



VISUAL HANDOVER INSPECTION REPORT

Complies with Australian Standard AS 4349 -2007 Inspection of Buildings Part 1: Pre-Purchase Inspections - Residential Buildings - Appendix "C"

Inspection Date: 2018

Exclusively for: CLIENT

For the property located at:

BRISBANE



If you have any queries or require any clarification with this report, please feel free to contact the Inspector [Compass Building & Pest Inspections]. [Acc #]. QBCC Licence Number: 1281348.

ABN: 87 169 916 367 Compass Building & Pest South Pty Ltd Phone (07) 3267 6744

VISUAL HANDOVER INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY: CLIENT.
DATE OF INSPECTION: 2018.
PROPERTY ADDRESS: BRISBANE.
WEATHER CONDITIONS AT THE TIME OF THE INSPECTION Fine.
INSPECTED BY: Compass Building & Pest Inspections.

THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to provide advice to the client and or prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007, for Residential Buildings, or Building Elements in accord with Appendix B AS4349.1-2007, for Strata and Company title Property Buildings. This is confirmed on the front page of this Property Inspection Report.

TERMS AND CONDITIONS

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

THIS IS A VISUAL INSPECTION ONLY IN ACCORDANCE WITH AS4349.1-2007 and QBCC Standards and Tolerances Guide 2016.

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

THE SCOPE OF THE INSPECTION & REPORT

The inspection comprised a visual assessment of the property to identify defects, incomplete works and safety hazards associated with the property to form an opinion regarding the general condition of the property at the time of the inspection. An estimate of cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m specifically named within the report.

This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by law, or, as a warranty or an insurance policy against problems developing with the building in the future.

The following information is very important and forms an integral part of this report.

The client should read and understand the following important information. It will help explain what is involved in a Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

Property Description:

Building type: Single storey dwelling.
External walls constructed from: Metal framework with brick veneer. Part rendered finish.
Roof Construction: The roof is of pitched construction.
Roof is covered with: Colourbond corrugated sheet metal.
Internal walls covered with: Plasterboard.
Internal ceilings covered with: Plasterboard.
Windows are constructed from: Aluminium.

Footings & Flooring:

The building is constructed on concrete footings and slab.

Estimate Building Age:

The building is new or of recent construction. The building is under builders warranties with QBCC. Recommend to check with Builder or QBCC for details.

Overall Condition:

A comparison of this and other dwellings of similar age, would rate this building as average, some maintenance work is required as with most buildings of this age. Please read report in full.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

General Inspection Details:

Building Tenancy

Unoccupied. Note where a building is unoccupied various obstructions are still present, eg curtains, floor coverings etc. Please read report in full

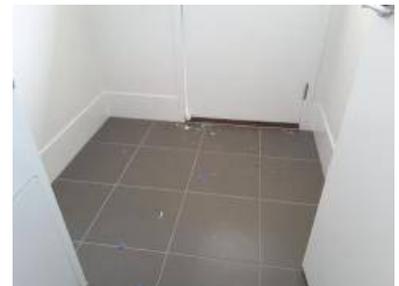
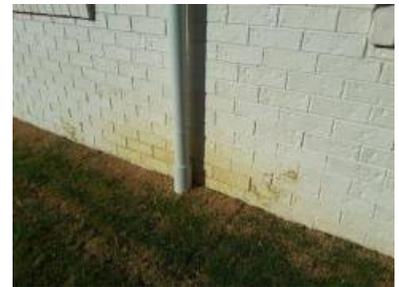
Summary of Areas Inspected:

Roof, Roof void, Internal area, Garage, External area, Site.

Comments from Inspector.

Important Note:

General builders clean required to both internal and external areas.





ROOF

Eaves, Fascias & Barge Boards:

Eaves Condition:

Impact damage is present to section of the eaves linings around front entrance door area.



ROOF SYSTEM INTERNAL

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Insulation & Sarking:

Insulation Status: No Insulation is present to roof cavity.

EXTERNAL

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Doors and Windows:

Condition: Paint chip to top of front entrance door frame.



No fly or security screens are noted to the dwelling.



External Walls:

Condition: Concrete splatter to face of brickwork rear LHS of garage.



INTERIOR CONDITION

A comment is not made where access was unable to be gained internally. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Inspection Limitations:

Restrictions: Floor coverings were present and restricted inspection to the upperside of flooring.

Location/area:

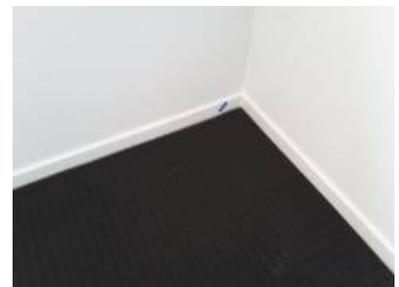
Restrictions: All interior areas.

Internally:

Woodwork Some robe shelving is damaged in bedroom 2, 3 & 4 due to incorrect fastener positioning. Repair/ maintenance where necessary.



Minor marks noted to skirting in corner adjacent RHS of window of bedroom 3, rectification recommended.



Front Entry & Main Hallway:

Doors Condition:

Paint blemishes noted, recommend repainting.

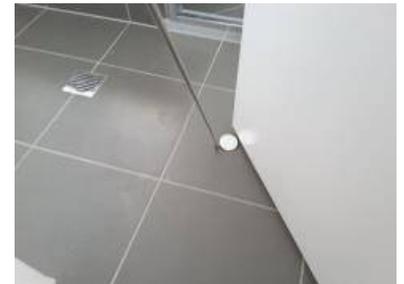


BATHROOMS

Main Bathroom:

Doors Condition:

Inadequate painting of the bottom/underside of door(s) noted, therefore door is not completely sealed from moisture. Door manufacturers recommend to seal all edges of doors, to prevent swelling and delamination of doors. Maintenance is required.



Ensuite Bathroom:

Internal Walls Condition:

Paint blemishes noted, recommend repainting.



KITCHEN

Kitchen:

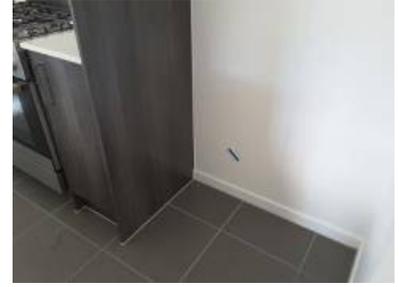
Tiles:

Complete installation of sealants to join between bench tops and splashbacks to prevent moisture penetration.



Internal Walls Condition:

Minor marks to plaster and paint work in refrigerator space area.



TOILETS

Toilet:

Doors Condition:

No painting of the bottom/underside of door(s) noted, therefore door is not completely sealed from moisture. Door manufacturers recommend to seal all edges of doors, to prevent swelling and delamination of doors. Maintenance is required.



GARAGING

A comment is not made where access was unable to be gained internally. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

Garaging

Internal Walls Condition:

Minor marks to plaster and paint work.



SITE

General Information

Additional Comments

This report is limited to the agreed service requested. For all aspects pertaining to the property, you will require consultation with relevant experts prior to settlement. These aspects may include but are not limited to Fire and Segregation, Egress, Disabled access, Plumbing, Electrical, Structural, Licensing, Town Planning, Occupational Health and Safety, Regulatory compliance.

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building. This Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighborhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Retaining walls over 700mm in height. Swimming pools and spas. Detection and identification of illegal and unauthorized building works, electrical and plumbing work. Durability of exposed timbers and finishes. Photographic evidence taken on the day of inspection is given as an example of the defects found to the property for reporting purposes only. These photos within the report are to assist, and may not show all the defects and/or the areas noted on the day of inspection.

IMPORTANT INFORMATION

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

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in the 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 Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is recommended that an appropriately qualified contractor check these services.

As a matter of course, and in the interests of safety, the property should have an electrical report carried out by a suitably qualified contractor.

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and according to its age and level of maintenance noted to building elements. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected, eg. significant loss of strength and/or serviceability has occurred. If this is required, a Special Purpose Property Report is recommended. It is unrealistic to expect comment on minor defects or imperfections in a Building Elements Report

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

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

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. It is Strongly recommended to upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool/ spas are present it should be the subject of a Special Purpose Property Report as pool/ spa inspections are not part of a building elements inspection in accordance with AS4349.1-2007. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Recommend a pool expert to carry out this inspection. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. Pool safety laws, new pool laws state that a Pool Safety Certificate is required for houses, townhouse and units etc. (class 1-4 buildings). For more information www.qld.gov.au/poolsafety

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Rooms below ground level or underneath part or all of a building: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems, water entry and ventilation inadequacies to these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

4.1 Above Average - The overall condition is above the consistent with buildings and building elements, of approximately the same age and type of construction. Most items and areas show high standard of workmanship when compared with other buildings of similar age and construction.

4.1.1 Good - The item or area inspected appears to be in sound and serviceable condition without any significant visible defects.

4.1.2 Minor Defect - Any defect other than what is described as a major or moderate defect.

4.2 Typical/ Average - The overall condition is consistent with the Inspector's expectations e.g., due to age, some minor defects, minor damage, deterioration in form of rusting, water damage, wear & tear, warping, twisting and operational defects etc. There will be areas or items requiring some repairs or maintenance.

4.2.1 Fair - The item or area inspected appears serviceable, but exhibits some minor defects, minor damage, deterioration in form of rusting, water damage, aging, wear & tear, warping, twisting and operational defects etc, and may require some repairs or maintenance to prevent further deterioration.

4.2.2 Moderate Defect - A defect requiring further investigation into the significance of the defect, some repairs and maintenance is required to prevent further deterioration.

4.3 Below Average - The building in parts show some significant defects, very poor non tradesman like workmanship, and/ or long term neglect, safety concerns, requiring repairs or reconstruction of major building elements.

4.3.1 Poor - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

4.3.2 Major Defect - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility of the building and/or building element(s).

4.4 Minor - Damage that is surface damage only and does not appear to require any replacement to be carried out.

4.5 Moderate - Damage that is more than surface damage and is likely to require some superficial repairs to be carried out.

4.6 Severe - Damage that appears to be significant and the integrity or serviceability of the building element may be impaired.

Note: Timber Damage - Where this report includes comments in relation to the severity of timber damage. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent and cause of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

4.7 Cracking of Building Elements

4.7.1 Appearance Defect -The opinion of the inspector (at the date and time of the inspection) is that the cracking of the Building Element is regarded as a Blemish, minor cracking or minor distortion and there is potential for these defects to increase. The expected consequence of this defect is unknown until further information is obtained.

4.7.2 Serviceability Defect - opinion of the inspector (at the time and date of the Inspection) is that the function of the Building Element is impaired, moderate cracking or moderate distortion, large than expected and there is potential for this defect to increase. The expected consequence of this defect is unknown until further information is obtained.

4.7.3 Structural Defect - The opinion of the inspector (at the time and date of the Inspection) is that the Structural Performance of the Building Element is impaired for example extensive cracks and movement. Repair work expected and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

If cracking to a building element(s) has been identified, a Structural Engineer is required to further investigate these defects and to determine the significance of the cracking. Regardless of the appearance of the cracks 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: (a) The nature of the foundation material on which the building is resting, (b) The design of the footings, (c) The site landscape, (d) The history of the cracks and (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.

4.8 Safe and Reasonable Access

The extent of accessible areas shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. Only areas to which reasonable access is available were inspected.

The inspector shall inspect an elevated area only where-

a) it is at a height at which safe and reasonable access is available, or where safe and reasonable access is otherwise available; or

b) an unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

NOTE: 'Height restrictions to Elevated areas' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from 3.6m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

4.9 Asbestos

No inspection for asbestos was carried out at the property and no report on the presence and absence of asbestos is provided. If during the course of the inspection asbestos or materials containing asbestos happen to be noticed then this will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting in the form of for e.g. fibre cement sheeting and other products including roof sheeting and pipework that contains asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, 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 health risk. For more information on asbestos in domestic housing visit www.health.qld.gov.au/asbestos

4.10 Mould Clause

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a Timber Pest. 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 mould is noted as present within the property 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 Health Department or a qualified expert such as an Industry Hygienist.

4.11 Estimating Disclaimer

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for the work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

4.12 Consumer Complaints Procedure: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

End Of Handover Inspection Report