

# BuildingPro

QBSA License Number 1014810

## Building and Pest Inspection Reports

In accordance with AS 4349.0 and AS 4349.3

Report prepared for:

**Mr and Mrs Client**

Property Address:

**7890 Main Street, Sample CBD**

Report Number:

**CLIENT 7777**

Date and Time of Inspection:

**21st Feb 2012 at 9:00am**

BuildingPro Pty Ltd

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# BUILDING INSPECTION REPORT

## Administration Details

### PROPERTY ADDRESS:

7890 Main Street, Sample CBD.



### CLIENT:

Mr and Mrs Client.

### PURCHASER:

Mr and Mrs Client.

### REFERENCE NUMBER:

CLIENT 7777.

Note: This report 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

### Date of Agreement:

14th Feb 2012.

### 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.

The purpose of the inspection is to identify the Major Defects and Safety Hazards associated with  
SAMPLE Blg REPORT 100 year old 3 Storey Hotel

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.

## Inspection Details

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### Date and Time of the Inspection:

21st Feb 2012 at 9:00am.

### Persons in Attendance:

The Client.

### Weather Conditions at the time of Inspection:

Dry and Fine.

### Recent Weather Conditions:

Raining.

### Building Furnished:

Partially.

### Building Tenancy

Vacant.

## Areas Inspected and Restrictions to the Inspection

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### The Actual Areas inspected were:

The Building Interior, The Building Exterior, The Roof Space, The Site.

### Internal Restrictions:

- The building had furniture, stored goods and floorcoverings that restricted access at the time of inspection.

### External Restrictions:

- The height of walls limited the ability to closely inspect the condition of the building elements that are more than 3.6m above the ground level.
- The ability to inspect external walls located in close proximity to title boundaries was limited due to insufficient access.
- Access to the roof area was limited due to the height of the roof

being too high to allow safe access. Roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a decision to Purchase to determine if any Major Defect/Safety Hazard exists in these areas/sections.

## **Factors that influenced the Inspection/Report Outcome**

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### **Limitations to the inspection/report:**

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

## **Description and Identification of the Property Inspected**

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### **Building type:**

Three Storey Hotel.

### **Roof Construction:**

Mostly steel framed.

### **Roof is covered with:**

Mostly Metal decking.

### **External walls constructed from:**

Mostly Rendered brick, Cavity brick, Painted Concrete Blockwork, rear addition is clad in unpainted fibre cement sheet weatherboards, external switchboard room wall is clad in timber weatherboards.

### **Internal walls covered with:**

A combination of mostly Rock, Concrete, Brick, Plasterboard, Fibrous plaster, Render, Cement sheet.

**Internal ceilings covered with:**

Mostly Fibrous plaster, Plasterboard, and Cement sheet.

**Windows are constructed from:**

Timber, steel and aluminium.

**Verandahs, Patios, Decks etc:**

Balconies.

**Estimate Building Age:**

117 Years old Approximately.

### **Other Inspections and Reports Required**

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**It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision. NB Some of these inspections can be arranged by Buildingpro for an additional fee. Please contact our office if you require our assistance.**

- A full assessment of the electrical installation, including the insulation clearances (if installed), wiring and switchboard should be carried out by a licensed Electrician as a matter of course.
- A full assessment of the plumbing (including roof, Rusty water, Missing downpipes, leaking gutters, Roof leaks and surface

drainage) should be carried out by a licensed and suitably experienced Plumber.

- There is Airconditioning installed at the property. It is recommended that you have an Air-conditioning specialist carry out an inspection and testing of the system to assess its condition and suitability.
- There is an Air handling system installed at the property. It is recommended that you have a Mechanical specialist carry out an inspection and testing of the system to assess its condition and suitability.
- It is recommended that a registered Consulting Structural Engineer make an annual assessment of the external timber structures including: balconies, handrails, stairs etc. This is necessary because these structures are exposed to the weather and will deteriorate over time. Rust and decay can cause these structures to collapse under load if they are not properly maintained. After the Structural Engineers assessment is completed any remedial work recommended by the Engineer should be carried out immediately by a licensed Builder
- It is recommended that you contact a licensed Glazier to fully assess the safety of existing glazing. The glazier can provide a quote for upgrading all glass to current code requirements.
- Fire place/Chimney Inspection is required to determine the scope of works required to repair or maintain the chimney/fireplace/hearth/surround
- It is recommended that you contact a licensed Asbestos Removal specialist to fully assess this property for the presence or otherwise of Asbestos. NB There may already be an Asbestos register available. Ask the Seller if they have this information.
- It is recommended that you contact an Alarm/Data/Phone specialist to determine the scope of works required to repair or replace the Alarm/Data/Phone I installation at this property.
- Estimating report to determine an estimate of costs of repairs and improvements.
- It is recommended that you contact a licensed and suitably experienced Builder to determine the scope of works required to repair or replace defective items identified in this report.
- It is recommended that you contact a registered Architect to fully assess your proposed alterations/changes to the building/property.
- Appliances Inspection by a licensed Electrician (or suitable specialist) with suitable appliances experience. i.e. Commercial kitchen equipment, Drink dispensing and chilling equipment, Cool rooms, Cash Registers etc.
- Mould Inspection is required to determine the scope of works required to determine the extent of mould, to remove the mould and prevent further mould from growing.
- I recommend that you have a licensed Land Surveyor perform a

re-establishment survey of boundaries to check that all fences and retaining walls are correctly positioned.

- A waterproofing expert should determine the scope of works required to rectify the suspected dampness problem to the walls of the Basement level.
- I recommend that a Fire Safety Audit be undertaken by a Building Certifier to determine that the level of fire safety is brought into conformance with the current Building Code requirements. This would include but not limited to the assessment of Egress, Emergency Lighting and Exit signs, Fire Hydrants, Fire Hose Reels, Fire Extinguishers, Fire Safety for the Kitchen, Smoke Control, Fire Separation between classifications and occupancies. This may include consultation with the Fire Brigade.

### **Council approval:**

Council approval records search and site inspection is recommended to determine what improvements there have been at the property and whether these improvements have had the necessary approvals and final inspections approved. If you are in the process of purchasing this property then this search must be obtained prior to the contract becoming unconditional.

### **Terminology**

The **Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.**

**Damage** - The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, Warping, Twisting:** The item has moved out of shape or moved from its position.

**Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.

**Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

**Operational** - The item or part does not function as expected.

**Installation** - The installation of an item is unacceptable, has failed or is absent.

### **Important: Strata Title**

Where an item in the inspection findings below is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

## ROOF SYSTEM EXTERNAL

The foregoing is 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.

### External Roof:

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#### Roof Access Limitations:

No physical access was possible to the external roof area due to the roof not being accessible from a 3.6 metre ladder. The roof should be inspected by a licensed Roofer.



#### Condition in Detail (Other):

Water leak damage is present to the First and Ground floor ceilings. The roof appears to have had significant sections replaced. The roof may still be leaking and may require sections to be replaced. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.

### Flashings:

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#### Flashings:

Flashings could not be inspected due to problems with access. A licensed Roofer should inspect the flashings for you.

### Gutters & Downpipes:

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## Gutters:

- The gutter does not have adequate fall to the roof over the front balcony area. Water does not run to the downpipe at the southern end and instead is dripping onto the footpath. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.
- Some rust to sections of gutter on the Northern elevation. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

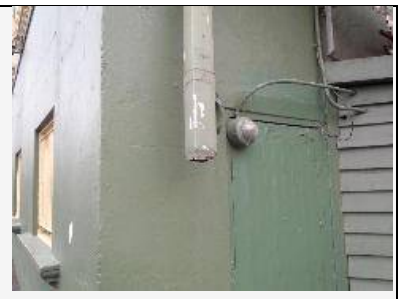


## Downpipes:

There is only one downpipe pop to the roof over the front balcony area. There is no downpipe installed. Water may drop onto people. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



The downpipe to the rear (west) elevation is broken and loose. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



A large Storm water drain pipe from a downpipe on the Southern elevation discharges at approx. 1.7m above ground level to the rear lane. This component has not been correctly installed. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



A downpipe is missing to the southern elevation. Refer to sample photo. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



## Eaves, Fascias & Barge Boards:

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### Eaves Type & Condition:

Eaves are damaged and have holes and gaps to the western elevation. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## ROOF SYSTEM INTERNAL

### Restrictions - Roof Interior:

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#### Access Restrictions:

Clearance within the roof was too low to allow reasonable access (refer to report definitions section **4.7 Reasonable Access**). This allows only a very limited visual inspection from the manhole to be carried out. Defects may be present in areas that are not accessible.



### Insulation & Sarking:

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#### Insulation Status:

The visible areas of the roof cavity are not insulated.

# INTERIOR GENERAL

## Interior General

### Details

There are a few appearance cracks to internal ceilings and walls in various locations. These cracks require patching and painting as part of routine maintenance. Refer to the attached CSIRO information sheet on Foundation Maintenance for further information. NB As with any cracks found there is always a risk of cracks getting worse over time.

# BEDROOMS/OFFICES

## Office 1 (Shown as Bedroom 1 on the Plans)

### Room Location:

First Floor.

### Ceiling:

The condition of the ceiling is generally good.

### Walls:

The condition of the walls is generally good.

### Windows:

This room has no Natural Light and therefore would usually be considered unsuitable for use as a Bedroom. Consult Private Building Certifier and Town planner for further advice.

### Doors:

The condition of the door is generally good.

### Floor:

A section of parquetry flooring is buckled, loose and mishapen from suspected water damage. It is likely that there was a leak from the adjacent shower recess. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Woodwork**

The condition of woodwork is generally good.

**Office 2 (Shown as Bedroom 2 on the Plans)**

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**Room Location:**

First floor.

**Ceiling:**

The condition of the ceiling is generally good.

**Walls:**

The condition of the walls is generally good.

**Windows:**

This room has no Natural Light and therefore would usually be considered unsuitable for use as a Bedroom. Consult Private Building Certifier and Town planner for further advice.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Wardrobes and Walk In**

**Robes:**

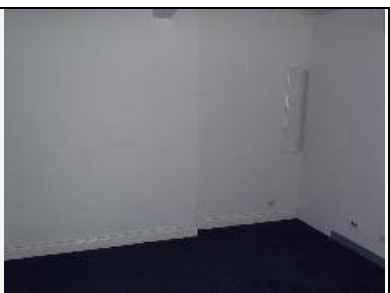
There is a walk-in robe generally in a good condition.

**Office 3**

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**Room Location:**

First floor.



**Restrictions:**

Inspection to the upperside of flooring was restricted by carpet. This could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally good.

**Walls:**

The condition of the walls is generally good.

**Windows:**

This room has no Natural Light and therefore would usually be considered unsuitable for use as a Bedroom. Consult Private Building Certifier and Town planner for further advice.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Storeroom - Ceiling height too low for Office or Bedroom?**

**Room Location:**

Top floor Rear (South Western)

**Restrictions:**

Inspection to the upperside of flooring was restricted by carpet. This could be concealing building defects or faults.

**Ceiling:**

The ceiling height in this room is less than the 2.4m required by the Building Code. You should have this matter further investigated by an appropriately qualified Building Certifier prior to the contract becoming unconditional.



**Walls:**

The condition of the walls is generally good.

**Windows:**

The condition of the windows is generally fair. Crack to glass pane/s. This is a safety hazard. Have a licensed Glazier replace affected glass promptly. Window opening is less than 1m above the adjacent floor level. This is a potential safety hazard because a child could climb out of the window. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. NB The low cost repair is for the window opening to be limited to a 120mm width opening as this would then meet the requirements of the Building Code.



**Doors:**

The condition of the door is generally good. Rear door is in poor condition and should be converted to a wall (check with a Private Certifier that Egress is satisfactory).

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Bedroom**

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**Room Location:**

First floor rear (North West)



**Restrictions:**

Inspection to the upperside of flooring was restricted by carpet. This could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally good.

**Walls:**

The condition of the walls is generally good.

**Windows:**

The condition of the windows is generally fair.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good. Loose step/shelf installed? Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Woodwork**

The condition of woodwork is generally good.

**ROOMS**

**Entry to Basement level:**



## Room Location:

To the basement area on the Northern elevation.



## Restrictions:

Cupboard near this door cannot be fully accessed due to stored items. Other end of this cupboard is locked.

## Ceiling:

The condition of the ceiling is generally fair. Mould was noted to the ceilings. The cause of this should be investigated and rectified. Remove mould with 80% white vinegar and 20% water solution and wear PPE. There is a water leak stain on the ceiling. The moisture meter has found that the stain contains excessive moisture. This may mean that the leak is still current. We recommend that a plumber be employed to find the cause of the leak and rectify the problem immediately to prevent further damage.



## Walls:

Residual mould and efflorescence noted to brick walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by dampness. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Doors:

Surface water and other debris can blow under the door due to inadequate external levels and lack of suitable weather seals to the door. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Floor:**

The condition of the floor is generally good.

**Woodwork**

Damage to external woodwork of the door. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Hall:**

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**Room Location:**

Basement level at base of stairs.

**Ceiling:**

There is a water leak stain on the ceiling. The moisture meter has found that the stain contains excessive moisture. This may mean that the leak is still current. We recommend that a plumber be employed to find the cause of the leak and rectify the problem immediately to prevent further damage.



**Walls:**

- Walls are less than 1m apart. This is too narrow for egress. A licensed Builder should provide a scope of works and quote to rectify this defect.
- Residual mould and efflorescence noted to rock and brick walls. This creates an unhealthy environment. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Old Alcohol storeroom**

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## Room Location:

SE corner of the Basement level.



## Restrictions:

Inspection within this room was restricted by shelves and pallets. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

## Ceiling:

- Trap door is in poor condition and cannot be used due to there being carpet above this area. Ladder access to this storeroom from the trap door is unsafe because the ladder does not conform to Australian Standards (it is unsafe). Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Floor is water damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Refer to sample photo of the trap door.



**Walls:**

Sections of termite damage to wall frame in this area. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Floor:**

Floor has been partly dug up to install plumbing pipes. Gravel covers the trenches. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Dining Room**

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**Room Location:**

Ground floor level.

**Restrictions:**

Inspection within this room was restricted by furniture and floorcoverings. It is strongly recommended that full access be gained as this could be concealing building defects or faults.



**Ceiling:**

Holes in the ceiling. Item is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.




**Walls:**

The condition of the walls is generally fair.

**Doors:**

External timber door is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Floor:**

The carpets are badly soiled and stained. Repair or replace as required.

**Woodwork**


The condition of woodwork is generally fair.

**Bar Area**

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**Room Location:**

Ground floor Southern side (next to the dining room)



**Restrictions:**

Inspection within this room was restricted by equipment. This could be concealing building defects or faults. Inspection within this room was restricted by furniture. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally fair.

**Walls:**

The condition of the walls is generally fair.

**Floor:**

The condition of the floor is generally fair.

**Woodwork**

The condition of woodwork is generally fair.

**Keg Room**

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**Restrictions:**

Inspection within this room was restricted by equipment. This could be concealing building defects or faults.



**General condition**

Water damage to ceiling and walls. This is a Minor Defect. Nb This equipment not included in this inspection report.



**Ceiling:**

The condition of the ceiling is generally fair.

**Walls:**

The condition of the walls is generally fair.

**Windows:**

There is no window to this room.

**Doors:**

The condition of the door is generally fair.

**Floor:**

The condition of the floor is generally fair.

## Meeting room

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### Room Location:

First floor level southern side.



### Ceiling:

The condition of the ceiling is generally good.

### Walls:

The condition of the walls is generally good.

### Windows:

This room has no Natural Light and therefore would usually be considered unsuitable for use as a habitable space (living room). Consult Private Building Certifier and Town planner for further advice.

### Doors:

The condition of the door is generally fair.

### Floor:

The condition of the floor is generally good.

### Woodwork

The condition of woodwork is generally good.

## Meeting area

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### Room Location:

First floor level southern side. Next to the other meeting area.



**Ceiling:**

The condition of the ceiling is generally good. Hole in the ceiling for access to roof space. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Walls:**

The condition of the walls is generally good.

**Windows:**

This room has no Natural Light and therefore would usually be considered unsuitable for use as a habitable space (living room). Consult Private Building Certifier and Town planner for further advice.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Main entry foyer**

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**Restrictions:**

Inspection within this room was restricted by furniture. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally fair. Cracking is present to cornices. This will require maintenance.





Water leak stain noted to the ceiling near the eastern elevation. Recommend having a licensed Roofer determine the cause of the leak and rectify immediately to prevent further damage.



**Walls:**

The condition of the walls is generally fair.

**Doors:**

The condition of the door is generally fair.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally fair.

**Hall 2**

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**Room Location:**

First floor outside Bathroom 2.

**Floor:**

Water damaged floor from shower leak? Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Board room**

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**Room Location:**

Ground floor level.

**Restrictions:**

Inspection to the upperside of flooring was restricted by carpet. This could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally fair. Some leak damage. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Walls:**

The condition of the walls is generally fair. Some damage noted. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Doors:**

The condition of the door/s is generally fair.

**Floor:**

The condition of the floor is generally fair.

**Woodwork**


The condition of woodwork is generally fair.

**Storeroom/Plant room**

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**Room Location:**

Basement level on the Northern wall.


A photograph showing a white door set into a white wall. To the left of the door is a window. The floor is dark, possibly carpeted. The room appears to be a storeroom or plant room.

**Restrictions:**

Large pair of door to this area are locked and no key provided. Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

**Ceiling:**

Timber floor has delignification, decay and water staining in areas. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

A close-up photograph of a timber floor. The wood is heavily stained and discolored, showing signs of decay and delignification. The staining is dark and uneven, covering a significant portion of the floor surface.

**Walls:**

Walls are not vermin proofed and may allow concealed termite entry. Residual mould and efflorescence noted to brick walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by dampness. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Windows:**

Refer to exterior notes.

**Doors:**

The condition of the door/s is generally fair.

**Floor:**

The condition of the concrete floor is generally fair.

**Storeroom area.**

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**Room Location:**

First floor NW corner. Has the Hot water system in the room.



**General condition**

Not well built. Gaps in walls and ceiling may allow water entry. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Ceiling:**

The ceiling height in this room is less than the 2.4m required by the Building Code. You should have this matter further investigated by an appropriately qualified Building Certifier prior to the contract becoming unconditional.

**Walls:**

Hole in the wall. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Joinery around the Hot water service is damaged from water leaks. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Floor:**

The condition of the floor is generally fair.

**Woodwork**

Missing. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Front Bar.**

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**Room Location:**

Ground level.



## Restrictions:

Inspection to the upperside of flooring was restricted by carpet. This could be concealing building defects or faults.

## General condition

Leaking equipment in this area has caused significant water and mould damage to carpet and timber floor under the carpet (visible from the basement area). Equipment not inspected as part of this inspection report. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Ceiling:

There is a large water leak stain to the ceiling located above the bar area. This area was tested with an Electronic Moisture Meter. The moisture level recorded was within a normal range. This ceiling should be monitored to ensure that the condition does not further deteriorate. If further deterioration is noted (more stains or darker stains, dripping water etc) then refer the matter to a licensed Plumber to determine the cause of the leak and rectify immediately to prevent further damage.



## Walls:

The condition of the walls is generally fair.

## Windows:

The condition of the windows is generally fair. Windows are stiff to operate. Adjustment is required to some windows to ensure smooth operation.

## Doors:

The condition of the door/s is generally fair. Push plates missing to external doors.

**Floor:**

There is a lot of mould to the carpet and underlay from a leaking appliance. This is unhealthy. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Woodwork**

Fire place not level with the wall. Wall may be out of plumb. Damage to fire place surround. Fireplace not tested as part of this inspection. I recommend that all fireplaces be tested and checked by an expert before being put into use.



**Basement Night club.**

**Room Location:**

NE corner of the basement level.



**Restrictions:**

Inspection within this room was restricted by furniture and a carpet covered timber platform. It is strongly recommended that full access be gained as this could be concealing building defects or faults.





## Ceiling:

There is no ceiling lining. The underside of the floor has sections of borer damage that have weakened the floor. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



There is no ceiling lining. The underside of the floor has sections of decay and drywood termite damage that have weakened the floor. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Walls:

- Mould was noted to the walls. The cause should be investigated and rectified.
- Residual mould and efflorescence noted to brick walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by dampness. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Windows:

There is no window to this room.



**Doors:**

The condition of the door/s is generally fair. The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.

**Floor:**

The condition of the concrete floor is generally fair. Stains and marks on the floor noted. Timber floor area has damaged carpet and damaged (dropped) sections of floor. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Woodwork**

Sections of timber skirting are water damaged, paintwork has deteriorated. Repair as required.

**Basement Night Club Bar Area.**

**Room Location:**

NE corner of the basement level.



**Restrictions:**

Inspection within this room was restricted by equipment. This could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally poor. A large section of the ceiling has been roughly ripped down. This may have been to access the damaged floor timbers above this area. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Walls:**

Residual mould and efflorescence noted to brick walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by dampness. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Windows:**

There is no window to this room.

**Floor:**

The condition of the concrete floor is generally fair.

**Woodwork**

Sections of timber are water damaged, paintwork has deteriorated. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Basement lobby.**

---

**Room Location:**

Basement level.



**Ceiling:**

Corrugated steel sheet ceiling lining is in fair condition. Floor above this area has sections of timber pest damage. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Walls:**

The condition of the walls is generally fair. Peeling paint. Water penetration damage. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Stairs:**

Stair risers exceed 190mm. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



**Doors:**

The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.

**Floor:**

The condition of the floor is generally fair.

**Woodwork**

The condition of woodwork is generally fair.

**Basement Bar and Dance floor.**

---

**Room Location:**

SW end of the basement level.



**Restrictions:**

Stage covers a section of timber floor area. Inspection within this room was restricted by furniture. It is strongly recommended that full access be gained as this could be concealing building defects or faults.



## General condition

Mould to bar and other fittings/fixtures. Consult a licensed tradesperson about the scope of works and cost to rectify. Cool rooms and other equipment not inspected.

## Ceiling:

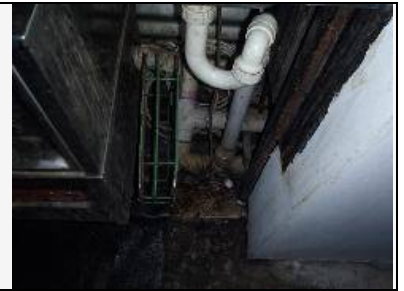
The condition of the ceiling is generally fair.

## Walls:

The condition of the walls is generally fair. Steel chequerplate is loose. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.

## Sink:

Sink is leaking water onto the floor. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



## Doors:

The condition of the door is generally fair.

## Floor:

Timber dance floor area requires a sand back and recoat of clear.



Only part of bar area floor has floor coverings. Floor coverings to the bar area are damaged in sections and could be a tripping hazard. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



## Woodwork

The condition of woodwork is generally fair.

## Storage Area.

---

### Room Location:

NW corner of the basement level.

### Restrictions:

Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults.



### Ceiling:

Peeling paint was noted to ceilings. Repaint is required. Holes in the ceiling. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Walls:

- There are some hairline Appearance cracks in walls at joins in the wall sheets. This is a Minor Defect. This defect affects the appearance of this component. Repair is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Impact damage to cement sheet wall



sections. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

Cracked and damaged render. Water is penetrating through the walls in this area. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Missing sections of wall sheeting. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Windows:

The condition of the windows is generally fair.

## Doors:

Severe decay to external door. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

## Floor:

The condition of the floor is generally fair.

## Woodwork

Fungal decay to timbers around the external wall windows. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## **Cool room.**

---

### **Room Location:**

Basement level.

### **Restrictions:**

Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults.



### **Ceiling:**

The condition of the ceiling is generally poor. Repair or replace as required.

### **Walls:**

The condition of the walls is generally poor. Repair or replace as required. Water penetration damage. Sections of wall sheeting are missing. This will affect performance of cool room. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### **Doors:**

No safety bell to the door. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.

### **Floor:**

The condition of the floor is generally fair.

## **Storeroom for AV equipment.**

---

**Room Location:**

Basement level (SE corner)



**Restrictions:**

Inspection within this room was restricted by furniture and floorcoverings. It is strongly recommended that full access be gained as this could be concealing building defects or faults. Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults.



**Ceiling:**

No ceiling lining. Sections of borer damage to the floor above. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Walls:**

The condition of the walls is generally fair.

**Bar Area.**

---

**Room Location:**

First Floor.





**Ceiling:**

The condition of the ceiling is generally fair.

**Walls:**

The condition of the walls is generally fair.

**Floor:**

The condition of the floor is generally fair.

**Woodwork**

The condition of woodwork is generally fair.

**Sitting area/Dance floor.**

---

**Room Location:**

Top floor Eastern end (front of building)



**Restrictions:**

Inspection within this room was restricted by furniture and floorcoverings. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

**Ceiling:**

The condition of the ceiling is generally fair. A large section of leak damage noted to the Northern side of the room. Refer to sample photo. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



## Walls:

Brickwork is crumbling in large sections. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Holes in walls in areas. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



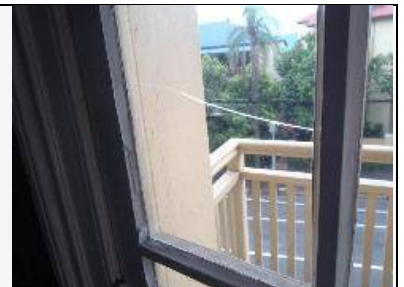
## Windows:

The condition of the windows is generally fair. Some windows have been filled in. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Doors:

The condition of the door/s is generally fair. Some cracked glass to french doors than open to the balconies. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.





Doors are old and have much wear and tear. Refer to sample photo.



**Floor:**

Some cracked tiles near the top of the stairs. Floor is not level in areas. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Carpet is damaged in areas. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Switchboard room.**

---

**Room Location:**

Basement level.

**Restrictions:**

Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults. NB Storage of paint and other flammable liquids in this room is a safety hazard. Stored items should be removed immediately.



**Ceiling:**

Painted concrete ceiling. The condition of the ceiling is generally good.

**Walls:**

- Sections of external walls have decay. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Timber walls do not have adequate Termite shields installed and are at risk of termite damage. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Windows:**

There is no window to this room.

**Doors:**

Doors missing. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Door height is less than 2.0m This is less than required by the Building Code.

**Floor:**

Bare concrete floor is not level and has Appearance cracks in it. This is a Minor Defect.

## BATHROOMS AND TOILETS

Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. If there are stored goods on the wall behind the shower this may conceal water leaks and subsequent damage from leaks. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. RegROUT and re-seal as required and replace any cracked tiles. Seal behind taps as required. Adequate and proper ongoing maintenance will be required in the future.

**Bathroom One:**

**Room Location:**

First Floor Level off Office 1 (Shown as Bedroom 1 on the Plans)

**Ceiling:**

The condition of the ceiling is generally good.

**Walls:**

The condition of the walls is generally good.

**Windows:**

There is no window to this room.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Shower:**

The shower appears to be generally in a good condition. I suspect this shower has leaked and caused the water damage to the timber parquetry floor in the adjacent room. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.

**Wall tiles:**

The condition of the wall tiles is generally good.

**Basin & Taps:**

Cold tap too stiff. This is a Minor Defect. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.

**Toilet Condition:**

The toilet appears to be in good condition.

**Bathroom accessories:**

The condition of the bathroom accessories is generally good.

**Bathroom 2:**

---

**Room Location:**

First Floor Level off Office 2 (Shown as Bedroom 2 on the Plans)

**Ceiling:**

The condition of the ceiling is generally good. Skylight is broken and may allow water penetration. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification. Hole in the ceiling. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Walls:**

The condition of the walls is generally good.

**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Shower/Bath  
Condition:**

The shower is located over the bathtub. The shower and bath appear to be in a good condition. The area will need to be kept well sealed to prevent water penetration to surrounding areas. The shower/bath was inspected and where access permitted a moisture meter was used, and there was no visible water penetration to surrounding areas.  
**IMPORTANT NOTE:** This test may not reveal water leaks until the shower/bath is put into constant use and surrounding areas monitored over a period of time.

**Wall tiles:**

The condition of the wall tiles is generally good.

**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in good condition. Toilet seat is cracked. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Bathroom accessories:**

The condition of the bathroom accessories is generally good.

## **Mens and Womens Toilets Ground Floor:**

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**Room Location:**

Northern side of Ground floor level. Mens and Womens.

**Ceiling:**

The condition of the ceiling is generally fair.

**Walls:**

Peeling paint onto walls. This is a Minor Defect.

**Doors:**

The door stopper is missing. Install a door stopper. This is a Minor Defect. The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.

**Floor:**

The condition of the floor is generally fair.

**Woodwork**

Water damage to a section of jamb. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Wall tiles:**

Some cracked tiles noted. Some holes in the tiled walls. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Tiles are not laid in a workmanlike manner. This mainly affects the appearance of the tiles. If a better appearance is desired then the tiles will have to be removed and new tiles laid. Consult a licensed tiler for this work. Sections of grout and cracked and or missing to the wall tiles. This is likely to allow the passage of moisture that can damage other components behind the tiles. Excessive moisture can also create conditions conducive to termites. A licensed floor tiler should Re-grout tiles.



### Basin & Taps:

The basin and taps appear serviceable. Some loose mixers noted. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Vanity Unit:

The condition of the vanity unit is generally fair.

### Toilet Condition:

- One broken toilet seat. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Cistern has been removed to the urinal. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



## Mens and Womens Toilets First Floor

### Room Location:

First floor NW corner.

### Ceiling:

The condition of the ceiling is generally good. Leak stains around pipe penetrating through the ceiling. Refer to sample photo. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



**Walls:**

The condition of the walls is generally good.

**Windows:**

Fungal decay to rear elevation window. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Doors:**

The condition of the door is generally good.

**Floor:**

The condition of the floor is generally good.

**Woodwork**

The condition of woodwork is generally good.

**Wall tiles:**

The condition of the wall tiles is generally good. A few cracked wall tiles. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Basin & Taps:**

The basin and taps are generally in a good condition.

**Vanity Unit:**

The condition of the vanity unit is generally good.



**Toilets Condition:**

The toilet appears to be in good condition. Urinal cistern missing. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



**KITCHEN**

**Kitchen:**

**Room Location:**

Ground floor. Rear of the building.



**Restrictions:**

Inspection within this room was restricted by equipment. This could be concealing building defects or faults.



**General condition**

Cool room is leaking water and door seal is damaged. You should have this matter further investigated by an appropriately qualified expert prior to the contract becoming unconditional.





**Ceiling:**

The condition of the ceiling is generally fair. Some minor damage noted.



Light cover is loose. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Walls:**

The condition of the walls is generally good.

**Windows:**

The condition of the windows is generally fair.

**Doors:**

The condition of the door is generally poor. Glass is missing and door is damaged. A new door will be required.



**Floor:**

The condition of the floor is generally good.

**Kitchen Fixtures:**

The condition of the fixtures is generally fair. I recommend a specialist inspection of the Commercial Kitchen fittings and fixtures as this is beyond the scope of this inspection report.

**Sink & Taps:**

Appears serviceable. Flickmixer is leaking. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



**Kitchen Two:**

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**Room Location:**

First Floor.



**Ceiling:**

Water leak stain noted to the ceiling. Recommend having a licensed Roofer determine the cause of the leak and rectify immediately to prevent further damage.



**Walls:**

The condition of the walls is generally fair.

**Floor:**

The condition of the floor is generally fair.

**Kitchen Fixtures:**

The condition of the fixtures is generally fair. Pantry door has been removed. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Wall tiles:**

The condition of the wall tiles is generally good.

**Sink & Taps:**

Appears serviceable.

The inspection of stoves, rangehoods, cooktops, insinkerators 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.

## LAUNDRY

**Laundry:**

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**Room Location:**

There is no laundry room as such, only a laundry tub located at the rear of the building on the ground floor level.

**Tub & Taps:**

Tap spout leaks water. Item is damaged. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification. Tub is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

## TOILETS

**Mens Toilets Basement**

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**Room Location:**

Basement level Mens toilet SW corner.

**Ceiling:**

The condition of the ceiling is generally fair.

**Walls:**

The condition of the walls is generally fair.

**Doors:**

No proper handle to outside of toilet doors. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Door height is less than 2.0m This is less than required by the Building Code.

**Floor:**

The condition of the floor is generally fair.

**Toilet Condition:**

Urinal cistern is missing. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Basin & Taps:**

- The basin and taps appear serviceable. Spout is loose. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Workmanship on basin installation is below standard. This is a Minor Defect.



**Wall tiles:**

Tiles are not laid in a workmanlike manner. This mainly affects the appearance of the tiles. If a better appearance is desired then the tiles will have to be removed and new tiles laid. Consult a licensed tiler for this work.

**Ventilation Internal:**

Exhaust fans missing. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Exhaust fans missing. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Womens Toilets Basement:**

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**Room Location:**

Basement level Womens toilet SW corner.

**Ceiling:**

There is a water leak stain on the ceiling. The moisture meter has found that the stain contains excessive moisture. This may mean that the leak is still current. We recommend that a plumber be employed to find the cause of the leak and rectify the problem immediately to prevent further damage.

**Walls:**

Section of wall missing to toilet that is not installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Doors:**

Door height is less than 2.0m This is less than required by the Building Code.

**Floor:**

The condition of the floor is generally fair.

**Toilet Condition:**

Toilet not installed. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



One toilet has a broken flush button and does not operate. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Basin & Taps:**

One basin has a loose mixer tap. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Wall tiles:**

Tiles are not laid in a workmanlike manner. This mainly affects the appearance of the tiles. If a better appearance is desired then the tiles will have to be removed and new tiles laid. Consult a licensed tiler for this work.

**Ventilation Internal:**

No ventilation to one toilet. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Bathroom accessories:**

One mirror missing to a basin. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Mens and Womens Toilets Ground Floor:**

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**Room Location:**

Ground floor.

**Ceiling:**

Plywood ceiling is water damaged. Hole in the ceiling. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Windows:**

Missing louvres. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Doors:**

The condition of the door/s is generally fair.

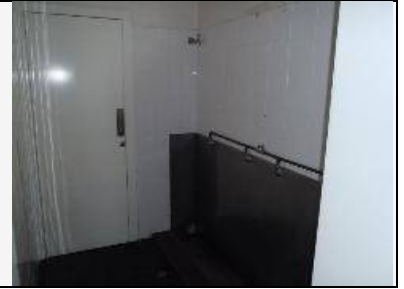
**Floor:**

The condition of the floor is generally good.



### Toilet Condition:

The toilet has constantly running water, a licensed plumber should be called to make further evaluation and repairs as required. Cistern missing to the urinal. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



### Basin & Taps:

The basin and taps appear serviceable.

### Wall tiles:

The condition of the wall tiles is generally good.

## STAIRS INTERNAL

### Stairs Internal:

#### Type & Condition:

The stairs are constructed primarily from timber the overall condition of these stairs is good. Refer to sample photo of stairs from basement to Ground floor level.



- An inspection of the storeroom/cupboard below the stairs was restricted by stored goods. I recommend that full access be gained and this area inspected as it could be concealing defects or Building faults. Refer to sample photo.
- Residual mould and efflorescence noted to stone walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by

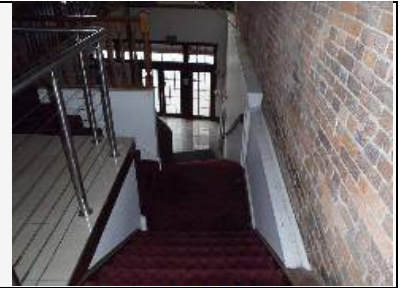


dampness. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

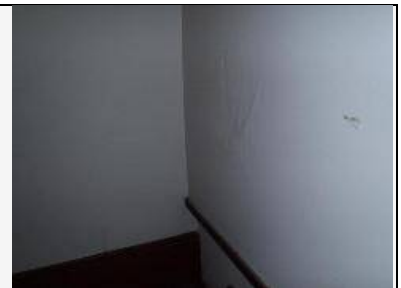
Walls to the stairwell area from Basement to first floor level. Residual mould and efflorescence noted to stone walls. This creates an unhealthy environment. Small pieces of brick and dust from bricks on the floor where fretting has caused damage. Fretting is also caused by dampness. Also there are missing stones. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Stairs squeak when used. This is a minor defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Poor patching to wall of stairwell on the Northern side of the building. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## EXTERIOR

### General:

## Details:

Paint is deteriorating to various sections of previously painted external surfaces. Rear extension to the building is not painted. This can expose the building element to the weather and result in accelerated deterioration and increase the costs of repair and re-painting. I recommend you consult a licensed Painter about the necessity and cost of repainting. Refer to sample photo.



## Restrictions to inspection

The height of some walls limited the ability to closely inspect the condition of the building elements that are more than 3.6m above the ground level.



## Walls:

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### General:

- Small section of cracked concrete plinth to the SE corner. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Small section of cracked stone step to the SE corner entry at Ground level. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Section of folded chequerplate to the threshold at the SE corner is bent. Item is damaged. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Various redundant clips, brackets, flag supports, electrical cable, conduit, holes, broken lights are preset on North, East and Western elevations. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Cracked sections of render and stone mouldings to building exterior. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Wall sheeting to doorway on the Northern elevation is damaged at floor level. This could allow water entry. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Appearance cracks of up to 1mm wide noted to the wall/s. In my opinion the appearance of this Building Element has blemished and the expected consequence of this cracking is unknown until further information is obtained. For peace of mind I recommend that you obtain an assessment of this crack/s from a Structural Engineer. Refer to sample photo of North elevation.





Some pitting to render finish on external wall sections. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Some joints around openings for doors have pulled apart. This may allow entry of water and vermin. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Some joints between external wall material types have pulled apart. This may allow entry of water and vermin. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Refer to sample photo of the rear (west) elevation.



Sections of decaying boards to the switchboard. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



The lattice to the rear elevation is damaged. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe. Item is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



The storeroom to the first floor rear elevation is not properly weatherproofed. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Rear elevation has openings and corners that are not properly weatherproofed. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Loose hardiplank boards to the rear elevation. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Section of wall to the SW corner of the property is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Two damaged bricks to the rear elevation. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Decay to wall trims on the Southern elevation. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Timber wall frame bottom plate in contact with the concrete and is decaying. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Windows:

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### Condition:

Fungal decay to architrave around the large feature window to the NE corner of the building. Refer to sample photos. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Fungal decay to window reveals and sills on the Northern elevation. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Fungal decay to window reveals and sills on the Western elevation. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.





Glass louvres are missing to steel windows on the Northern elevation. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Rust to sections of security bars. Item is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Holes in boarded up windows to toilets will allow entry of vermin and water. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## **Parking Area:**

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### **Type & Condition:**

There is a concrete parking area located to the rear (Western) elevation. The concrete driveway has various shrinkage cracks. These cracks occur when the concrete dries out too quickly after being poured. This is generally considered to be a minor defect. No action required at this time. If concrete subsides this will be a tripping hazard. This area should be monitored to ensure that the condition does not further deteriorate. If further deterioration is noted then replace concrete.



Refer to sample photo of concrete. Linemarking has faded. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## External doors:

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### Doors Type & Condition:

A few doors to the eastern elevation have missing brass push plates. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Pair of doors to the Rear elevation at basement level have broken hinges. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. NB This is a security risk. Ask seller to rectify asap.



Door and jamb to rear elevation has severe decay from a lack of external flashing. Replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Pair of doors serving the Switchboard room are water damaged and warped. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Jamb is loose to the doors at Basement level at the rear elevation. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



External door opening is close to the boundary and not suitably fire rated. Consult a licensed tradesperson about the scope of works and cost to rectify.



Doors to the rear elevation have water damage to the first floor level. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Rear door to the dining area is damaged on the ground level. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Rear door to the rear elevation (west) is damaged. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Planter Boxes:

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### Type & Condition:

Timber planter boxes are damaged in sections and may collapse. These could be a safety hazard. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Signage:

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### Type & Condition:

Various illuminated and painted signs adorn the exterior walls. Council Approval will be required to alter these signs.



## External Stairs:

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### Type & Condition:

At the rear of the building (Western elevation). Galvanised steel stairs are generally in a good condition. Landings are made of plywood and cement sheet. Plywood is decaying and cement sheets have large gaps. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.





- The paintwork is deteriorating to the sections of the stairs, repaint is required. Refer to sample photo.
- The gap between each tread is excessive. This is unsafe and may cause a person to fall and injure themselves. It is recommended that the tread gaps be reduced to less than 125mm to reduce the risk of an accident. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.
- The gap between the handrail and the stairs is excessive. This may allow a small child to fall through the handrail. An intermediate rail with gaps not exceeding 125mm should be installed for safety or a young child could fall through the gap. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.



Various sections of steel have moderate to extensive rust. Replace rusted sections immediately for safety. This is unsafe and may cause a person to fall and injure themselves. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Some loose stair treads to the rear stairs. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## Awnings:

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### Condition:

Awnings are generally in a good condition.

## Dampcourse:

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### Type & Condition:

Due to the method of construction a damp proof coursing material could not be identified. If a damp proof coursing material is not installed rising damp may become a future problem.

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.

## Drainage - Surface Water:

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### Description:

Surface water is likely to run into the building in various locations. i.e. Western elevation to the Ground floor level where external concrete deck is the same level as the internal floor level (and timber is embedded below floor level, the Northern elevation door to the Basement level, The Old Keg delivery shaft to the Eastern (front) elevation (accessible from the door in the basement level. Refer to sample photo. A licensed Plumber/Drainer should further investigate this matter and provide a quotation for the necessary rectification.



## BALCONIES AND DECKS

## Deck:

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### Position/Location:

Rear elevation.

### Restrictions:

Inspection within this room was restricted by stored goods. It is strongly recommended that full access be gained as this could be concealing building defects or faults.

### Balustrades:

The balustrades either do not appear to comply with safety standards or could pose a safety hazard. The height of railings and spacing between railings should be checked to ensure that they comply. This must be further investigated and rectified as required.



No gutter fitted to the rear elevation of the roof. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Balustrade is made of lattice which is not strong enough to be used as a balustrade. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Flooring:

There are Appearance cracks up to 3mm in width to the suspended concrete floor slab. This area should be monitored to ensure that the condition does not further deteriorate. If further deterioration is noted then refer the matter to a Structural Engineer for further investigation.





Rusty bolts project from the floor. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



## Balconies:

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### Position/Location:

Eastern and Northern elevations.



### Balustrades:

The balustrades are not strong enough in my opinion. I recommend replacing them with steel balustrades (with Council permission). Brackets could be used to connect handrails to posts and balusters could be connected to rails with stronger connections as an interim measure to improve safety.



### Flooring:

There are gaps in the cement sheet flooring panels that will allow penetration of water that will eventually damage the floor joists. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Steelwork:

The steelwork is generally in good condition. When viewed from the ground.

## Framework

The framework is generally in a good condition. When viewed from the ground.

## Fungal Decay:

Small section of fungal decay to the NE corner of the NE balcony facing Boundary street. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

## Balcony # 2:

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### Position/Location:

Rear elevation.



### Balustrades:

The balustrades either do not appear to comply with safety standards or could pose a safety hazard. The height of railings and spacing between railings should be checked to ensure that they comply. This must be further investigated and rectified as required.

# SUBFLOOR

## Description

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### Description

The accessible subfloor framing appears to be adequate. The flooring to the ground floor level (visible in sections from the Basement level) has large sections of decay, delignification, water damage, mould, drywood termite damage, and borer damage. As this floor is painted black and there were no lights to this area at the time of inspection it made finding defects more difficult. An invasive inspection is recommended to determine the full extent of



damage. A licensed Builder should provide a scope of works and quote to rectify this defect.

### Stumps/Posts/Piers

The steel posts/stumps have surface rust at the base of various posts. The rust should be treated with a proprietary rust treatment system i.e. Rust Inhibitor, Rust primer and paint to prolong the life of these steel posts/stumps. Surface drainage should be improved by a licensed plumber to reduce the likelihood of further damage to steel posts/stumps.



### Ventilation:

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#### Description

The subfloor ventilation appears to be inadequate. This can create conditions conducive to timber pests. Additional vents will be required. A licensed Builder should provide a scope of works and quote to rectify this defect.

### Other Defects or Issues:

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#### Defects

The old keg delivery chute? is collecting water and debris. Refer to sample photo. Water is penetrating through the walls to the basement interior and causing mould damage. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Drain to the old keg delivery chute is blocked. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



## SERVICES

Only those appliances specifically mentioned have been tested by the consultant. 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.

### **Hot Water Service:**

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#### **Hot water is provided by the following:**

Mains electric hot water system: The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered. I did notice rust to the base of the tank. You probably need a new system. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



### **Water Lines & Pressure:**

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#### **Details:**

Very light brownish coloured water came out some taps for a second after tap was turned on. This is usually an indication that there is some rust somewhere in the pipes. Have water pipes checked by a licensed plumber as pipes that have rusted internally may have to be replaced. This fault is common in older buildings that have galvanised pipes.



### **Other Services:**

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#### **Safety Switch:**

- There is a Earth Leakage Circuit Breaker (Safety Switch) installed however, the operation or adequacy was not tested and is not commented on.

#### **Smoke Detector/s:**

- The testing of smoke detectors does not form a part of this inspection report, however we have a duty of care to inform you that the smoke detectors position and or operation does not conform to the Building Code. Recommend re-installing smoke detectors as per the Building Code.



## Electrical

Due to the age of the building, Electrical system and appliances should be checked by a licensed Electrician as a matter of course.



Some damage to coach lights. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Electrical wiring is suspect/dangerous in areas and should be checked by a licensed Electrician. Refer to sample photo.



## Plumbing

Due to the age of the building, a separate plumbing inspection should be carried out prior to the contract becoming unconditional. Refer to sample photo of rusted cast iron sewer pipes. Rust will eventually cause leaks. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



**Details:**

Ductwork to the base of the Mechanical Air handling System is badly corroded. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Other pub equipment looks to be in poor condition. You should have this matter further investigated by an appropriately qualified expert prior to the contract becoming unconditional.



Cool room to first floor level is leaking water. You should have this matter further investigated by an appropriately qualified expert prior to the contract becoming unconditional.



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.

## GENERAL REMARKS

**GENERAL REMARKS:**

**Details:**

- Buildings built prior to 1970 were often painted with lead based paints. Lead paint is toxic. Due to safety concerns, when re-painting, all lead based paint should be removed by a professional painter. If you have any further questions about lead paint and safe lead paint removal please contact the relevant Government authority for further advice.
- There is no visible evidence that there is a current Termite Management system installed. This puts the buildings at risk of

damage from termites. It is recommended that you contact a licensed Timber Pest Manager to install a code compliant Termite Management system without delay.

## CONCLUSION AND SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

### Major Defects

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

Typical.

### Minor Defects

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

High.

### Overall Condition

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**Overall the condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:**

Below 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 dwellings 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 dwellings 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 re 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 being carried out.

### **Important Advice**

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**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.

**Septic tanks:** Should be inspected by a licensed Plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a Pool Expert should be consulted to examine the Pool and the Pool equipment and plumbing as well as the requirements to meet the standards for Pool Fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non-compliance under the legislation and/or costly repairs to the Pool or Pool fencing.

**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 house. 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 too 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 (*eg. 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).**

**4) COMPLAINTS PROCEDURE:** In the event of a dispute or a 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 (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.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event that You do not fully 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.

**5) 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

"General Remarks" section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheets 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.

**6) 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 General Remarks 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.

**7) MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

**8) ESTIMATING DISCLAIMER:** Any estimates provided in the 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 work to be carried out, and what a contractor is prepared to 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.

### **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 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 seven (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 may rely on the report subject to the terms and conditions of this agreement and the Report itself.

## **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 clarification then contact the inspector prior to acting on this report.

**This Inspection and Report was carried out by:** Mr Andrew Mackie-Smith

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