

Building Defect Inspection Report

To AS4349.0-2007 Inspection of Buildings General Requirements



237 McManus Street , Whitfield

PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of inspection. The inspection and reporting is limited to AS4349.0 - 2007 and the Inspection Agreement.

The report does not include an estimate of the cost for rectification of the Defects.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected

Property Inspected Details:

237 McManus Street
N/A
Whitfield QLD 4870

Contact Details

Inspection Requested By:

237 McManus Street
N/A
Whitfield QLD 4870

Inspection Requested For:

Same as Inspection Requested By

Cost Billed To:

Same as Inspection Requested By

Contact For Access:

Same as Inspection Requested By

Inspection Details

Inspection Date/Time:

07/04/2026 10:00 AM

Persons in attendance:

Client, Timber Pest Inspector

Other relevant comments:

The structure is set on a gently sloping block below street level.

Weather conditions at time of inspection:

Overcast, Intermittent Rain, Sunny

Agreement Details

Agreement Number:

3131

Date of Agreement:

19/03/2026 11:17 AM

Specific requirements and or conditions required:

The inspection has been requested for pre sale usage.

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Inspector Details

Name Of Inspection Firm:

Apex Consultants & Development

Contact Phone:

0424 237 633

Inspector Name:

Michael Frost

Report Prepared Date:

07/04/2026

Incidence of Major Defects

Typical

Incidence of Minor Defects

Typical

Overall Condition (refer to definitions)

Average

Details of possible concealment of defects:

Defects may be present but not commented on in areas which were restricted for inspection.

STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face. 1.1 237 McManus Street , Whitfield Structure type: Queenslander Orientation: East Areas Inspected: Alfresco, Balcony, Bathroom 1, Bathroom 2, Bedroom 1, Bedroom 2, Bedroom 3, Decking, Dining Room, Driveway, Entry, Roof Exterior, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Paths, Patio, Roof Void, Steps, Stairs, Subfloor, Verandah, Walls Exterior, Upstairs Living, Storeroom, Attached Carport Kitchen two Is the building furnished?: Yes
Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing issues and defects present in the property. These issues and defects may only be revealed when the property is vacated. A further inspection is strongly recommended in this case.
Construction type: Timber framed, Timber frame-cladding, Metal post, Slab on ground, Concrete Block Pier type: Steel, Masonry, On concrete slab Flooring type: Concrete Slab, Tongue and Groove Strip Tile and manufactured floor coverings. Verandah: Location: East, West Patio: Location: West Balconies: Location: East, West Decks: Location: East, West Roof Structure/s: Pitched with Skillion Areas Roof covering/s: Metal Pool present: Yes Are Smoke Detectors Installed: Yes
Number of smoke detectors: 6
Location of smoke detectors: Bedroom 1 , Bedroom 2, Hallway, Lounge room enclosed sub floor rooms.
Recommendation: All smoke detectors should be tested for serviceability and compliance. Are Residual Current Devices (RCDs) Installed: Yes
Number of RCDs: 8
Location of RCDs: Internal sub board located in sub floor area.
Recommendation: All RCDs should be tested for serviceability and compliance.

General Comments:

The structure appears to require some maintenance and repairs as outlined in report. Whilst some of the defects identified can be typical for a residence of this age it is still strongly recommended to make the identified repairs and implement a more intensive maintenance schedule to ensure the future serviceability of the dwelling.

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.	Not Applicable
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Access Issue 1. - Bedroom

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Bed, Heavy Furniture, Personal Items



Image of stored goods.



Image of stored goods.

Access Issue 2. - Casual Room

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Chairs, Couch, Desk, Heavy Furniture



Image of stored goods.

Access Issue 3. - Roof Void

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Pitch, Roof Frame, Sarking



Image of roof void, pitch and vapour barrier restrictions.

Access Issue 4. - Roof Void

Access Issue Type:

Restricted Access

The inspector has made a reasonable visual assessment of that area within the limitations identified.

Reason(s) Why:

Access Point Not Usable



Image of sealed access point.

Defect 1. - Exterior

Defect Location:	West Side
Defect Summary:	Balconies
Type of Defect:	Damage
Description:	Decay to joists, Decay to decking Corrosion observed to steel posts.
Ongoing Consequence:	Water ingress to building, Damage to support elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Carpenter, Painter



Image of balcony.



Image of corrosion effecting steel posts.



Image of damage to joists.

Defect 2. - Subfloor

Defect Location:	North, East
Defect Summary:	Piers and Foundation Walls
Type of Defect:	Material deterioration, Operational
Description:	Lateral damp observed in exterior sub floor walls.
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Builder



Image of moisture effected sub floor wall.

Defect 3. - Interior

Defect Location:	Bathroom 2
Defect Summary:	Vanity/Basin
Type of Defect:	Damage
Description:	The vanity is swollen due to water damage
Ongoing Consequence:	Water ingress will affect the serviceability of the vanity
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Carpenter



Image of bathroom vanity.



Image of moisture damaged vanity Timbers.

Defect 4. - Subfloor

Defect Location:	North, South
Defect Summary:	Missing Ant Shield
Type of Defect:	Operational
Description:	Ant shields incomplete in areas of sub floor.
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter.



Image of missing ant shields.

Defect 5. - Subfloor

Defect Location:	South
Defect Summary:	Piers and Foundation Walls
Type of Defect:	Material deterioration
Description:	Cracking observed to masonry piers.
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	Serviceability cracking
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Builder



Image of damaged pier.

Defect 6. - Subfloor

Defect Location:	West
Defect Summary:	Floor Framing
Type of Defect:	Operational
Description:	A small number of tie down points are not secured.
Ongoing Consequence:	Floor may begin excessive bounce
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



Image of incomplete wall tie down point.

Defect 7. - Exterior

Defect Location:	West Side
Defect Summary:	Balconies
Type of Defect:	Operational
Description:	Handrails appear to be low
Ongoing Consequence:	Personal injury, Personal injury
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



Image of non compliant handrails.

Defect 8. - Roof Exterior

Defect Location:	North Side
Defect Summary:	Eaves Fascia and Barges
Type of Defect:	Material deterioration
Description:	Evidence of water ingress
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



Image of moisture effected eave section.

Defect 9. - Interior

Defect Location:	Bathroom 1
Defect Summary:	Taps
Type of Defect:	Operational
Description:	The taps are leaking
Ongoing Consequence:	Damage to surrounding elements
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Plumber



Image of leaking basin tap.

Defect 10. - Interior

Defect Location:	Bedroom 1
Defect Summary:	Timber Floor - Dampness and/or Damp Damage
Type of Defect:	Damage, Safety hazard
Description:	Termite damage observed in flooring.
Ongoing Consequence:	Ongoing deterioration of the floor boards
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter

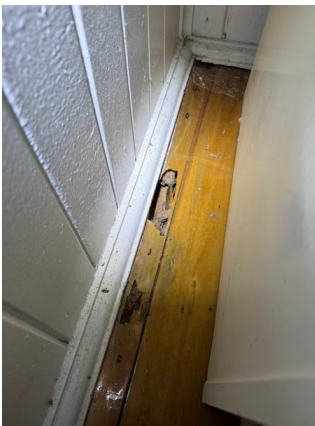


Image of damaged floor.

Defect 11. - Interior

Defect Location:	Bedroom 2
Defect Summary:	Wall Dampness and/or damage
Type of Defect:	Damage
Description:	Termite damage observed to wall and window sill timbers.
Ongoing Consequence:	Deterioration of wall and adjoining finishes
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Carpenter



Image damaged window sill timbers.

Defect 12. - Roof Exterior

Defect Location:	East Side
Defect Summary:	Roof Coverings
Type of Defect:	Operational
Description:	A small section of roof was spongy approximately 1 meter below ridge line.
Ongoing Consequence:	Damage to roofing members
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. Building Professional Required: Carpenter

Observation 1

Area Location:

Various internal locations

Description:

Internal walls and woodwork have wear and tear observed and consultation with painting professional advised to make required touch ups and adjustments.



Image of wear and tear to internal doors, consultation with painting professional advised.



Image of wall wear and tear. Consultation with painting professional advised



Image of internal door jamb requiring additional protective paint coverings.



Image of wall wear and tear. Consultation with painting professional advised.

Observation 2

Area Location:

Kitchen

Description:

Kitchen serviceable at time of inspection. Wear and tear typical of a kitchen of this age was observed including laminate deterioration and basic adjustments required.



Image of kitchen.



Image of laminate wear and tear.

Site Defect 1. - Fencing (general)

Type of Defect:	Material deterioration, Operational
Direction:	West
Description:	Moderate timber decay present in fencing timbers.
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	Not Applicable
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Carpenter



Image of site fencing.



Image of decay effecting fencing Timbers.

Site Defect 2. - Paths and Driveways

Type of Defect:	The driveway has subsided
Direction:	South
Description:	Material deterioration, Operational
Ongoing Consequence:	Further deterioration
Opinion of Cracking:	Serviceability cracking
Building Professional:	Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
	Building Professional Required: Concreter



Image of driveway cracking.

Site Observation 1

Area Location:	Exterior drainage
Description:	Due to dry weather conditions at the time of the inspection an opinion on site drainage could not be formed , it is recommended that allowance be made for site drainage improvements and maintenance moving forward



Image of current site condition.

CONCLUSIONS

CRACKING OF BUILDING ITEMS

Important information regarding cracking in masonry and concrete

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

1. (a) The nature of the foundation material on which the building is resting
2. The design of the footings
3. (c) The site landscape
4. (d) The history of the cracks and
5. (e) Carrying out an invasive inspection

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

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

If cracks have been identified in the table below, a Structural Engineering inspection is recommended.

Cracking of Masonry and/or Concrete

Type	Area	Description	Opinion of Cracking
Subfloor	South		Serviceability cracking
Paths and Driveways	The driveway has subsided	Material deterioration, Operational	Serviceability cracking

Definitions

Appearance Defect - Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

Serviceability Defect - Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

Recommendations from the Report

- Carpenter
- Painter
- Builder
- Carpenter.
- Engineer
- Plumber
- Concreter

Other Inspections Recommended

Asbestos, Electrical, Plumbing, Stormwater

SIGNED BY INSPECTOR

Date:

07/04/2026

Signed:



CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be

challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for its intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building of roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to

perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.

1. The minimum space required for inspection is as follows:
 - a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
 - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
 - c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.
2. Not Included in the Scope of the Inspection:
 - a. Common areas of Strata, Company and Community title type properties.
 - b. Timber Pest Activity.
 - c. Presence or absence of mould.
 - d. Identification of ACM (Asbestos Containing Material).
 - e. Identification of flooring containing Magnesite.
 - f. Inaccessible or partly inaccessible areas.
 - g. Areas where access was denied.
 - h. Defects that may have been concealed.
 - i. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
 - j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
 - k. Technical assessment of electrical, gas, plumbing and mechanical installations.
 - l. Site drainage.
 - m. Swimming and Spa Pools.
 - n. Identification illegal building works.
 - o. Breaking apart and/or dismantling.
 - p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
 - q. Removing or moving stored goods and/or personal possessions.
 - r. Impact to the buildings footings when trees are in close proximity.
 - s. Septic tanks.
3. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.
4. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or

1. adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.