

HANDOVER INSPECTION REPORT

For The Property at
88 Boxwood Cres
VIRGINIAWATER
QLD 4444



Prepared for
John Smith
of
88 Boxwood Cres
VIRGINIAWATER
QLD 4444

DURATION OF INSPECTION & REPORTING:

5 Hours

DATE & TIME OF INSPECTION:
2008 09:00 AM

Monday 01 September

PREVAILING WEATHER CONDITIONS
AT TIME OF INSPECTION:

Dry

INSPECTION AGREEMENT NUMBER

I015926

DATE & TIME OF AGREEMENT

29/08/2008

This report contains a Summary, Sections 1 to 7 and a Certification. If any are missing the report is incomplete.

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IMPORTANT NOTE: The client acknowledges that, unless stated otherwise, the client 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 two storey detached 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 See Section 5.1 incorporating relevant defects as observed at the time of the inspection.

Evidence of Structural Damage was not observed See Section 5.2

Evidence of Conditions Conducive to Structural Damage was observed See Section 5.3

Evidence of Major Defects in the Condition of Non-structural elements was observed. See Section 5.4

Evidence of minor defects was observed. See Section 5.5

Evidence of serious safety hazards was not observed. See Section 5.6

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

2. SERVICE REQUESTED BY 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) 3203 4888 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 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 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.

2.3.1 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.

2.3.2 ASSESSMENT OF COMPLIANCE EXCLUSION

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

2.3.3 LIMITATIONS ON 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.)

2.3.4 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, dumb waiters, 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;

2.3.5 CONSUMER 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.

2.3.6 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.

2.3.7 MOULD (MILDEW AND NON-WOOD DECAY FUNGI) 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.

2.3.8 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).

2.3.9 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

2.3.10 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:

John Jones 0488888888 .

The best time to contact the Inspector is between 3pm and 5pm as he is likely to be busy conducting inspections earlier in the day.

2.4 DEFINITIONS

Client means the person or persons, for whom the Inspection Report was carried out or their Principal. (i.e. 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 means 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 loadbearing part of the building, comprising the Primary Elements.

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

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

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

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. Furniture or soft floor coverings such as carpet, vinyl and linoleum however, are 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 a characteristic function.

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

3. PROPERTY INFORMATION

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

3.1 ORIENTATION STATEMENT

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.

The façade of the building faces North West.

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

3.2 RESIDENTIAL BUILDING TYPE

The type of building is a two storey detached residential dwelling.

3.3 NUMBER OF STOREYS

The dwelling has two storeys.

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.

3.4 SITE FACTORS

The building is sited towards the middle of an average sized gently sloping and what appears to be a poorly drained block of land.

Easy pedestrian and vehicular access was available.

3.5 WATER SUPPLY

Water supply was connected at the time of inspection.

3.6 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 is recommended that a licensed electrician be consulted for further advice.

3.7 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.

3.8 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.

3.9 PRIMARY METHOD OF CONSTRUCTION (MAIN BUILDING)

3.9.1 FLOOR STRUCTURE

Ground To Floor (Sub Floor) Construction: Slab on ground with "Termimesh" termite barrier.

Entry Level Floor Construction: Reinforced concrete construction Flooring: Concrete

Upper Floor Construction: Timber framed construction Flooring: Particleboard

Floor Finish (Wet Areas Only): Ceramic tiles

Stair Flights And Landings: Timber

Balustrades And Handrails: Metal Glass

Balconies: N/A PICK LIST

Patios/Pergolas: timber framed construction with timber decking boards

Decks: N/A PICK LIST

3.9.2 WALL STRUCTURE

External Wall Construction: A combination of brick veneer and weatherboard secured to a softwood timber frame.

External Wall Finishes: Cement render and weatherboards

Internal Wall Construction: Timber framed construction

Internal Wall Finishes: Gypsum plasterboard

Party Walls: N/A

3.9.3 ROOF STRUCTURE

Roof Construction: Softwood truss construction

Roof Type: Skillion roof

Roofing: Sheet metal roofing

4. 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.

4.1 READILY 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 Readily Accessible parts of the following Areas:

Building Interior, Building Exterior, Roof Exterior

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.

4.2 AREAS NOT INSPECTED

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.

4.2.1 OBSTRUCTIONS

4.2.1.1 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:-

. Furniture . Floor coverings . Internal linings . Areas above 3.6m

4.2.1.2 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:-

. Pavements . Areas above 3.6m . Decking

Part or parts of the roof exterior were not readily accessible or inaccessible or obstructed at the time of inspection because of:-

- . Exceeding 3.6m in height

4.2.1.3 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 manhole..

Part or parts of the roof space were not readily accessible or inaccessible or obstructed at the time of inspection because of:-

- . Air conditioning unit and ducting . Sarking . Thermal insulation

4.2.1.4 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:-

- . Not Applicable

4.2.1.5 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:-

- . Not Applicable

4.2.2 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.

4.2.3 TOTALLY INACCESSIBLE AREAS

The following specific areas were totally inaccessible and were not inspected.

N/A

5. 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, 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.

5.1 INCOMPLETE CONSTRUCTION

This section lists evidence of incomplete construction observed at the time of the inspection.

Incomplete construction is where the construction is 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.

5.1.1 OBSERVATIONS

Evidence of incomplete construction and defects were 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. The following scheduled items reflect the position as observed at the time of the inspection.

EXTERIOR

1. Blue stickers (also red markers) have been used on occasions to assist in identification of some of the areas needing attention, including, but not necessarily limited to, paintwork, plasterwork, etc:
2. Fencing not completed at the time of the inspection.
3. Boundary fence to swimming section must meet legislative requirements for pool fencing. Refer to local authority instructions.
4. The pole panel inside the met box should be closed off.
5. Finish off and make good defective and damaged rendered surfaces and corners as required to achieve a smooth evenly finished product without chips, damage, course corners, unfinished edges and ends. The condition described is widespread and should be rectified. Note: The rendered surface was seen to be very patchy with inconsistency in surface finishes.
6. The paint work is seen to be below average requiring further attention. The painted render and sealants, smudged onto the external timber joinery of windows, doors and soffit joinery should be removed and the joinery timber repainted to achieve a professional finish. The condition is widespread and should be rectified. Painting was observed to be patchy and poorly finished in places, including cut-ins.
7. The paintwork to the soffit linings was seen to be patchy. The soffits linings should be repainted for a better finish and cover.
8. Finish of render work where required, including laundry door sills.
9. Straighten the bottom of the rendered wall above the laundry door.
10. Finish wall render and paintwork above the right side rear window.
11. Complete paintwork as required, including below ext meter box, windows sills, behind gas meter, etc...
12. Replace damaged metal fascia board to the right side of the dwelling and make good damaged soffit.
13. The termimesh barrier should be finishing flush with the external face of the rendered wall surface as per the requirements of AS 3660.1-2000 (clause 6.5.8). Currently the termimesh is not visible and non-compliant.
14. The exposed slab edge termite barrier to the rear patio area was seen to be bridged by the timber decking. The barrier in its current condition is non-compliant with AS 3360.1-2000. There should be a 25mm inspection space between to the deck and the floor slab edge of the dwelling for a visual inspection zone of no less than 75mm.



15. The junction between to the swimming pool and the dwelling was seen to be bridging the termite barrier. There should be a 25mm inspection space between pool end and the floor slab edge of the dwelling for a visual inspection zone of no less than 75mm.



16. The base of the large column to the rear patio is without adequate termite barrier protection.
17. The termite barrier outside the front entrance area was seen to be bridged by the adjacent tiled concrete pavement. There should be an inspection zone of no less than 75mm (AS3660.1-2000).
18. Demonstrated evidence concerning surface drainage below the timber deck at the rear of the dwelling should be provided to the home owner, as effective surface drainage is essential to this region. The extent and effectiveness of surface drainage to this area could not be established at the time of the inspection as the area is concealed with decking boards.



19. Note: The timber decking boards are susceptible to termite attack.
20. The exhaust vent from the laundries tumble dryer was seen to be discharging into the wall cavity. The condition will cause cavity dampness and possible timber pest including fungal decay. The vent should be directed to open air.
21. Secure damp proof course (DPC) to slab edges below a number of windows with sill piece of aluminium angle. The current condition is unfinished.

22. Fully paint the bottom edges of the top external window architraves.
23. Note: Garden irrigation and garden beds should be kept well away from the buildings walls and foundations. A good building management practices is to prevent gardens and trees from being placed against or too close to outside walls. Keep garden beds and trees well away from the house. Gardens and trees too close to the building foundations have the ability to change moisture conditions within the foundation soil which has the potential to cause cracking and/or structural damage to the building. Trees should also be kept well away from retaining walls in order to prevent potential damage to the walls as the tree/s age. Gardens are also an attractive source for foraging termites and often use them as a successful staging point from where termites can operate.
24. Install all missing external and internal corner flashings to external walls as necessary.
25. Replace the poorly fitted external metal corner flashing facing the rear deck (ground floor).
26. Seal gaps between external window architraves and window frame as indicated with blue marker.
27. Straighten the top sections of the aluminium sliding door frames facing the timber deck. The aluminium head sections were seen to be affected by significant deflection.
28. The external gables sections to the rear patio, including the large patio column, should be repainted to improve coverage. The current finish is patchy and poorly finished.
29. A number of popped nails to ceiling lining of the rear patio should be repaired and repainted.
30. The seal at the base of one of the rear banks of louver windows was seen to be missing (2nd floor).
31. The timber sill below the upper storey glass window at the rear entrance to the deck area is not straight requiring repairs.
32. The downpipe to the rear left corner of the dwelling is not fully painted.
33. Repair all damaged render work to the front entry area walls.
34. The finish below the front entry door and adjacent window appears to be incomplete.
35. Not all electrical work was seen to be completed.
36. The ceiling lining to the front entrance area will be obstructed by the stormwater drainage pipe below the box gutter.
37. Trim off the protruding flex joint material between to the concrete pavement and walls at the front of the building and paint where necessary once the excess flex material is removed.
38. The internal corners of the fibre cement wall lining to the internal of the parapets above the front entrance roof should be appropriately flashed from behind the sheeting to ensure water proofness. The junction between to the fibre cement lining and masonry walls should also be thoroughly sealed.
39. The inside of the parapet walls were seen to be unpainted and should be painted as these are visible from inside the building.
40. Rectify the large gap between the roof and wall junction to the front of the building.

INTERIOR

41. The lock to the laundry garage door failed to latch requiring adjustment.
42. Seal with paint the top and bottom edges of all timber doors as recommended by door manufacturers.
43. Seal gap between kitchen benchtop and wall.
44. The waster to the kitchen sink was seen to be leaking and not secured properly.
45. Bi-fold doors to the media room were not installed at the time of the inspection.
46. The paint work to the front entry walls was seen to be patchy and irregular in places requiring further attention.
47. Install missing door stop and door catch to the storage room below the stairs.
48. The flooring area at the base of the stairs was seen to be blemished in places.
49. The clear coated surface finish of the internal stairs was seen to be poorly prepared. The surface finish is rough and gritty. The stair timbers should be sanded smooth and recoated to achieve a smooth even clean finish. The same applies to the timber handrail, particularly the back of the rail.
50. Remove paint smudges and overspray from aluminium joinery, door furniture's, hinges and the like.
51. Windows etc should be cleaned as necessary.
52. Replace missing tiles to the bathroom floor.
53. Touch-up and reinstate missing grout to all tiled areas, where required.
54. The air-conditioner diffuser to the spare bedroom should be secured properly. The diffuser was seen to be coming away from the ceiling.
55. The poorly fitted skirting board to the top edge of the upper stair stringer should be fitted appropriately. The gap filler does no justice to the finish.
56. The wall light above the mid landing of the stairs should be levelled. The light fitting is out of alignment.
57. Seal hole above the stair window.
58. The WC door is sticky requiring attention.
59. Seal gaps to WC skirting tile and touch-up with paint as necessary.
60. Replace missing skirting tiles to the WC wall.
61. The junction between the shower screen and floor tiles to the main bathroom was seen to be leaking requiring a reseal.
62. The clearances around many of the internal swinging doors were seen to be uneven and inconsistent.
63. The steel joiner clamp between to the glass balustrade above the entrance walkway was seen to be missing a screw fixing and the clamp was out of alignment.
64. The door to the master bedroom was poorly aligned with the door opening stops. The door may also contain a twist. The condition should be rectified.
65. Replace missing screw to the ensuite door hinge.
66. Replace missing skirting tiles to ensuite wall.
67. The grate of the exhaust fan to the ensuite ceiling was seen to be out of alignment and should be corrected.

5.2 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.

5.2.1 STRUCTURAL CRACKING AND MOVEMENT

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 were 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 were 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 were observed, or revealed and/or confirmed under test conditions at the time of the inspection.

5.2.2 DEFORMATION

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

5.2.3 DAMPNES

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

5.2.4 STRUCTURAL TIMBER PEST DAMAGE

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

5.2.5 OTHER STRUCTURAL DAMAGE

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

5.3 CONDITIONS CONDUCTIVE 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. **Refer to section 5.1.**

5.3.1 DEFECTIVE RAIN WATER GOODS AND DEFECTIVE ROOF PLUMBING AND 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 was 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.

5.3.2 DEFECTIVE OR BRIDGED DAMP-PROOF COURSE

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

5.3.3 UNTRADESMANLIKE WORK AND/OR USE OF 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 was observed, or revealed and/or confirmed under test conditions at the time of the inspection.

5.3.4 TREE ROOTS

Although no trees or shrubs were observed on the property, 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. A guide to foundation maintenance has been attached for your information.

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.

5.3.5 CORROSION

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

5.3.6 LACK OF ADEQUATE SUBFLOOR VENTILATION

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

5.3.7 OTHER CONDITIONS CONDUCTIVE TO STRUCTURAL DAMAGE

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

5.4 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. **Refer to section 5.1.**

5.4.1 OBSERVATIONS

No major defects in the condition of non-structural elements were 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.

5.5 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. **Refer to section 5.1.**

5.5.1 OBSERVATIONS

No minor defects were 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.

5.6 SERIOUS SAFETY HAZARDS

This section reports on any item or matter (Observed by the Inspector and within the Inspector's expertise) that may constitute a present or imminent serious safety hazard. Such hazards are noted out of a duty of care. This should not be viewed however, as an audit or exhaustive list of all safety issues relating to the property.

5.6.1 OBSERVATIONS

No Serious Safety Hazards were observed at the time of the inspection.

5.7 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.

5.7.1 OBSERVATIONS

No other matters were observed at the time of the inspection.

CERTIFICATION

This document certifies that the property described in this Inspection Report has been inspected by the Inspector in accordance with the level of service requested by the client and the terms and conditions as set out in this Report.

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John F. Toomer (Director)

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