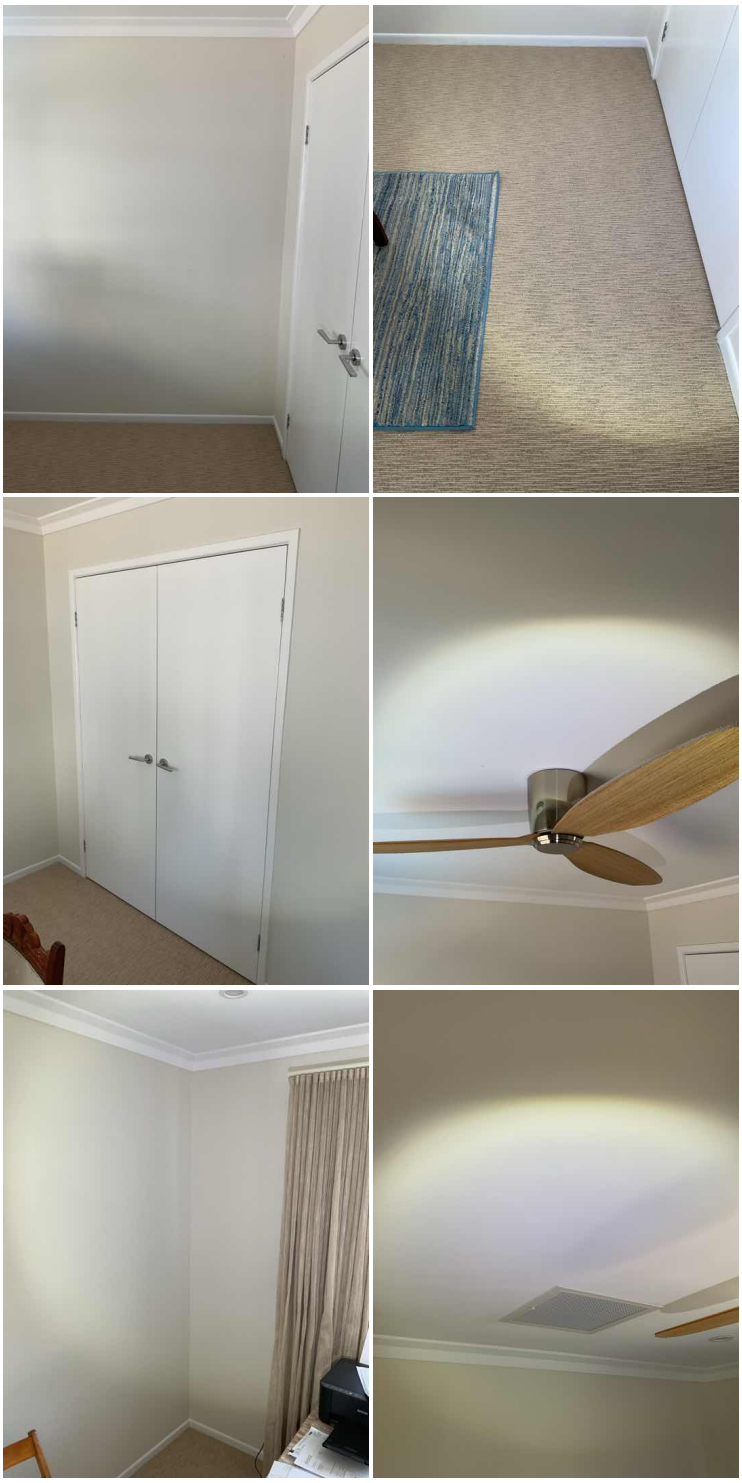
From the visible and accessible areas, this bedroom appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

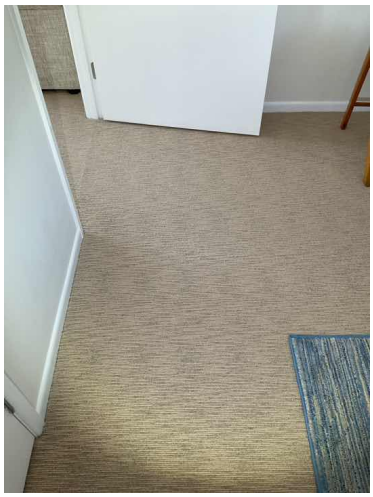


Bedroom 3

Overall Condition

From the visible and accessible areas, this bedroom appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.





Bedroom 4

Overall Condition

From the visible and accessible areas, this bedroom appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.

BATHROOM(S)

Powder Room

Location

This bathroom is located in the upper level.

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

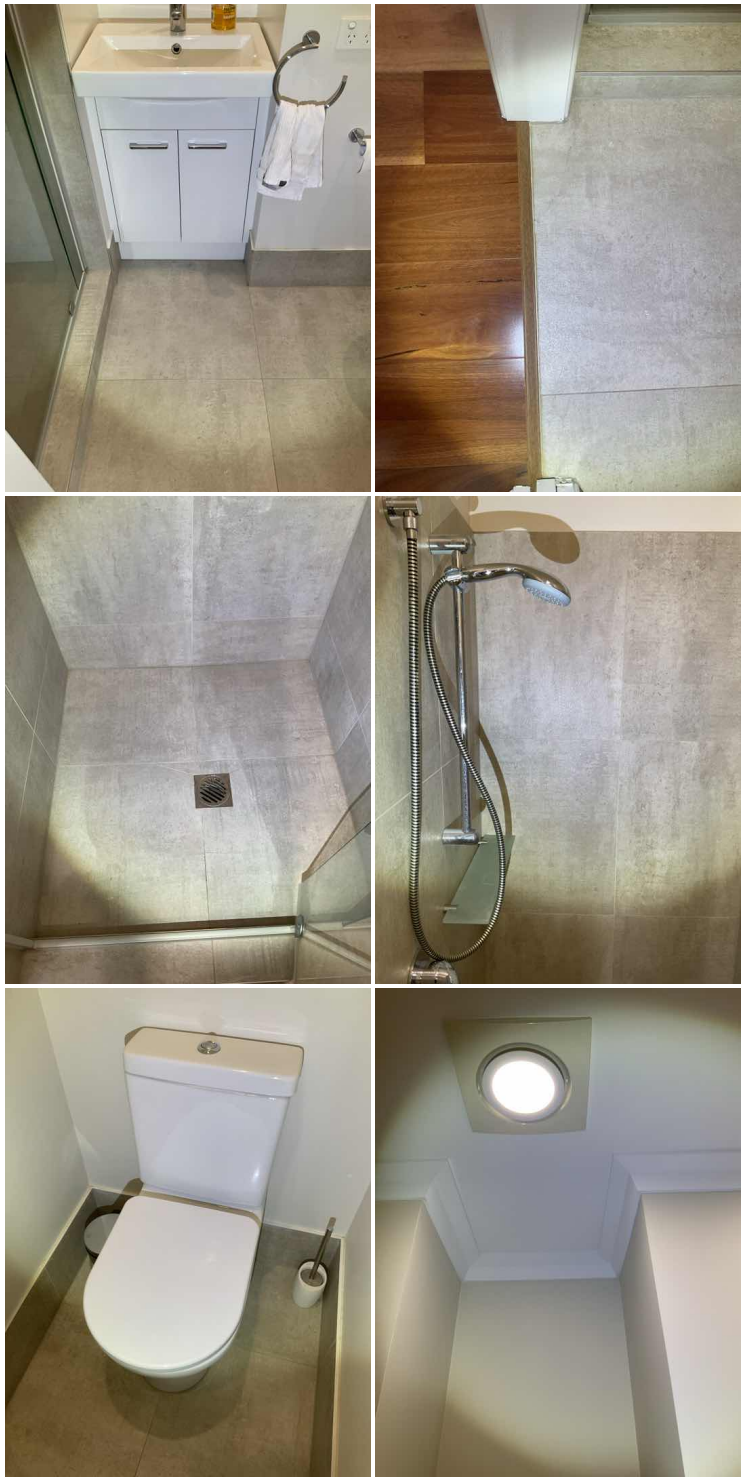
Bathroom 1

Location

This bathroom is located in the lower level.

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.



Important Disclamer

Refer to Section 7 of the Terms And conditions section of this report with regard to all Bathrooms.

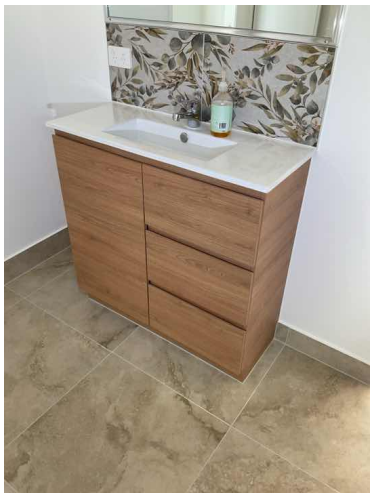
Bathroom 1 Granny Flat

Location

This bathroom is located in the Granny flat.

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.



Bathroom 2

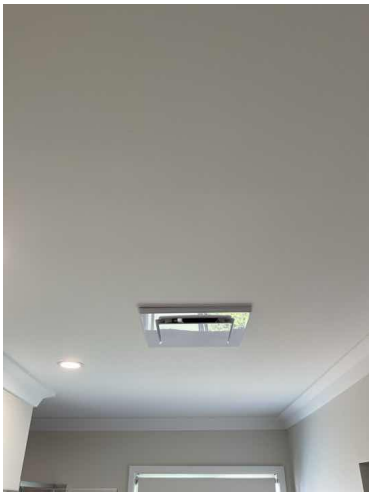
Location

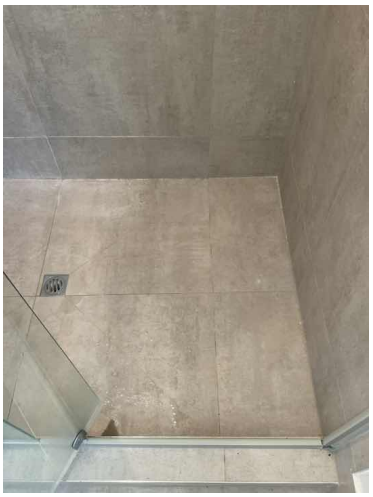
This bathroom is located in the master bedroom.

This bathroom is located in the upper level.

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.





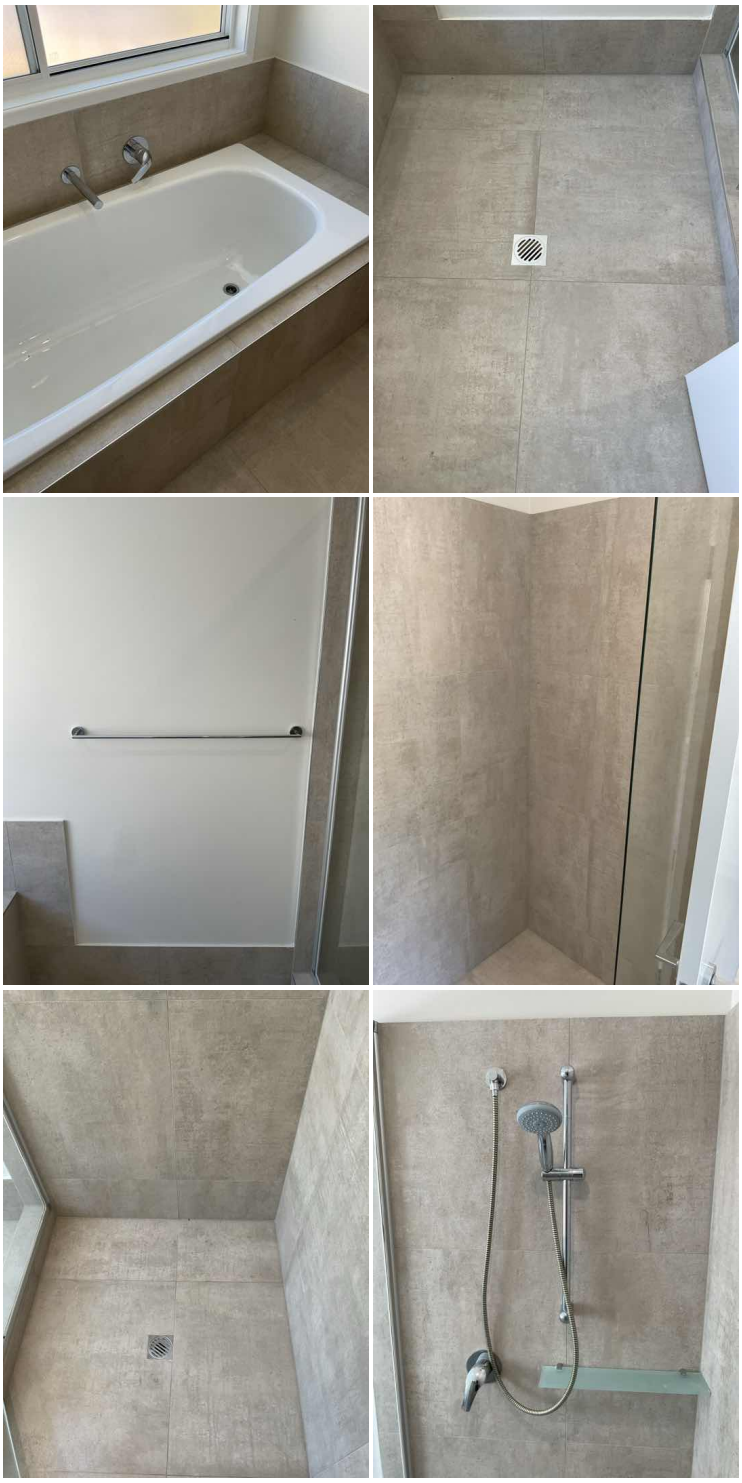
Bathroom 3

Location

This bathroom is located in the upper level.

Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.



KITCHEN & LAUNDRY

Kitchen and Pantry

Overall Condition

Of the visible areas, the general condition of the kitchen is serviceable or in reasonable condition for age of dwelling.

Kitchen and Pantry Granny Flat

Overall Condition

Of the visible areas, the general condition of the kitchen is serviceable or in reasonable condition for age of dwelling.

Laundry

General Disclaimer

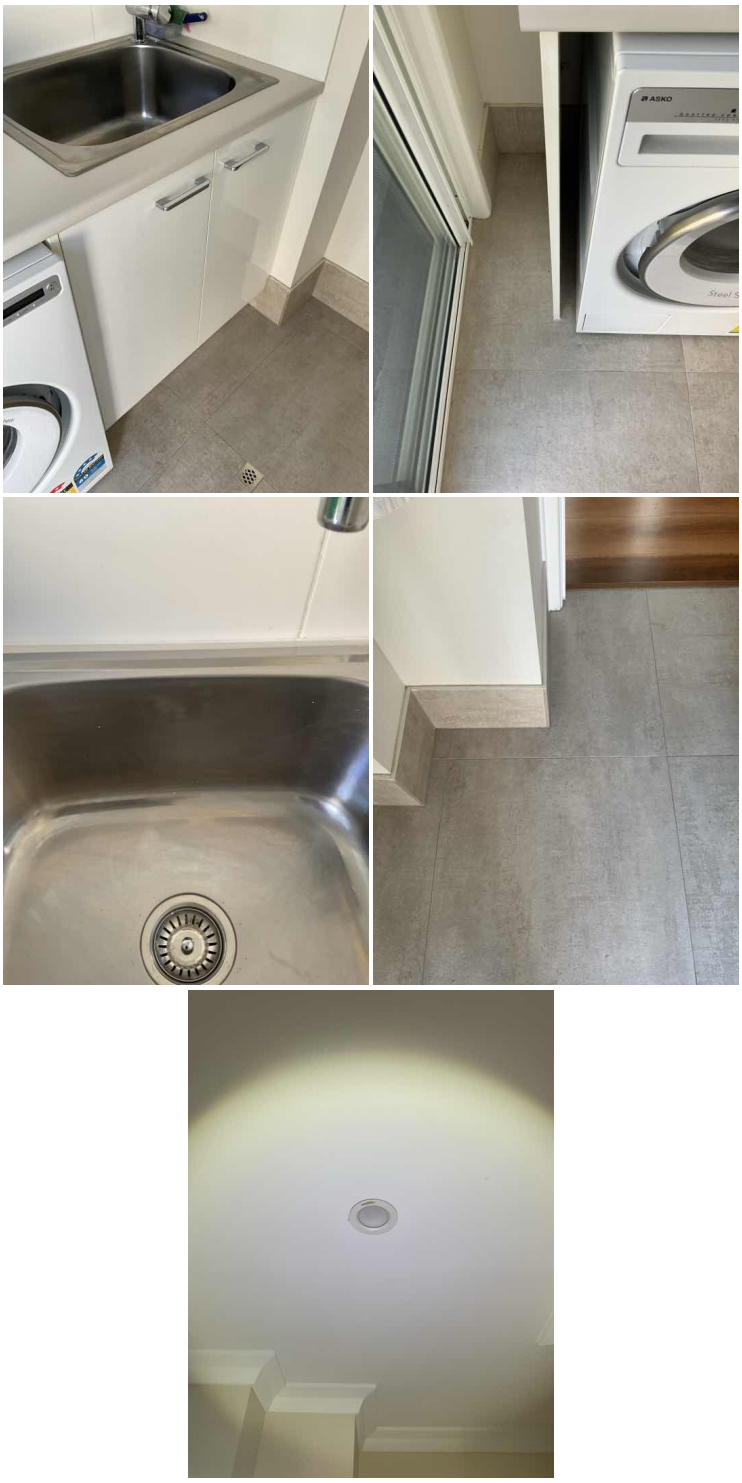
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Restrictions

Appliances and the like restricted a full visual inspection.

Overall Condition

Of the visible areas, the general condition of the laundry is serviceable or in reasonable condition for age of dwelling.



Laundry Granny Flat

Restrictions

All areas in the laundry were able to be visually inspected.

Overall Condition

Of the visible areas, the general condition of the laundry is serviceable or in reasonable condition for age of dwelling.

ROOF VOID

Roof Void Findings

General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

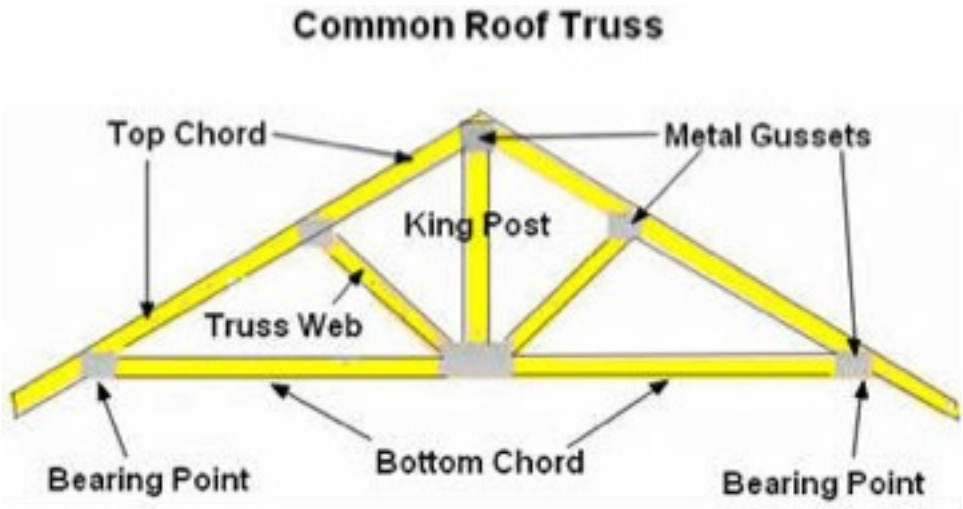
Restricted Areas

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

Truss Webbing

Roof Frame Type

The roof frame is a truss timber frame.



Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.

Insulation

Type

The roof space is insulated with fibreglass batts.

The roof space is insulated with reflective fibreglass batts under the roof cladding.

Condition

Where visible and accessible, the insulation appears to be in a serviceable condition.

Sarking

sparking is not Installed.

Sarking, a flexible membrane positioned beneath roof tiles, functions as a shielding layer akin to a second skin. Enhancing insulation efficiency, it safeguards against elements such as storm-driven rain (Leaks), dust, condensation, and embers during bushfires.

CONCLUSION

Condition Of Inspected Structure

Overall Condition

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

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

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

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

General Maintenance and Upkeep of This Property

The general maintenance and upkeep of this property is considered: ABOVE AVERAGE

The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered **NIL**

The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered **NIL**

The Overall Condition Of This Dwelling

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

PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Building Type

The structure is a residential house.

Construction Type

The structure is of brick veneer construction.

The dwelling is clad with Hardi-Plank.

Roof Cladding

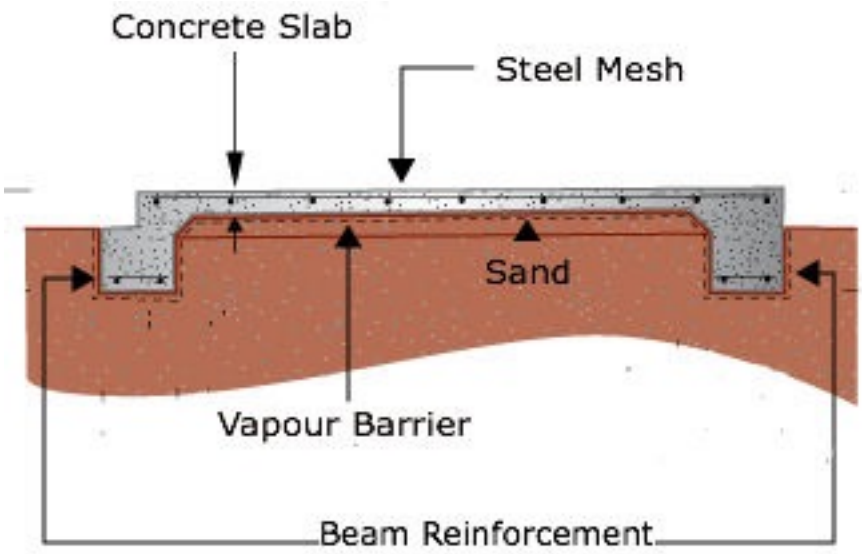
The roof is metal.

Roof Design

The roof is a pitched roof design.

Footings Type

Slab on ground construction.



Storeys
Two storey dwelling.

Property Occupied
The property was occupied.

Property Furnished
The property was fully furnished.

People Present
The vendor was present.

Access and Restrictions

Inspected Areas
Building exterior.

Building interior.

The garage.

Lower level roof exterior.

The Roof void.

The site.

Area Where Inspection Was Restricted
Furniture and belongings restricted full visual inspection of the building interior.

Storage/Vehicles restricted full visual inspection on the garage.

Clearances, ducting and insulation where applicable restricted full visual inspection of the roof void.

Height restrictions, and or safety concerns restricted full and visual inspection of the roof exterior.

Exess vegetation and growth restricted full visual inspection of the site.

Vegetation overgrowth restricted full visual inspection of the fence.

Areas Not Inspected
Second storey roof due to height restrictions.

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects was visible.

inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the inspection or Pre inspection agreement were requested by the client or their legal representatives.

TERMS AND CONDITIONS

The purpose of the inspection is to identify the visible major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

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

DEFINITIONS AND TERMINOLOGY

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

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

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

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

STRATA: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

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

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

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

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

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

BELOW AVERAGE: The building and its parts show some significant defects and/or very poor workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building.

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

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

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

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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

IMPORTANT INFORMATION

This report outlines the scope and limitations of the inspection. It consists of a visual assessment aimed at identifying major defects and assessing the property's general condition at the time of inspection. Cost estimates for rectification work are not included as per Australian Standard AS 4349. For properties within Strata or Company Titles, the inspection is limited to the interior and immediate exterior of the specific residential unit, excluding common areas. It's crucial to conduct a re-inspection if the sale contract becomes binding more than 30 days after the initial assessment. This report is intended solely for the individual named in the CLIENT INFORMATION section, and any reliance on it by real estate agents is discouraged. Additionally, any reported a structural engineer for further assessment and advice should evaluate cracking. Please refer to section 2G for details on Cracking of Building Elements.

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Limitations: This report is based on a limited visual inspection of accessible areas only, following safety protocols and AS4349 guidelines. Its purpose is to advise potential buyers on the property's condition at the time of inspection. While it covers all safe and accessible areas, it does not assess geological, structural, or service system aspects. It's recommended that qualified contractors evaluate electrical, plumbing, gas, and motorized appliances before purchase. The inspection primarily focuses on the main structure and nearby buildings within 30m of the site, including fences.

Safe and Reasonable Access: Inspections were conducted only in areas with safe and reasonable access, as defined by AS4349.1 or AS4349.0. This includes spaces where unobstructed access is provided, adhering to specified clearances being Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder. Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. However, access does not entail removing screws or bolts, using invasive methods, or moving heavy furniture. For roof inspections, specific access dimensions and ladder requirements apply, ensuring safety and compliance.

1) NOT A CERTIFICATE OF COMPLIANCE: This report does not cover every aspect of the building. It aims to identify obvious or significant defects present at the time of inspection. The significance of a defect depends largely on the age and type of the building. It does not serve as a certificate of compliance with any regulations or acts, nor is it a structural report. For structural advice, consulting a structural engineer is recommended.

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

2a) Restricted Areas: Some areas listed in the report may have been inaccessible due to factors like storage, furniture, or limited access. Defects or damage may exist in these areas. Removal of obstacles like ducts or floorboards may be necessary for a thorough inspection, requiring permission from the property owner. We do not guarantee the absence or presence of defects, termite damage, or live termites in uninspected areas. Review the entire inspection report and ensure to contact us with any questions before making a purchase decision.

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

2c) Roof Inspection Limitations: The inspector will not walk on the roof if it's deemed unsafe, which can be due to factors like height, pitch, or slippery surfaces. This limitation may result in hidden defects. The inspector provides an opinion on the overall condition of the roofing material but does not guarantee against leaks. Observing the roof during rainfall is the only sure way to determine its watertightness, which is often not possible during inspections. Therefore, we offer no guarantee against future leaks.

2d) Limitations to Exterior Inspection: This is a visual inspection that examines a representative sample of exterior components, not every occurrence. Geological, geotechnical, hydrological, and environmental conditions are not assessed. Certain features like screening, shutters, fences, and recreational facilities are excluded unless specified. We cannot guarantee that any visible wall cracks will not worsen over time; consult a structural engineer for advice.

2e) Timber framed windows may bind or stick, often due to changes in moisture content. If binding persists, a carpenter may need to make adjustments. While not usually a major defect, binding windows can sometimes indicate footing settlement issues. If fungal decay or deteriorated putty seals are present, the consultant won't operate windows to avoid damage. Sticking or paint-sealed windows won't be forced open. Water leaks around windows can't be assessed without rain.

2f) Carpets, floor coverings, cupboards, and other fixtures, potentially obscuring defects in the flooring or walls may hinder internal inspections. Damage may remain undetected where access is limited or obstructed. Wall condition behind coverings cannot be assessed. This inspection covers only visible areas. Fireboxes, including wood burning units, are not included in this scope; it's advised to test them for assurance before purchase.

2g) **Cracking of Building Elements:** Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building in resting

a) The design of the footings

b) The site landscape and topography

c) The history of the cracks

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

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

0-Hairline cracking, less than 0.1mm,

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

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

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired; 5.0mm -15.0mm,

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

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

2h) For any elevated structure designed for human use, it's imperative to engage an engineer or qualified individual for inspection and to arrange annual maintenance checks. This report does not confirm suitability for specific purposes or capacities. Only a qualified engineer can assess this. The term "structure" encompasses elevated decks, verandas, balconies, handrails, stairs, and play areas. If linings or obstructions hide any structural component, a qualified professional must remove them for evaluation.

3) CONCEALED DEFECTS: This report does not cover: concealed defects, weather-dependent issues like leaks, usage-dependent defects (e.g., shower enclosures), timber pests, gas fittings, common areas, environmental factors, proximity to transportation, noise levels, health and safety, heritage, security, fire protection, site drainage, non-structural swimming pools/spas, illegal construction or plumbing, durability of finishes, neighbourhood issues, document analysis, electrical systems, statutory regulations, or any uninspected areas/items.

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

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report as per AS4349 and are not covered by this report. We strongly recommend a pool expert should be engaged to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.
6) SURFACE WATER AND DRAINAGE: To prevent potential foundation issues, ensure proper drainage away from the house. This inspection does not assess site drainage, as its adequacy can vary with weather conditions. Recommendations are based on conditions observed during the inspection. Consider a smoke test to detect illegal connections or drainage issues.

7) SHOWER RECESSES: Shower areas are visually inspected for leaks, but leaks may only become apparent with consistent use. Ensuring watertightness is not within the scope of this inspection. Proper sealing in bathrooms is crucial to prevent water damage. Ongoing maintenance is essential to address minor imperfections that could lead to water penetration. Shower recesses may be tested for leaks if water is connected, but such tests have limitations and may not detect all issues. The absence of visible leaks during inspection does not guarantee that the shower is leak-free.

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

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

10) RETAINING WALLS: Retaining walls exceeding 700mm in height should have been installed with engineering design and supervision. Such walls on the site were not evaluated in this standard property report. It is recommended to investigate further regarding drainage systems, load-bearing capacity, component sizing, and batter.

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

12) ASBESTOS, MOULD AND MAGNASITE DISCLAIMER: No inspection for asbestos, Mould or Magnasite was carried out at the property and no report on their presence or is provided. Consult with a suitably qualified inspector for these tests

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

14) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property that were obstructed and or concealed, physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

15) DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk.

16) COMPLAINTS PROCEDURE: In case of any dispute or claim regarding the Inspection or the Report, notify us promptly via email or registered mail. We must be granted access to the property within 28 days to investigate fully, and you'll receive a written response within the same timeframe. If unsatisfied, refer the matter to a Mediator nominated by us within 21 days of our response. The cost will be shared equally, or as agreed upon. Failure to comply and initiating litigation will require you to indemnify us against any incurred expenses.

OTHER RECOMMENDED INSPECTIONS

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

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

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

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

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

Smoke Alarm: AS3786 mandates smoke alarms in buildings where people sleep. Consult an electrician for advice on installation or existing alarms.

Contact the inspector: For any queries or clarification regarding this report, don't hesitate to contact the inspector directly. Understanding complex issues or faults can be challenging, we strongly recommend you contact the inspector promptly for assistance and clarification on listed issues before making any decisions based on the report.

The Inspection and Report was carried out by: Adrian Giacoboni
State License Number: 1003171
Insurance Accreditation Number: Rapid Solutions
Contact the Inspector on: 0417007113
For and on Behalf of: Building & Pest Solutions