



QBCC license number 1014810

Building Inspection Report

In accordance with AS 4349.1

Report prepared for:

Joe Sample

Property Address:

Lot 24, 5 Smith St, Sampletown

Report Number:

7837

Date and Time of Inspection:

Thursday 3rd March 2018 at 9:00am

BuildingPro Pty Ltd ABN 17 091 599 156

20 St Johns Avenue, Ashgrove Queensland, Australia 4060

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Inspection Table of Contents

PROPERTY DETAILS	3
EXTERIOR	5
PATIOS, PORCHS, BALCONIES	27
GARAGING	30
ROOF SYSTEM EXTERNAL	32
INTERIOR GENERAL	33
WET AREAS	39
STAIRS INTERNAL	42
SERVICES AND GENERAL REMARKS	44
CONCLUSION AND SUMMARY	45

PROPERTY DETAILS

Administration Details

PROPERTY ADDRESS: Lot 24, 5 Smith St,
Sampletown.



CLIENT: Joe Sample.

REFERENCE NUMBER: 7837.

Note: These reports should not be relied upon if the contract of sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Agreement details

Type of Inspection/s Requested: Building Inspection

SCOPE: The purpose of the inspections is to identify the Defects and Safety Hazards associated with the property at the time of inspection. The inspection and reporting is limited to Appendix c AS4349.1 - 2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age.

**Specific Requirements /
Conditions Required by You
were:**

There were no Special Requirements / Conditions requested by the Client/Client's representative regarding the Inspection and Report.

**Changes to the Inspection
Agreement requested:**

No there were no changes to the Inspection Agreement.

Inspection Details

INSPECTOR: Phil Haralampou ph. 0733112273 Registered Architect
Email: info@buildingpro.com.au

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, timber pest activity and damage 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 clarification then contact the inspector prior to acting on this report.

Date and Time of the Inspection: Thursday 3rd March 2018 at 9:00am.

Date Report prepared: Same day as the inspection.

Persons in Attendance: The Builder, Kirsty.

Weather Conditions at the time of Inspection: Overcast and some very light rain.

Areas Inspected

The Actual Areas inspected were: The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Site.

Description and Identification of the Property Inspected

Building type	Detached Residence.
Height	Two storey.
Roof Construction:	Timber trusses.
Roof type:	Corrugated colorbond steel.
External walls type:	Bagged and painted brickwork, Rendered and painted brickwork, Fibre cement weatherboards, Flat fibre cement sheeting.
Internal walls covered with:	Mostly Plasterboard.
Internal ceilings covered with:	Mostly Plasterboard.
Windows frames:	Mostly Aluminium.
Floor	Concrete Slab.
Car Accomodation	Garages.
Verandahs, Patios, Decks etc:	Patios.
Estimate Building Age:	The building is new.

EXTERIOR

Exterior General:

Details:

Clean all concrete paver garden edging.

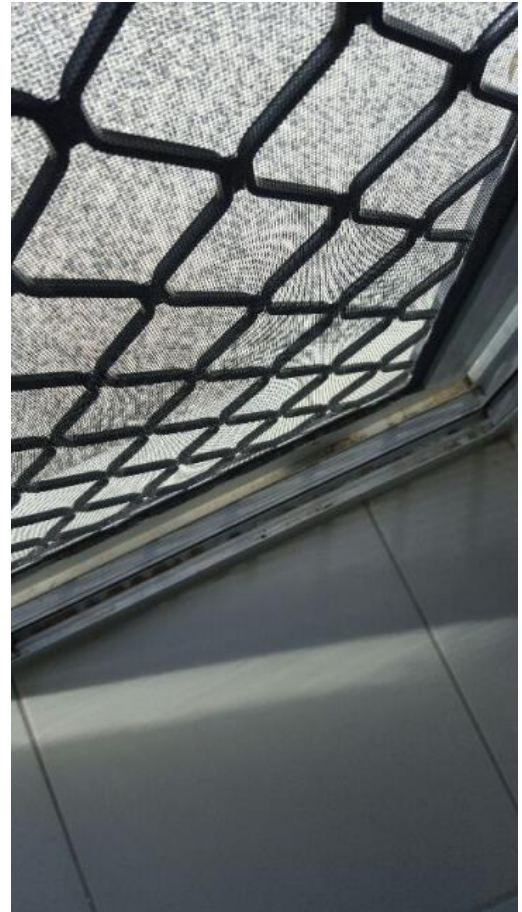


Repair Render at bottom
of Garage door, both
sides

Clean Garage door.



Clean all sliding door sill tracks.



Repair chipped corners to Entry Porch corner, and left front pier.



To Front Balcony,
provide finish paint coat
to timber beading, and
repair damaged tile
flashing.



Front left, provide wider
flashing (full width of
gutter) above Garage
door.



Clean gutter / fascia to
left corner of Garage
door.



Repair gouges/lumps to
left side of front balcony.



Repair sealant to left of
Entry Door, full height.



Clean Entry Door
threshold.



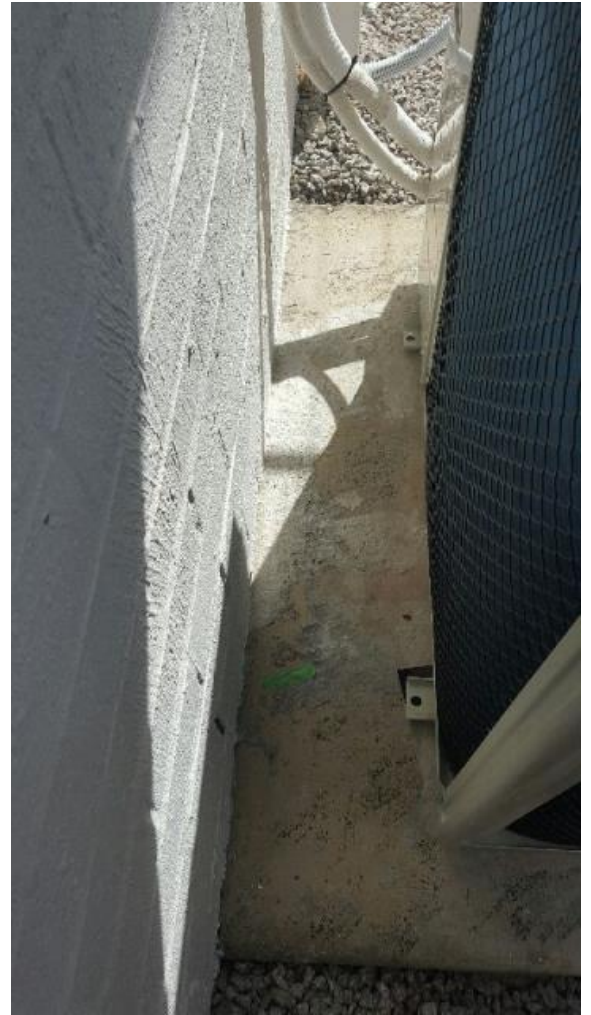
Repair numerous paint defects to left wall, near back corner.



Remove debris to roof at rear.



Clean excess mortar /
cement behind aircon
condensing unit, left
side.



Seal around both aircon
conduit penetrations,
behind covers.



Touch up paintwork to
higher aircon conduit
penetration, left side.



Remove plaster splatter
to window / wall /
downpipe, at left side.



Seal hole at top of barge
roll, left side.



Repair paintwork and
clean Downpipe, left
side.



Repair lump to wall
cladding, left side.



To 2 rear windows and
window at left side,
remove excess mortar
under weather seal to sit
flat, or seal for full
length.



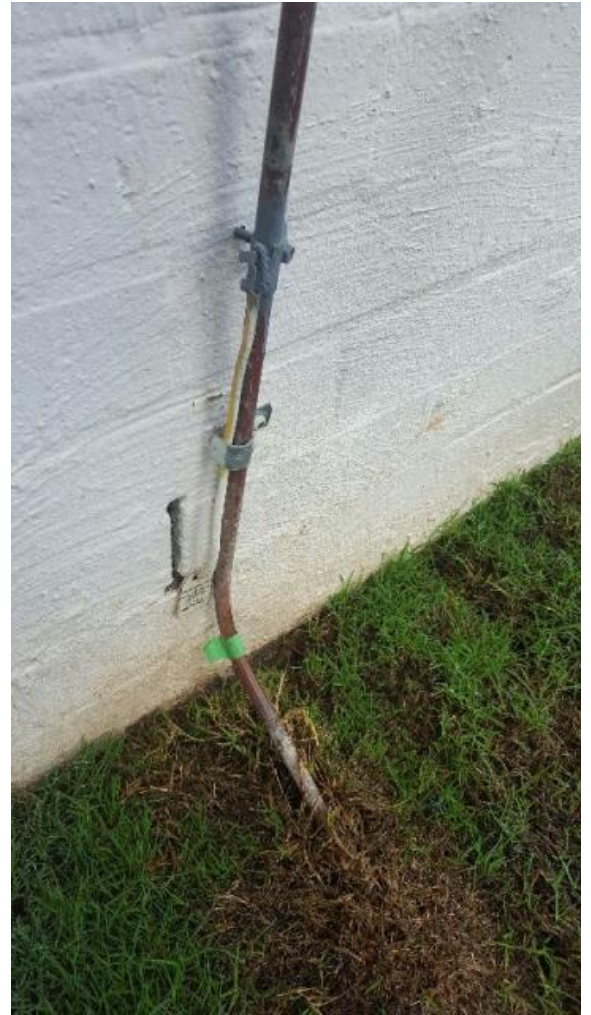
Clean gutter/fascia to
roof/wall junction, left
side.



Clean rear right window
sill.



Earth rod at angle from wall, right side.



Touch up paintwork to
Hot Water Unit, right
side.



Seal gap to parapet
flashing, right side, left
of patio roof.



Tidy up cutting in to Elec
Meter box, right side.



Clean paintwork near
hose cock, right side.



Driveway:

Condition:

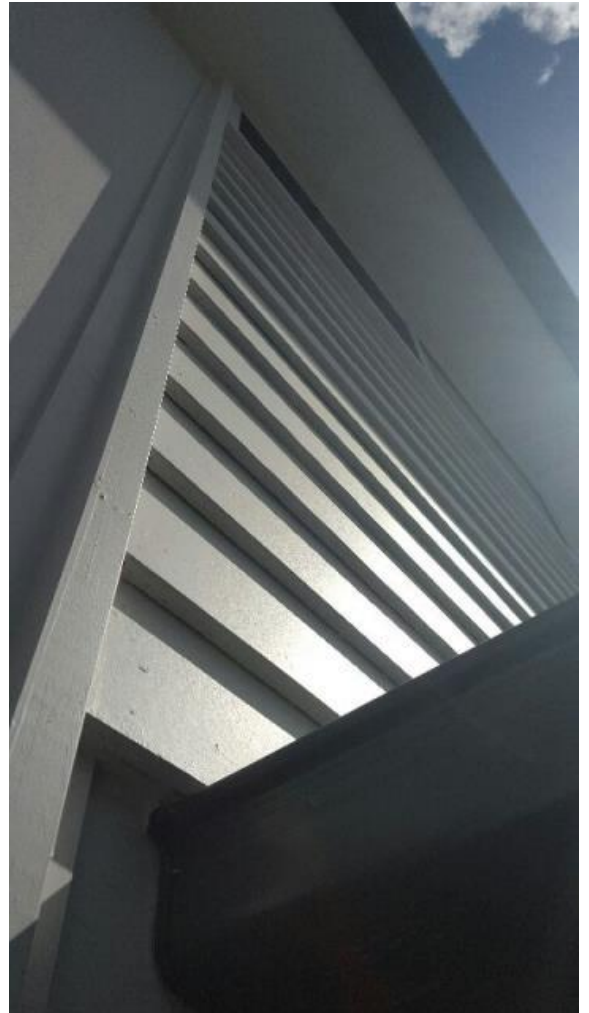
Repair kerb at Driveway.



External Walls:

General:

Gaps to underside of weatherboards, to left side, require sealing.



The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains. **Any recommended further investigations or improvements should be carried out without delay as inadequate drainage can result in costly damage to the building and its contents.**

PATIOS, PORCHES, BALCONIES

Patio:

Condition

Repair paintwork to top of far column.



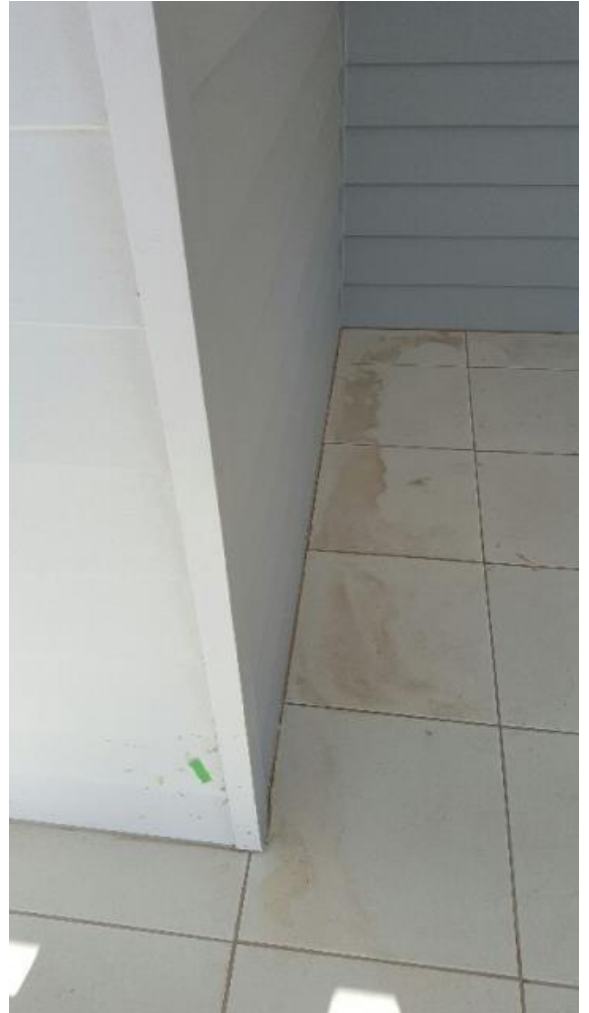
Repair gouge to
bulkhead.



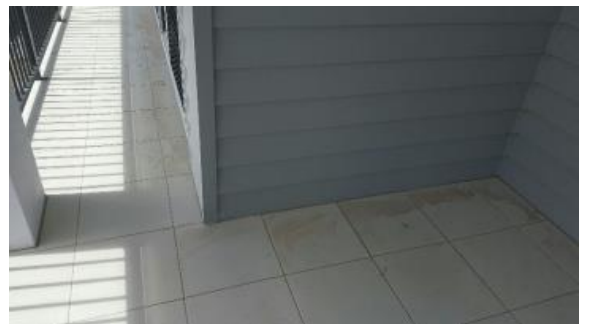
Balcony:

Condition

Clean weatherboards and floor tiles to Front Balcony.



Adequate falls do not appear to be provided at Front Balcony.



Porch:

Condition

Clean ceiling at Entry
Porch.



GARAGING

Garage:

Condition

Provide paint finish to reveal edges, near top of Garage door, both sides.



Repair paintwork to right wall.



ROOF SYSTEM EXTERNAL

External Roof:

Condition in Detail (Colorbond)

Clean roof AND gutter, to
Patio, right side.



The comments in this section are an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

INTERIOR GENERAL

Interior General

Details

The building is dirty in areas. Builder's final clean required. Various paint defects identified with tape. Builder to rectify.

Internal Walls

Repair gouge to skirting at Walk In Robe and numerous touch ups required.



Internal Doors

Repair paintwork to top of Entry Door head & door, and provide cover plate to flush bolt hole.

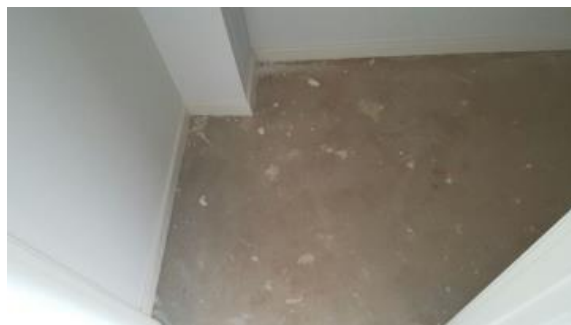
The following doors are rattling: door to Garage off Hallway, Ground Fl Toilet door, Left rear Bedroom door. Requires adjustment.



Repair paintwork to rear back Bedroom door, on inside.

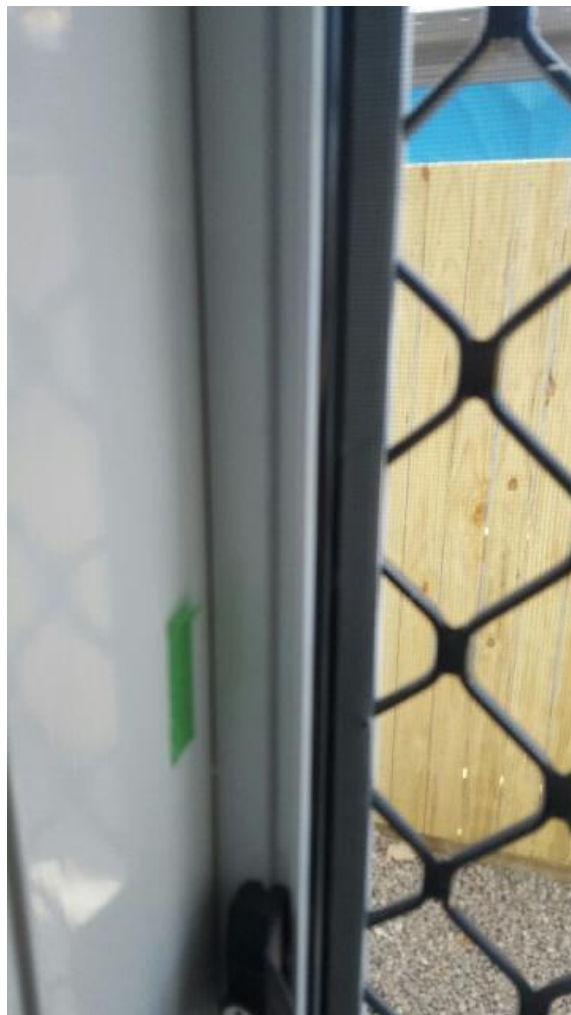


Remove paint / plaster
in storage area under
Stairs.



Windows Internal

Seal window jamb, left
front bedroom.



Remove paint to rear left
Bedroom window.



Seal left side to window
at First FI Toilet.



Woodwork Internal

Repair gouges to First Fl
Linen Cupboard doors.



WET AREAS

Kitchen:

Condition

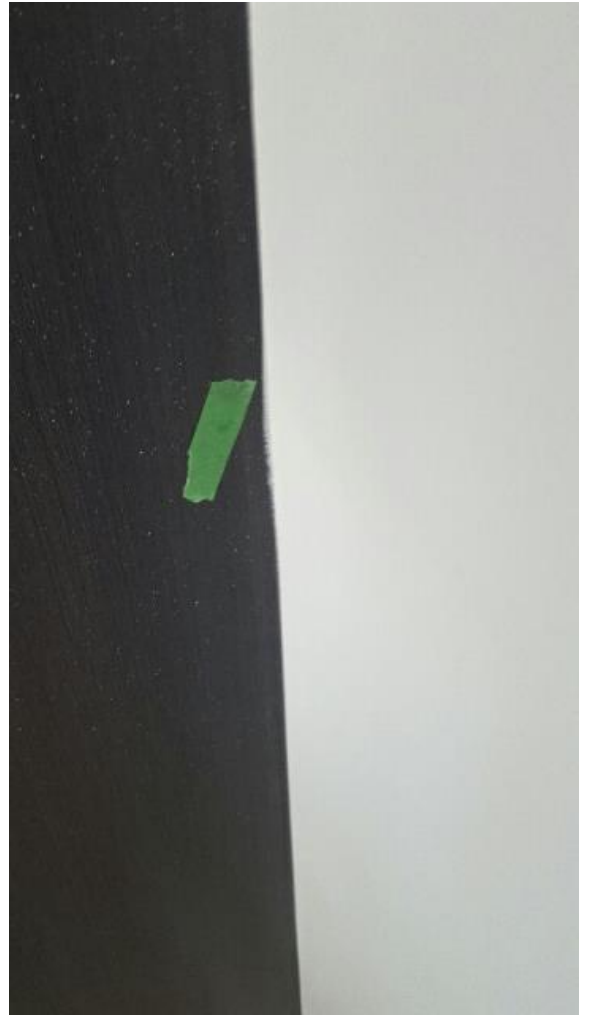
Grout missing in sections. Chipped Door. Builder to rectify.



Seal gap above Refrigerator Recess cupboards and Pantry doors.



Tidy up cutting in, to
Refrigerator Recess.



Face of Rangehood is
normally flush with face
of cupboard doors.



The inspection of stoves, rangehoods, cooktops, insinkers and other appliances is not included in this inspection report unless specifically mentioned. We recommend that the client make their own inspection of these items and if uncertain contact a suitably experienced electrician.

Ensuite Bathroom:

Condition Clean window handle.



STAIRS INTERNAL

Stairs Internal:

Stairs Condition Seal gaps to underside
of Stringer, both sides.



Fill gap at top of
underside of Stair.



SERVICES AND GENERAL REMARKS

Only those appliances specifically mentioned (as having been tested) have been tested by the Inspector. The testing consists of simply switching on the appliance to see that it operates. The adequacy, compliance, efficiency, condition, suitability or otherwise has not been assessed. We are not licensed electricians, plumbers or gas fitters. If a more in depth report is required on appliance/s then we recommend that a suitably qualified person/s inspect and report on the appliance/s.

Safety Switch

Details:

There is a Earth Leakage Circuit Breaker (Safety Switch) installed, however the operation or adequacy was not tested and is not commented on. I recommend that you have a licensed Electrician check that the Safety Switch is installed correctly and works. NB A Safety Switch should be tested monthly (please make arrangements for testing as required).

Smoke Detectors

Smoke Detector/s:

Smoke detector(s) are fitted however the operation or adequacy was not tested and is not commented on. I recommend that you arrange for Smoke Detectors to be checked by a licensed Electrician or suitably qualified Smoke Detector Technician and then maintained annually on a maintenance contract.

Water Lines & Pressure:

Details:

Water pressure appears to be normal, however this is not an opinion of a licensed plumber.

Important Note: As a matter of course and in the interests of safety it would be prudent for all new owners to have all services (visible and non-visible) including electrical wiring, plumbing, gas and drainage etc inspected by appropriately qualified persons prior to purchase.

CONCLUSION AND SUMMARY

Potential Major Safety Hazards

Potential Major Safety Hazards identified during the inspection No Potential Major Safety Hazards were identified during the Inspection. A systematic regular maintenance program that includes regular Safety Hazard identification and elimination should be put in place as soon as possible.

Observed potential Major Safety Hazards may be identified so that timely and adequate action may be taken, by the client, to eliminate those hazards, ideally BEFORE anyone occupies or uses the property.

Major Defects

The incidence of Major Defects in this Building as compared with similar Buildings is considered: Nil.

Minor Defects

The incidence of Minor Defects in this Building as compared with similar Buildings is considered: Typical.

Overall Condition

Overall the condition of this Building in the context of its type and general expectations of similar properties is: Average.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The Summary is supplied to allow a quick and superficial overview of the inspection results. The Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, the information in the Report shall override that in this Summary.

It is very important that you arrange for all further investigations, and promptly attend to all matters as recommended by the inspector in this report, otherwise you may not be aware of the full extent of the defects/faults and subsequent costs to rectify.

If you are in the process of purchasing this property, any recommended further investigations must be carried out prior to the contract to purchase becoming unconditional so you can budget for any additional costs.

Definitions

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

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

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

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

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

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building work to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than what is described as a Major Defect.

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

CRACKING OF BUILDING ITEMS

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

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

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

Important

Regardless of the type of crack(s) the 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 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 is 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 Building Owner resulting in major expensive rectification work being carried out. When any cracks are found it is recommended that a suitably experienced Structural Engineer make assessment of the cracks/damage. If you are in the process of purchasing the property then this Engineer's assessment should occur prior to the contract going unconditional.

Important Advice

This report has been sent directly to PWF and to the Builder for their attention. It is the Builder's responsibility to adequately rectify the defects identified in this report and to advise BuildingPro P/L when the defects have been rectified. Our fee allows for two inspections only. Any further inspections are carried out at an additional cost to the Client.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the building/s. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the buildings or to storm water pipes by a licensed Plumber/Drainer. I strongly recommend that you check with the local government authority whether the property is likely to be subject to flooding. Flood Maps are usually available that show historic flood levels that can be helpful in making an informed decision about the property. If the property or part of the property is likely to be subject to flooding I recommend you consult a Registered Hydraulic Engineer for further advice.

Important Information Regarding the Scope and Limitations of the Inspection and this Report.

Important Information: 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.

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is 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. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a Structural Engineer.

2) 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 the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking, 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.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*e.g. In the case of showers and baths the absence of any dampness at the time of the inspection does not necessarily mean that the shower or bath will not leak*); the presence or absence of timber pests; 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; 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.

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).**

IMPORTANT DISCLAIMER

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).

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