



- Pre-purchase / pre-sale reports
- Pre-auction reports
- Special purchase reports
- Completion / handover inspections
- Pest control
- Termite treatments & repairs
- Pool fencing inspections

'working to a standard, not to a clock'

BSA Lic. 1193814 | Qld Health PMT 1001401810 | Licensed Building & Pest Inspector
office. 07 5668 2279 | mobile. 0430 348 963
e. info@auspect.com.au | w. www.auspect.com.au | a. PO Box 1509, Oxenford QLD 4210
ABN 37 035 664 723

Handover Inspection Report

7626 Smith St, Upper Coomera Qld, 4210



INTRODUCTION

Our company has been requested to complete an inspection of the above property and compile a Handover Inspection report on readily visible defects at the time of our inspection. The following statements outline my observations and my opinion of the condition of the dwelling as viewed. It is noted that this report contains an opinion on that which is readily viewable and such can only be relied upon for what can be seen. No opinion or warranty is made on that which cannot be seen. Additional defects may become evident over time & the report is not an exhaustive list of all defects within the building.

The report does not consider any electrical, plumbing, fire services, Security or other electronic systems.

Date of Inspection:

Job No.

Report Requested By (Client):

Name

Address

Phone

Email

Agent N/A

Address of Inspected Property:

Street Address 7626 Smith St

Suburb Upper Coomera, Qld, 4209

Time of Inspection 09:00 AM

Weather Condition at Time of Inspection Dry

Recent Weather Conditions Dry and Wet

Type of Construction Free Standing Domestic House. **Height:** Two Storey. **Walls:** Brick Veneer and Cladding. **Piers:** Brick. **Floor:** Concrete Slab and Ply. **Roof:** Stramit Monoclad

Approximate Age 2015

Building Furnished Partly – stored goods

Building Tenancy Unoccupied

Persons in Attendance Buyer & Builder

IMPORTANT NOTE: The client acknowledges that, unless stated otherwise, the clients should promptly implement any recommendation or advice given in this report.

1. Summary of observations

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

The free standing domestic house appears to have been constructed to a satisfactory standard, using workmanship and materials of an acceptable quality.

Evidence of Incomplete Construction was not observed. Incorporating relevant defects as observed at the time of the inspection.

Evidence of Structural Damage was not observed.

Evidence of Conditions Conducive to Structural Damage was not observed.

Evidence of Major Defects in the Condition of Non-structural elements was not observed.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

2. Service Requested by the client

This section of the Report explains what type of inspection and report the Inspector carried out including what was inspected and what was not inspected and the limitations and restrictions that apply to the inspection and report. It is important that the client carefully reads and understands this section and contacts our office on 07 56682279 if any further clarification is required.

2.1 Service

As requested by the Client, the inspection carried out by the Inspector ("the Consultant") was a "Handover / Practical Completion Report".

2.2 Purpose of the Inspection

The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection with a view to providing the builder with a list of Items to be rectified to achieve Practical Completion of a new construction.

2.3 Scope and limitations of the Inspection and Report

This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; Minor Defects; and any Serious Safety Hazard observed by the Inspector at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work, and the carrying out of Tests.

The client acknowledges that significant risk may exist in areas not covered by this report and is advised to seek further inspections and information to assess such risks from appropriately licensed and qualified specialists.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Inspector on receipt of the Report.

Any person who relies upon the contents of this report does so acknowledging that the clauses, which define the Scope and Limitations of the inspection and report, form an integral part of the report.

2.4 General Limitation

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious defects apparent at the time of the inspection.

2.5 Assessment of Compliance Exclusion

This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law.

2.6 Limitations of the Process of Inspection

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.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB such matters may upon request be covered under the terms of a Special-purpose Property Report.)

2.7 Other Specific Exclusions

This Report does not and cannot make comment upon:

- Defects that may have been concealed;
- Latent defects;
- The assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions;
- Appliances including but not limited to: water heaters, space heating, air conditioning, dish washers, washing machines, dryers, range hoods, cook tops, ovens, refrigeration, video or audio installations, intercoms, vacuum systems, lifts, garbage systems, water feature appliances and antennas.
- Gas-fittings;
- Common property areas;
- Environmental concerns;
- The proximity of the property to flight paths, railways, or busy traffic; noise levels;
- Health and safety issues;
- Heritage concerns;
- Security concerns;

- Fire protection;
- Site drainage (apart from surface water drainage);
- Swimming pools and spas (non-structural);
- Detection and identification of illegal building work;
- Detection and identification of illegal plumbing work;
- Adequacy of design of any building element;
- Water supply plumbing (apart from obvious defects to visible components);
- Sewerage and waste water plumbing (apart from obvious defects to visible components);
- Durability of exposed finishes;
- Neighbourhood problems;
- Document analysis;
- Electrical installation;
- Any matters that are solely regulated by statute;
- Any area(s) or item(s) that could not be inspected by the consultant;

2.8 Customer Complaints Procedure

In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

2.9 Asbestos Disclaimer

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

3.0 Mould Disclaimer

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional

Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

3.1 Disclaimer of Liability

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

3.2 Disclaimer of Liability to Third Parties

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to the agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us is the Client named on the face page of this Report.

4.0 Definitions

Client means the person or persons, for whom the Inspection Report was carried out or their Principal. (ie. the person or persons for whom the report was being obtained).

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

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

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

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

Structure means the load bearing part of the building, comprising the Primary Elements.

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

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

Australian Standard AS4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings*, Table 3.3, specifies types of defects as:

(A) *Damage* – The fabric of the element has ruptured or is otherwise broken.

(B) *Distortion, Warping, Twisting* – An element or elements has been distorted or moved from the intended location.

(C) *Water Penetration Damp Related* - Moisture is present in unintended or unexpected locations.

(D) *Material Deterioration (rusting, rotting, corrosion, decay)* – An element of component is subject to deterioration of material or materials.

(E) *Operational* – An element or component does not operate as intended.

(F) *Installations (including omissions)* – The element or compound is subject to improper or ineffective installation, inappropriate use, or missing components.

Minor Defect means a defect other than a Major Defect.

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

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

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

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. Furniture or soft floor coverings such as carpet, vinyl and Linoleum however, is not considered 'Finishing Elements'.

Accessible Area means an area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Readily Accessible Areas means Accessible Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where safe and reasonable access is available, providing the spaces or areas permit entry.

Building Element means portion of a building that, by itself or in combination with other such parts, fulfils characteristic function.

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

This section of the Report provides an overview of the property, its method of construction, and key Information about its current state.

The Inspector may use points of the compass in this Report and this orientation statement is provided as a reference point for the location of an item within the building. It is not intended to be an accurate statement of the true orientation of the building.

5.0 Property Information

This section of the report provides an overview of the property, its method of construction, and key information about its current state.

5.1 Orientation Statement

The façade of the building faces North.

Please note that for the purpose of this Report the façade of the building contains the main entrance door.

5.2 Residential Building Type

The type of building is a: Detached two storey Construction.

5.3 Number of Storeys

The dwelling has 2 storey(s).

Note where a dwelling is high-set and has had rooms built in the sub-floor area, the number of storeys are counted from the original lowest living area floor.

5.4 Property Position on Site

The building is sited towards the middle of an average sized flat block.

5.5 Water Supply

Water supply was connected at the time of inspection.

5.6 Power Supply

Power was connected at the time of inspection.

All electrical wiring, meter-box, switch box, fuse box, appliances and other electrical items need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

5.7 Smoke Detectors

This following statement reports only on the physical presence or otherwise of smoke detectors in dwelling being inspected. Whether or not there are the required number of smoke detectors in appropriate positions and whether or not they are functional is not stated or implied. When a smoke detector is reported as present, it would be prudent to consult a suitably qualified fire safety person to ensure that the units are installed correctly and is functioning to specification.

Smoke detectors were observed.

5.8 Safety Switch

This following statement reports only on the physical presence or otherwise of a safety switch module in the meter box, fuse box or switch board. Whether or not the switch is functional is not stated or implied. When a safety switch is reported as present, it would be prudent to consult a licensed electrician to ensure that the unit has been installed correctly on all circuits and is functioning to specification.

A safety switch module was observed.

6.0 Property Information

6.1 Floor structure

Ground to Floor construction: Slab on the ground construction: with "Kordon" termite barrier.

Entry Level Floor Construction: Reinforced concrete construction flooring; Concrete & tiles.

Upper Floor Construction: Particle floorboards.

Floor Finish (Wet Areas Only): Travertine tiles.

Stair Flights and Landings: Polished timber staircase.

Balustrades and Handrails: Stainless steel handrail & glass balustrades.

Balconies: Travertine tiles, Stainless steel handrail & glass balustrades.

Patios/Pergolas: Rear roofed alfresco area.

Decks: Timber decking boards.

6.2 Wall Construction

External Wall Construction: Brick veneer.

External Wall Finishes: 2 coat render.

Internal Wall Construction: Timber framed construction.

Internal Wall Finishes: Gyprock plasterboard.

Party Walls: N/A.

6.3 Roof Structure

Roof Construction: Timber truss construction.

Roof Type: Skillion.

Roofing: Stramit monoclاد.

7.0 Accessibility

This section of the Report describes which areas of the property were included in the scope of the inspection and what parts of those areas the Inspector was unable to inspect and why. The Inspector has included an assessment of the risk of there being structural defects in areas unable to be inspected because they were inaccessible or restricted. The client should give careful consideration to the need or otherwise of further inspection of inaccessible or restricted areas.

7.1 Accessible areas Inspected

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible and were not inspected include – but are not limited to – inside wall structures (cavities, voids, etc), the interior of a flat or low pitched roof or beneath a suspended floor filled with earth.

The inspection covered the **Accessible** parts of the following Areas:

Building Interior, Roof Cavity, Grounds, Building Exterior, Fences, Retaining Walls

The site including any timber structures such as bridges, landscaping, retaining walls, fences, tree stumps, trees and timber embedded in the soil within the property boundaries up to a distance of 50 metres of the building.

7.2 Areas Not Accessible for Inspection

The inspection did not include the following areas because they were not readily accessible or inaccessible or obstructed at the time of inspection. As it is possible that these uninspected areas may show evidence of defects, we strongly recommend that a further inspection be conducted once these obstructions have been removed. Where the obstruction is of a permanent nature, i.e. part of the building structure or fitted flooring coverings, a more invasive inspection of these areas is recommended. An invasive inspection may require actions such as the cutting of traps, removal of wall linings, lifting of floor coverings, removal of insulation and the like. Such action will require the consent of the owner of the building and will incur additional costs.

Areas not inspected are: None.

7.3 Obstructions to the inspection

7.3.1 Building Interior

The Inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied

property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

Part or parts of the building interior were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

7.3.2 Building Exterior, Roof Exterior and Site.

The Inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

Part or parts of the building exterior were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

Part or parts of the roof exterior were not readily accessible or inaccessible or obstructed at the time of inspection because of: External roof (highest sections) due to height restrictions.

7.3.3 Roof Space

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400 mm by 500 mm Access man hole. Part or parts of the roof space were not readily accessible or inaccessible or obstructed at the time of inspection because of: - None

7.3.4 Subfloor Space

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the Inspector.

Part or parts of the subfloor space were not readily accessible or inaccessible or obstructed at the time of inspection because of: N/A.

7.3.5 Retaining Walls & Fences

The Inspector cannot trespass on adjoining property to inspect retaining walls and fences. Some defects to retaining walls and fences may only be visible from adjoining property.

Part or parts of the retaining walls were not readily accessible or inaccessible or obstructed at the time of inspection because of: None.

8.0 Common Property

In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified. It would be prudent to request details of any past building problems, maintenance history, programs and plans from the body corporate.

8.1 Defect Assessment

The assessment of defects is based on careful visual examination of the Readily Accessible areas of the property. In addition to the visual examination, the inspection also included the carrying out of Tests. Defect Assessment takes into account the age and type of building and in particular the normal wear and tear and minor defects associated with older buildings.

This section is organised under the following headings:

- Incomplete Construction – covering any key components of the building that are missing or any construction work that is unfinished.
- Structural Damage – covering damage and defect to any structural component of the Building including the foundations, frame, and roof frame, windows, doors, etc.
- Conditions Conducive to Structural Damage – Defects and damage that if not corrected will lead to structural defects or damage.
- Major Defects In the Condition of Non-structural Elements – Defects and damage to non structural elements. This section only reports on items that are significant in terms of cost and impact.
- Minor Defects In the Condition of Non-structural Elements.
- Serious Safety Hazard - Any item or matter (within the Inspector's expertise) that may constitute a present or imminent serious safety hazard
- Other Matters - This section reports on matters that have come to the Inspector's attention which are outside the scope of the Standard Property Inspection & Report but which the Inspector considers important to communicate to the client.

8.2 Incomplete Construction

This section lists evidence of incomplete construction observed at the time of the inspection. Incomplete construction is where the construction was not complete in the work synonymous with construction. This does not include building services such as power, water, sewerage, drainage etc. which are out of the scope of this report.

8.2.1 Observations

Evidence of incomplete construction and defects was not observed, or revealed and/or confirmed under test conditions at the time of the inspection and noted for further attention. In any event all specified items required under the contract must be provided.

Observations



A termite management durable notice has not been installed in the meter box or under the kitchen sink as per AS3660.1-2000 Termite management – Part 1 – New Build, consult the builder



Excessive movement evident to the laundry door when locked



Paint marks evident to a window frame, right elevation



Paint marks evident to laundry door frame



Eave cladding hasn't been painted, right elevation



Paint marks evident to the media room louvers



Excessive gap evident to top section of the external media room window frame



Poor finish to the rendered expansion joint, right elevation



Small hole evident to the rendered wall, right elevation



Eave cladding hasn't been painted, right elevation



Poor finish to the rendered expansion joint, right elevation



Paint marks evident to the alfresco louvers



Weather strip loose on the alfresco louvers



Paint & dirt marks evident to the rear decking boards



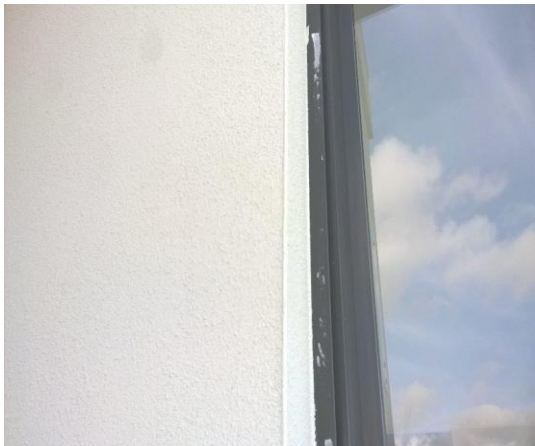
Polymer rendered head over the dining room sliding doors hasn't been painted



General marks to the wall, rear elevation



Bottom door flashing requires reducing, dining room sliding doors



Masking tape marks evident to the dining room window frame & flashings



Excessive gap evident around the rear masonry pillar top flashing



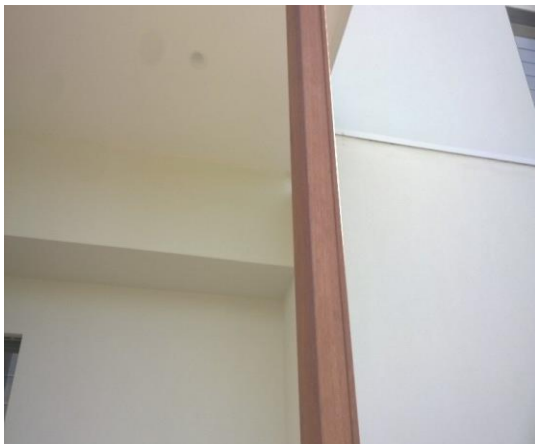
General marks to the wall, left elevation



Chipped sill tiles evident to the hallway sliding doors



Unfinished work evident to the masonry block wall, left elevation



Feature timber vertical post on the front entrance hasn't been sealed or screw heads covered



Excessive gap evident to the base edge of the front parapet flashing



Poor paint finish evident to the rendered reveal on the front entrance door casing



Excessive gap evident to top section of the external bedroom window frame



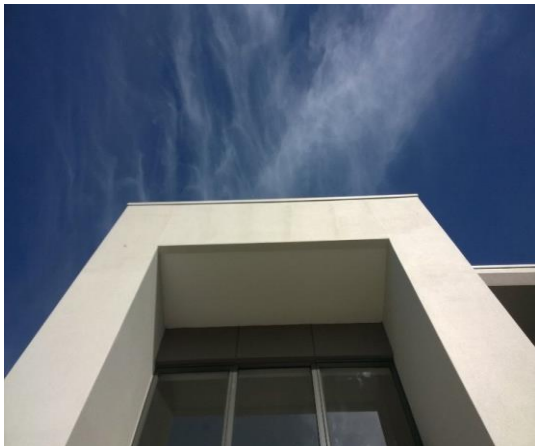
General marks to the wall, front, left elevation



Excessive gap evident to the base edge of the front parapet flashing, over the garage



Poor paint finish evident to the front cladding panelling, above the single garage door



Poor paint finish evident to the front rendered wall above the single garage door



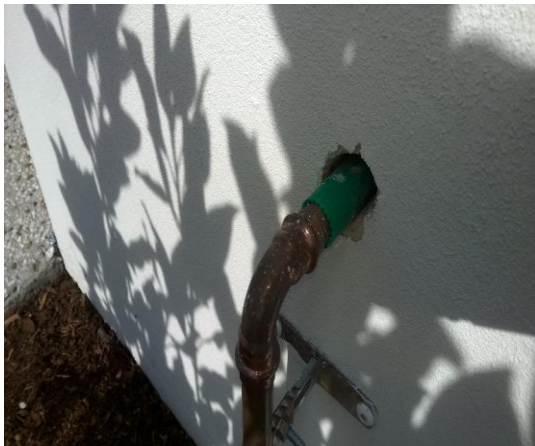
Small impact mark evident to the rendered wall, front elevation



Poor paint finish evident to the front rendered head above the single garage door



Unfinished painted render on the front corner of the garage



Hole evident around the service pipe, front, right corner of the garage



Poor paint finish evident to the front rendered wall panels, upper, left elevation



Foot damage evident to the roofing sheeting, upper, right elevation



Foot damage evident to the roofing sheeting, upper, right elevation



Excessive builder waste evident to the roofing sheeting, front elevation



Garage light fitting is loose from the ceiling



Plaster defect evident to the rear garage wall



General marks evident to the rear garage wall



General marks evident to the laundry walls



Laundry shoot hasn't been lined out



Laundry sliding doors require further painting



Floor tile intersection in the hallway cupboard requires silicone sealed



Poor paint finish, ground floor ensuite wall



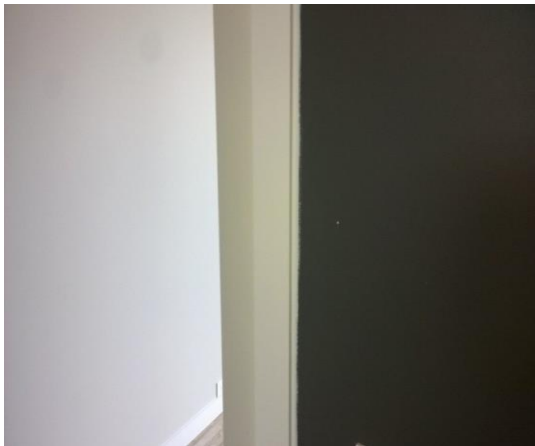
Unfinished painting evident to the ground floor robe doors



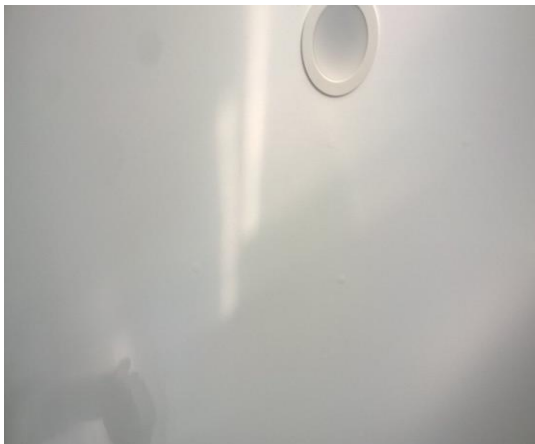
Nail pop evident to the ground floor hallway ceiling



Manufacturing tag loose on the front entrance door



Unfinished painting evident to the media room door casing



Protruding nails heads evident to the media room ceiling



General marks evident to the kitchen ceiling, above the sink



Paint missing front the bulk head above the fridge opening



Paint defect evident to the gutters pantry wall



Screw holes evident to the butlers pantry sliding door head



Unfinished Gyprock evident under the staircase



Screw holes evident to the first floor hallway sliding door head



Paint defect evident to the first floor family room



Foot damage evident to the roofing sheeting, upper, left elevation



Manhole cover hasn't been painted



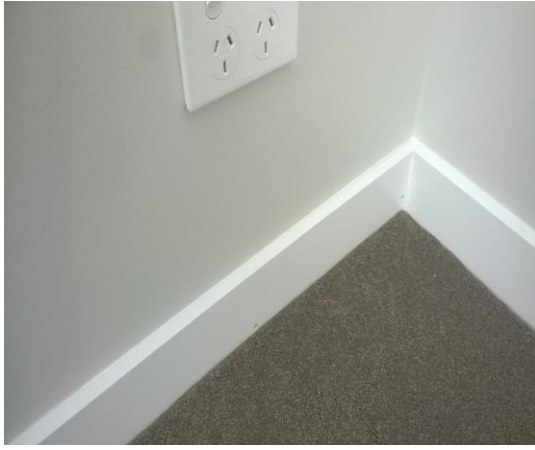
Screw holes evident to the first floor office sliding door head



Paint defect evident to the ensuite door casing



Wall socket missing from the front floor bedroom wall



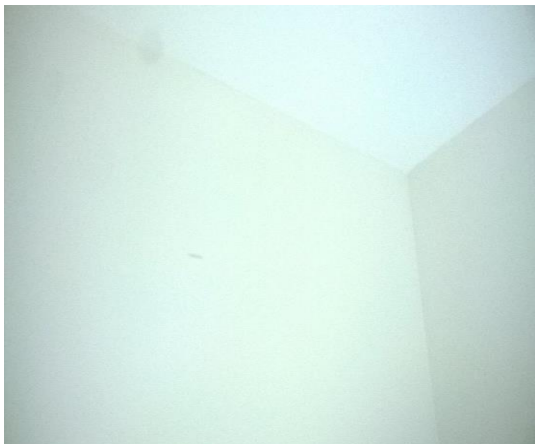
Small holes evident to the front bedroom skirting boards



Small mark evident above the bath wall mirror



Small holes evident to the first floor family room skirting boards



Marks evident to the first floor hallway robe



Screw holes evident to the first floor master bedroom robe sliding door head



Marks evident to the ensuite sliding door casing



Paint defect evident to the ensuite bathroom sliding door casing



Ensuite shower extractor fan is loose



Excessive noise evident to the ensuite bath taps



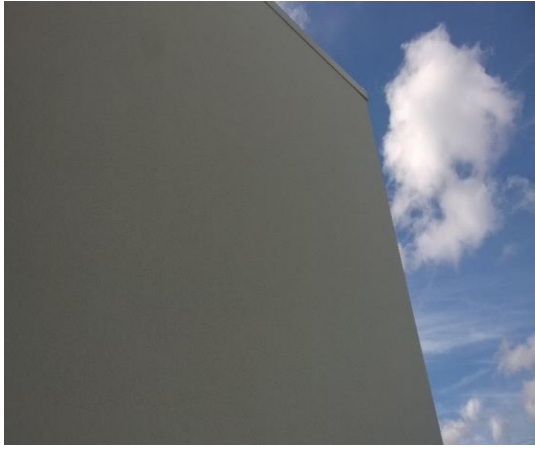
The rear balcony handrail is loose



Paint defects evident to the rear balcony ceiling



Excessive noise evident to the master bedroom sliding door sill (when weight has been applied)



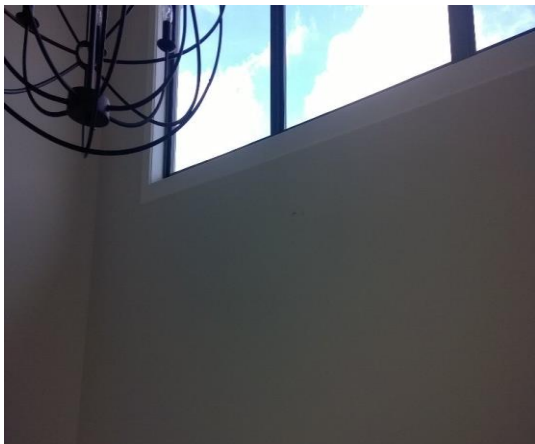
Rust spotting evident to the rendered wall, rear elevation



Paint spotting evident to the master bedroom louvers



Slight warping is evident to the skirting board in the master bedroom



Mark evident to the hallway wall



Slight scratch marks evident to the ground floor seamless window pane

9.0 Structural Damage

This section reports evidence of significant impairment to the integrity of the whole or part of the Building structure that was observed, or revealed and/or confirmed under test conditions at the time of the inspection.

Appearance Defect - Where in the inspector's opinion the appearance of the building element has blemished by cracking at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of appearance cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

Serviceability Defect - Where in the inspector's opinion the function of the building element is impaired by cracking and movement at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of serviceability cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired by cracking and movement at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

No evidence of structural cracking defects observed, or revealed and/or confirmed under test conditions at the time of the inspection.

9.0.1 Deformation

No evidence of deformation significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

9.0.2 Dampness

No evidence of dampness significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

9.0.3 Timber Pest Damage

NoNo evidence of timber pest damage significantly impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

9.0.4 Other Damage

No other structural damage impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

10.0 Conditions Conducive to Structural Damage

This section reports evidence of building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage that was observed, or revealed and/or confirmed under test conditions at the time of the inspection.

10.0.1 Defective Rain Water Goods and Defective Roof Plumbing & Flashings

No evidence of defects to rain water goods, roof plumbing or flashings conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

Plumbing and drainage (apart from rain water goods, flashing, roof plumbing and site drainage) is not within the scope of this inspection and it is recommended all plumbing/draining should be inspected and reported on by a licensed plumber/drainage prior to purchase.

10.0.2 Bridged or Defective DPC's

No evidence of a defective or bridged damp proof course conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

10.0.3 Poor Workmanship or Inappropriate Materials

No evidence of untradesmanlike work and/or use of inappropriate materials conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

10.0.4 Tree Roots

No evidence of tree roots that may contribute to the occurrence of structural damage observed, any future landscaping should give careful consideration to selection of trees and shrubs as they may affect drainage and the stability of soil around foundations causing cracking and movement in masonry and brickwork in the longer term. To remove potential termite habitats around the property, dead trees should be removed, tree stumps ground down and as much of the root system removed as practicable.

10.0.5 Corrosion

No evidence of corrosion conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

10.0.6 Inadequate Subfloor Ventilation

No evidence of a lack of ventilation conducive to impairing the integrity of the whole or part of the building observed, or revealed and/or confirmed under test conditions at the time of the inspection.

11.0 Major Defects in the Condition of Non – Structural Elements

This section reports evidence of Major Defects (i.e. a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property) in

the condition of the non-structural elements of construction that was observed, or revealed and/or confirmed under test conditions at the time of inspection.

11.0.1 Observations

No major defects in the condition of non-structural elements observed (compared to properties of similar age) at the time of the inspection, however ongoing maintenance is essential for preserving the life and value of the property.

12.0 Minor Defects in the Condition of Non – Structural Elements

This section reports on minor defects that should be corrected as a normal process in the Completion of a construction.

12.0.2 Observations

There was minor defects observed (compared to properties of similar age) at the time of the inspection, however ongoing maintenance is essential for preserving the life and value of the Property. Refer to the report.

13.0 Serious Safety Hazard

No evidence of items or matters (within the inspector's expertise) that may constitute a present or imminent serious safety hazard observed.

14.0 Other Matters

This section reports on matters that have come to the Inspector's attention which are outside the scope of the Standard Property Inspection & Report but which the Inspector considers important to communicate to the client.

No other matters observed at the time of the inspection.

Thank you for choosing Auspect

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Craig Blood

Inspectors contact phone: 07 5668 2279 / 0430348963

QBCC License No: 1193814

Insurance Accreditation Number: 05456

Dated this Day of

SIGNED FOR AND ON BEHALF OF:

Craig Blood

Auspect Building & Pest Consultants. Pty. Ltd.

End of Report
