

BuildingPro

QBSA License Number 1014810

Building and Pest Inspection Reports

In accordance with AS 4349.0 and AS 4349.3

Report prepared for:

Client Pty Ltd

Property Address:

4567 Sample Hwy, Sampleville

Report Number:

CLIENT 5555

Date and Time of Inspection:

29th June 2011 at 8:00am

BuildingPro Pty Ltd

ABN 17 091 599 156

20 St Johns Avenue, Ashgrove Queensland, Australia 4060

Ph. 07 3311 2273 Fax. 07 3311 2482 Mob. 0403 262 625

Email: info@buildingpro.com.au Web: www.buildingpro.com.au

This report is subject to copyright and may not be copied or reproduced without the written permission of Buildingpro

BUILDING INSPECTION REPORT

Administration Details

PROPERTY ADDRESS:

4567 Sample Hwy, Sampleville.



CLIENT:

Client Pty Ltd.

PURCHASER:

Mr Client.

REFERENCE NUMBER:

CLIENT 5555.

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:

29th June 2011.

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 50 year old Factory and Offices

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

Date and Time of the Inspection:

29th June 2011 at 8:00am.

Persons in Attendance:

The Real Estate agent or their Representative, The Client, The Seller.

Weather Conditions at the time of Inspection:

Overcast and some light showers.

Recent Weather Conditions:

Dry and Fine.

Building Furnished:

Yes, some areas as noted.

Building Tenancy

Vacant.

Areas Inspected and Restrictions to the Inspection

The Actual Areas inspected were:

The Building Interior, The Building Exterior, The Roof Framing, The Roof Exterior (low pitched section over front Office area only), The Site.

Internal Restrictions:

Floorcoverings were present restricting inspection to the upperside of flooring in some rooms. Stored items restricted inspection to the interior of some rooms.

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. Access to the roof area was limited due to the pitch of the roof being too steep and roof was too wet 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

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.

Details of apparent concealment of possible defects:

It appears that attempts have been made to patch and paint over cracks in the block walls. This is a problem because the severity of damage (width, length and number of cracks) cannot be accurately confirmed. It is likely that these cracks will reappear in time. Therefore I recommend that you consult a Structural Engineer about this matter. If you are in the process of purchasing the property you should have this matter further investigated by the Structural Engineer prior to the contract becoming unconditional.

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:

Real Estate agent provided a Copy of floor plans, electrical plan, fire safety services plan, and an Asbestos report. Our scope of work does

not include assessment or comment upon these documents. I recommend you make your own enquiries to ascertain that these documents are in order.

Description and Identification of the Property Inspected

Building type:

Factory and associated Offices. Class 8 and Class 5.

Roof Construction:

Portal framed steel beams with hardwood timber roof purlins.

Roof is covered with:

Mostly Corrugated steel with the roof over the office area being made of Metal decking. Some sections of concrete slab.

External walls constructed from:

Mostly painted concrete block.

Internal walls covered with:

Mostly concrete block, render on concrete block, Plasterboard and Fibre cement sheeting.

Internal ceilings covered with:

Some areas appear to be lined with Fibrous plaster, Plasterboard, and, Fibre cement sheeting.

Windows are constructed from:

Mostly metal framed. Most of the glass is wired glass.

Outbuildings

Wash Bays, Compressor shed and Generator Room and a Carport attached to the exterior of the main Building.

Estimate Building Age:

Approximately 50 years old.

Other Inspections and Reports Required

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.

Council Plan Inspection, Electrical Inspection, Plumbing/Roof Inspection, Structural (Engineer), Asbestos Inspection (if Asbestos Report is not suitable), Airconditioning Inspection, OHAS Inspection, Invasive Pest inspection, Fire Safety Inspection, Appliances Inspection (Compressor/Generator/Spray booth etc).

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:

Roof Access Limitations:

No physical access was possible to the pitched part of the external roof areas due to the roof not being accessible from a 3.6 metre ladder and the roof being wet from rain. A licensed Roofer should inspect this part of the roof for you.



Condition in Detail:

The overall condition of the reasonably accessible roof coverings to the front Office area and Western plane of the factory roof appears to be good. The balance of the roof (and this is most of the roof area) there is extensive surface rust to the roof sheets. Rust can result in roof leaks that can cause damage to the building and stored items within it. Rust will shorten the life of the roof. I suspect that the rusted sections of roof sheets are the original roof and therefore could be approximately 50 years old. This roof may be nearing the end of its serviceable life. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification i.e. repair rust or replace rusting roof sections if necessary.



A small section of roof capping to the Northern end of the Office area roof is dented. Refer to sample photo. This is a Minor Defect. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



A small section of Office area roof has been patched. Maintain silicone to prevent leaks. No action is required at this time. Refer to sample photo.



Sewer vent pipes that penetrate the roof are not capped and paint is peeling off. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Flashings:

Flashings:

- Silicone has deteriorated in sections and should be renewed by a licensed Roofer to prevent leaks.
- Not all flashings could be inspected, only those that were visible from the ground or flat roof sections.

Gutters & Downpipes:

Type & Condition:

•

- Many sections of original Gutters are damaged or rusting in sections. This will cause water leaks that can cause damage to other parts of the building. These should be repaired or replaced by a licensed Roofer or Plumber as necessary.
- Some sections of gutter appear to have been replaced and are unpainted. These should be painted.



- Paint has deteriorated on sections of downpipes and guttering. Repaint by a licensed Painter is recommended.

Section of downpipe spreader has pulled apart. This is a Minor Defect. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



Gutters are damaged or rusting in sections. This will cause water leaks that can cause damage to other parts of the building. These should be repaired or replaced by a licensed Roofer or Plumber as necessary.



Gutters are damaged or rusting in sections. This will cause water leaks that can cause damage to other parts of the building. These should be repaired or replaced by a licensed Roofer or Plumber as necessary. Refer to sample photo.



The downpipe/s have been dented in sections. This is a Minor Defect.



Eaves, Fascias & Barge Boards:

Eaves Type & Condition:

The eaves are lined with fibre cement sheeting and are generally in a good condition. Sections are unlined. A section of cladding below the fascia to the rear elevation of the factory is missing. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Concrete sun shade to front elevation is cracked in sections and this is allowing the penetration of some dampness. 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.



Fascias & Bargeboards Type & Condition:

The fascia/bargeboards are mostly constructed of timber. The paint work is deteriorating in sections and repainting is required. Moderate decay is present to small sections of timber fascias or barge boards at corners. This has damaged the timber. This could get worse and decay can spread to more timbers.. Repair or replacement of damaged timber by a licensed Carpenter is recommended.



The paint work is deteriorating and maintenance is required. Refer to sample photo.



ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions:

Much of the roof framing was viewed from a distance due to the height above floor level. This did not allow close and careful scrutiny of joints etc.

General notes:

There is no Safety Mesh below roof sheeting. This was not a requirement when the original Building was built but newer sections of roofing should have had safety mesh installed. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



Roof Framing:

Roof Supports:

In general I observed that the steel portal frames and columns are in good condition with some surface rust evident. The timber purlins are generally in a good condition. Due to the age of the building I recommend that you should have Steel framing checked by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.

Insulation & Sarking:

Insulation Status:

The visible areas of the roof cavity are not insulated.

Sarking Status:

Sarking is present but is torn or has holes in some areas. This may affect the waterproofing ability of the sarking and could allow water to leak into the factory area if there is a roof leak. The damaged sections should be repaired or replaced by a licensed Roofer.

INTERIOR GENERAL

Interior General

Internal Ceilings

Ceilings to office areas are generally in a good condition. Factory area is unlined.

Internal Floors

Floors are generally in a fair condition.

Internal Walls

- Walls are generally in a fair condition. Some small holes and marks noted in areas. Repaint is required in sections.
- Many block walls have cracks that have been patched over. Refer to External wall notes elsewhere in this report for advice on the cracks.

Internal Doors

- A few handles, door stoppers and door closers are missing. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Some metal framed glass doors have cracked panes of glass and doors rub on their frames. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

Windows Internal

- Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.
- There are many cracked and broken wired glass and ordinary glass windows. The cost to replace broken glass with suitable safety glass will be significant.
- Given the age of the building/s we recommend that you have a glazier check that the glazing (glass) in the building/s is both suitable and safe. Many older buildings have ordinary annealed glass when safety glass would now be required to comply with Australian Standards. Any glass found not to meet current standards should be replaced as required in the interests of safety.

Woodwork

Woodwork generally in a fair condition.

Restrictions to inspection

Inspection within the interior was restricted by furniture, stored items and floorcoverings to some rooms/areas.

ROOMS

Lobby/Waiting area

Room Location:

Front of Office area.

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. There are appearance cracks to the ceiling. 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. Repair is required.

Walls:

The condition of the walls is generally good.

Windows:

The condition of the windows is generally fair. Crack to glass pane. This is a safety hazard. Have a licensed Glazier replace affected glass promptly.



Doors:

The condition of the door is generally good. Some blistering paint to the door. 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 good.

Woodwork

The condition of woodwork is generally good.

Hall:

Room Location:

In office area.



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.

Floor:

The condition of the floor is generally good.


Woodwork

The condition of woodwork is generally good.

Strong room

Room Location:

In office area.



Restrictions:

A few shelves stored to the Eastern wall.




Ceiling:

The condition of the ceiling is generally good.

Walls:

There is a crack of approx. 20mm wide to the Western block wall and a crack of approx. 5mm wide to the Northern wall of the Strong room. This appears to have been caused by subsidence. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.



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 fair.

Reception area

Room Location:

Front of the Office.

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.

Floor:

The condition of the floor is generally good.

Pay Clerk office

Room Location:

Next to the courtyard.



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:

- One towel rail is damaged. This is a Minor Defect. Mirror is damaged and other mirror is located too high. 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.

Hall area near Switch Room

Ceiling:

Water leak stain noted to the concrete ceiling. This area was tested with an Electronic Moisture Meter. The moisture level recorded was within a normal range. 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 relevant accredited specialist for further investigation.



Walls:

The condition of the walls is generally good.

Doors:

The condition of the door/s is generally good. Door closer missing to external door. Refer to sample photo.



Floor:

The condition of the floor is generally fair.



Office

Room Location:

Above Dealer Lounge. Closer to the Northern end.



Restrictions:

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

General condition

Switchboard is not covered. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



Ceiling:

The condition of the ceiling is generally good. Roof beams could be a safety hazard as a taller person could hit their head on the beams where they project less than 2m above floor level. Consult a safety expert about suitable safety precautions for this hazard.

Walls:

The condition of the walls is generally good.

Windows:

The condition of the windows is generally good.

Doors:

The condition of the door is generally good.

Floor:

Carpets are badly worn and should be replaced.

Woodwork

The condition of woodwork is generally good.

Office

Room Location:

Above Dealer Lounge. Closer to the Southern End.



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. Roof beams could be a safety hazard as a taller person could hit their head on the beams where they project less than 2m above floor level. Consult a safety expert about suitable safety precautions for this hazard.

Walls:

The condition of the walls is generally good.

Windows:

The condition of the windows is generally good.

Doors:

The condition of the door is generally good.

Floor:


The carpet is loose in this room and requires re-stretching. This work can be performed by a licensed carpet layer. Carpets are badly worn and should be replaced.

Woodwork

The condition of woodwork is generally fair.

Office

Room Location:

<p>Triangular office located below the Mezzanine.</p>	
---	--


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:

<p>The condition of the walls is generally good. Hole in wall from where Air con box type unit was removed. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.</p>	
--	---

Windows:

There is no window to this room.

Doors:

The condition of the door is generally good.

Floor:

Carpets are badly worn and should be replaced.

Woodwork

The condition of woodwork is generally good.

Cleaners Room

Room Location:

Next to the proposed Dealers Lounge.



General condition

Slop Hopper (Basin) is chipped. This is a Minor Defect. No action is required at this time.



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.

Reception Room.

Room Location:

Adjoins the production office and courtyard garden area.

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 good.

Doors:

The glass in the door is cracked. Replace as required. The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.



Floor:

The condition of the floor is generally good.

Woodwork

Sections of woodwork are termite damaged. Corner trim, architrave and cornice all affected in areas. No active termites seen. There may be more damage present that is concealed. A further invasive Pest Inspection by a licensed Timber Pest inspector is recommended to determine the full extent of the termite damage. Refer to sample photos. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Mezzanine Area.

Room Location:

NW corner of the building.



General condition

Due to the age of the building I recommend that you should have Steel framing checked by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.

Ceiling:

Ceiling is unlined. Roof beams could be a safety hazard as a taller person could hit their head on the beams where they project less than 2m above floor level. Consult a safety expert about suitable safety precautions for this hazard.

Walls:

The condition of the walls is generally good. Handrails have large gaps and are loose. 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 timber floor is generally fair.



Woodwork

There is no handrail located between the top of the stairs to this Mezzanine and the external Western wall. Handrails also have dimensions that could be a safety hazard. Repair or replacement is urgently required. Consult a licensed tradesperson about the scope of works and cost to rectify and make safe.

General Office Area.

Room Location:

Front of the office building to the north of the main entry.



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. Nails are popping and are visible. This is generally due to movement in the timber framing. Periodic maintenance may be required and ceilings may need to be re-secured. 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 good.

Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door is generally good.

Floor:

The condition of the floor is generally good.

Accountants Office.

Room Location:

NW corner of Office area at front corner.



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:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation. Three bullseye cracks to windows.

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.

Managers Office.

Room Location:

Office area to the Southern end.



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 fair. The condition of the walls is generally fair. Appearance cracks are evident to walls. Visible cracks are hairline in width only. Read the attached information sheet from the CSIRO on Foundation Maintenance and Footing Performance: A Homeowner's Guide and apply the recommendations therein. These cracks are relatively minor at this time but they could get worse and be very costly to rectify. For peace of mind I recommend that you obtain an assessment of these cracks by a registered Consulting Structural Engineer with relevant residential experience. Refer to sample photo.



Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

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.

Communications Room.

Room Location:

Office area.



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:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

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.

Production Office.

Room Location:

Adjoins the courtyard and proposed Auction reception room.



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:

- One towel rail is damaged. This is a Minor Defect. Mirror is damaged and other mirror is located too high. 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

Some minor damage to benches.

Office.

Room Location:

To the North of the Pay Clerk office.




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:

- One towel rail is damaged. This is a Minor Defect.
Mirror is damaged and other mirror is located too high. Replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Doors:

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

Floor:

There is a change in floor level.

Sales Clerk office.

Room Location:

Next to pay Clerk office (South side)



Restrictions:

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

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 good.

Windows:

- One towel rail is damaged. This is a Minor Defect. Mirror is damaged and other mirror is located too high. 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.

Showroom (proposed Meeting room)

Room Location:

Front of the office Building next to the lobby.

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. Minor settlement cracks were noted and is typical of this type of material. Periodic maintenance may be required.

Walls:

The condition of the walls is generally good.

Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door/s is generally good.

Floor:

The condition of the floor is generally good.

Woodwork

The condition of woodwork is generally good.

Office area below Mezzanine.

Room Location:

NW corner of the 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. 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 good.



Walls:

The condition of the walls is generally good.

Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door is generally good.

Floor:

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



Section of floor is timber. There is no access under the timber floor to check framing.



Woodwork

The condition of woodwork is generally good.

Dealers Lounge.

Room Location:

Off the Factory area.



Ceiling:

The condition of the painted concrete ceiling is generally good. The ceiling height in this room is approx. 200mm less than the 2.4m required by the Building Code. This height makes this room not suitable for extended periods of time. i.e. It may not be suitable as a lounge area as proposed.

Walls:


The condition of the walls is generally fair.

Windows:


The condition of the windows is generally fair.

Doors:

- Door to the Northern end rubs onto the frame. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- One door handle is loose and one handle is missing. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.




Self closer has been removed from the door. Replace as required.



Floor:

Carpets are badly worn and should be replaced.



Training Area.

Room Location:

Above the proposed dealer room (first floor level)



Ceiling:

The condition of the ceiling is generally good. Roof beams could be a safety hazard as a taller person could hit their head on the beams where they project less than 2m above floor level. Consult a safety expert about suitable safety precautions for this hazard.



Walls:

The condition of the walls is generally good.

Windows:

The condition of the windows is generally good.

Doors:

The condition of the door/s is generally good.

Floor:

The condition of the floor is generally good. No floor covering.

Woodwork

The condition of woodwork is generally good.

Factory Area.

Restrictions:

A number of vehicles parked on the floor area may have concealed defects.



General condition

Spray booth is damaged in sections. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Spray booth is built close to the rear wall of the factory and restricts inspection of the rear wall from the inside.



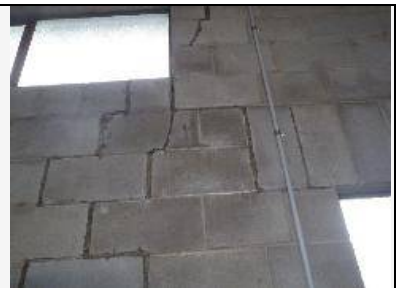
Ceiling:

There is no ceiling lining present. Refer to Roof notes on Sarking.



Walls:

- There are cracks in the blockwork. Refer to External Wall notes. Refer to sample photo.



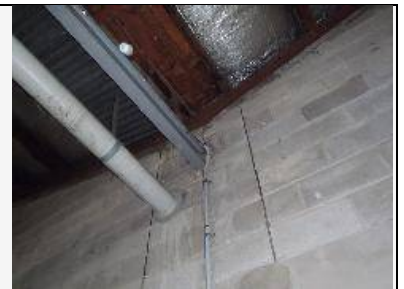
There are cracks in the blockwork. Refer to External Wall notes. Refer to sample photo.



There is efflorescence (salt crystals) to the surface of the block wall. These crystals are the residue of excess moisture. This is a non-structural defect but dampness could be a problem. Further investigation by a Damp Control expert is recommended if dampness is a problem.



A steel roof beam has pulled away from the concrete block wall causing minor damage to the blockwall. Refer to sample photo. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.



Windows:

- Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.
- There are many cracked and broken wired glass and ordinary glass windows. The cost to replace broken glass with suitable safety glass will be significant.



Doors:

The condition of the door is generally fair. Hinged doors require repainting. Roller doors have impact damage (dents and holes). Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Floor:

The concrete floor has cracks exceeding 1.5mm in width. This does not conform to current standards but slab appears to be stable. Some cracks have become pitted in areas. Refer to sample photo. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.



Concrete missing to top of blockwork under roller door openings. This could cause a person to trip. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



BATHROOMS

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:

To the rear (eastern) end of the Factory.



Ceiling:

The condition of the ceiling is generally good.



Walls:

The condition of the walls is generally good.

Windows:

- Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.
- There are many cracked and broken wired glass and ordinary glass windows. The cost to replace broken glass with suitable safety glass will be significant.



Doors:


The condition of the doors is generally good.

Floor:

The concrete condition of the floor is generally good.

**Shower/Bath
Condition:**

- There are two showers present in this area. The Shower closest to the Southern end has a missing Hot water tap handle.
- The grout between the tiles has deteriorated in sections. This may cause moisture to penetrate into the wall cavity and damage other components. Recommend that you contact a tiler to regROUT and re-seal.




Basin & Taps:

The basin and taps appear serviceable.

Toilet Condition:

There are 6 toilets to this Bathroom area. The toilets appear to be in good condition.



Bathroom accessories:

A few of the toilet paper holders are damaged and will require replacement. This is a Minor Defect.

KITCHEN

Kitchen/Lunch room

Room Location:

Office kitchen/Lunch room on the left hand side of the building.



Restrictions:

Inspection to the upperside of the floor was restricted by the floor covering. 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:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door/s is generally good.

Floor:

The condition of the floor is generally fair.

Kitchen Fixtures:

The condition of the fixtures is generally good.

Wall tiles:

The condition of the wall tiles is generally good.

Sink & Taps:

Sink and Taps are generally in a good condition.

Kitchen/Lunch room

Room Location:

Factory Kitchen/Lunch room.



Restrictions:

Inspection to the upperside of the floor was restricted by the floor covering. 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 fair. The condition of the walls is generally fair. Appearance cracks are evident to wall/s. Visible cracks are hairline to 1mm in width only. Read the attached information sheet from the CSIRO on Foundation Maintenance and Footing Performance: A Homeowner's Guide and apply the recommendations therein. These cracks are relatively minor at this time but they could get worse and be very costly to rectify. For peace of mind I recommend that you obtain an assessment of these cracks by a registered Consulting Structural Engineer with relevant residential experience.

Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door is generally good. The door stopper is missing. Install a door stopper. This is a Minor Defect.

Floor:

The condition of the floor is generally fair.

Woodwork

The condition of woodwork is generally good.

Kitchen Fixtures:

The condition of the fixtures is generally good.

Wall tiles:

The condition of the wall tiles is generally good.

Sink & Taps:

Sink and Taps are generally in a good condition.

The inspection of stoves, rangehoods, cooktops, insinkerator 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.

TOILETS

Toilet 1:

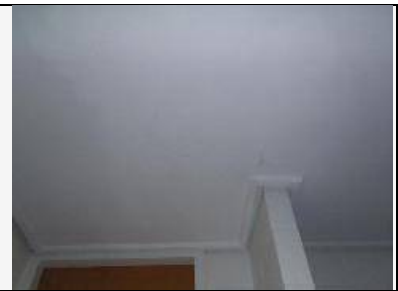
Room Location:

On the left hand side of the building (Northern end) next to the office tea room. Male and female toilets.



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. Appearance cracks are evident to walls. Visible cracks are hairline in width only. Read the attached information sheet from the CSIRO on Foundation Maintenance and Footing Performance: A Homeowner's Guide and apply the recommendations therein. These cracks are relatively minor at this time but they could get worse and be very costly to rectify. For peace of mind I recommend that you obtain an assessment of these cracks by a registered Consulting Structural Engineer with relevant residential experience.



Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

Self closing devices are missing to some doors.



Floor:

The condition of the floor is generally good.

Toilet Condition:

The toilets appear to be in good condition.



Basin & Taps:

The basin and taps appear serviceable.



Wall tiles:

Some cracked wall tiles. This is a Minor Defect.



Bathroom accessories:

- One towel rail is damaged. This is a Minor Defect. Male WC.
- Mirror is damaged and other mirror is located too high. Replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Male WC.



Toilet 2:

Room Location:

This is the Bathroom next to the Managers Office at the Southern end of the Building.



Ceiling:

The condition of the ceiling is generally good.

Walls:

The condition of the walls is generally good.

Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door is generally good.

Floor:

The condition of the floor is generally good.

Toilet Condition:

The toilet appears to be in good condition.

Basin & Taps:

The basin and taps appear serviceable.

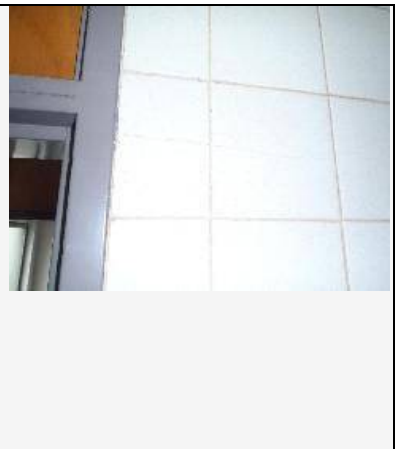
Vanity Unit:

The condition of the vanity unit is generally fair. Wear and tear to vanity cabinet. This is a minor defect. No action required at this time.



Wall tiles:

There are a small number of cracked wall tiles. The cracks are hairline cracks that are unlikely to cause leaks. No action is required at this time. Monitor this area and consult a licensed tiler if any leak damage is noticed in future. 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.



Bathroom accessories:

The mirror is desilvering. This is a minor defect.



Toilet 3:

Room Location:

To the Western end of the factory area.

Ceiling:

The condition of the ceiling is generally fair.



Some loose trims. 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 fair. Appearance cracks are evident to wall/s. Visible cracks are hairline to 1mm in width only. Read the attached information sheet from the CSIRO on Foundation Maintenance and Footing Performance: A Homeowner's Guide and apply the recommendations therein. These cracks are relatively minor at this time but they could get worse and be very costly to rectify. For peace of mind I recommend that you obtain an assessment of these cracks by a registered Consulting



Structural Engineer with relevant residential experience. Refer to sample photo.

Refer to sample photo.



Refer to sample photo.



Refer to sample photo.



Windows:

Windows are stiff to operate and some do not open at all. Repairs are required to windows to ensure smooth operation.

Doors:

The condition of the door is generally good. The door handle is loose. Repair or replace as required. This is a Minor Defect.

Floor:

The condition of the floor is generally fair.

Toilet Condition:

The toilet appears to be in good condition.

Basin & Taps:

The basin and taps appear serviceable. Taps are stiff, rewasher the taps. This is a Minor Defect.



Ventilation Internal:

Hand dryer has a missing plug. This defect affects the operation of this component. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Bathroom accessories:

The mirror is broken. A new mirror is required. Refer to sample photo. This is a Minor Defect.



STAIRS INTERNAL

Stairs Internal:

Type & Condition:

- The stairs are constructed primarily from timber the overall condition of these stairs is good.
- The gap between the handrail and the stairs exceeds 125mm. This does not conform to the Building Code, and 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. Recommend that you contact a licensed Carpenter and have this problem rectified without delay.

Top of stairs is particularly dangerous as there is no balustrade. Refer to sample photo. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



EXTERIOR

General:

Details:

The Asphalt hardstand/parking area is generally in poor condition. There are many large potholes. This condition has made this component a potential safety hazard. Suitable repairs should be carried out without delay to make this component safe. With each pothole costing approx. \$350 to \$450 each to repair the cost to resurface this large area could be significant. You should have a quote prepared by an Asphalt company prior to the contract becoming unconditional.



Section of concrete kerb cracked to front elevation of office. 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.



Restrictions to inspection

Access to inspect the external walls in the Courtyard area was restricted in areas by vegetation.



Walls:

Condition:

The majority of the external walls are built of concrete blocks. The condition of the block walls is generally fair. 'Appearance' cracks of up to 5mm in width are evident to blockwork. There has been patching of almost all of the cracks. Almost all the cracks have had patching done with mortar and some with flexible fillers. These cracks common for a building of this age (approximately 50 years) and type (hollow concrete block) but they could get worse over time and be very costly to rectify, therefore I recommend that you should have the cracks further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.

Position/Location:

NE corner. Refer to sample photo.



NW corner. Refer to sample photo.



Front elevation near NW corner. Refer to sample photo.



Northern elevation of the Office block. Refer to sample photo.



Eastern (rear) elevation. Refer to sample photo.



Southern elevation of the factory. Refer to sample photo.



One damaged block to the Southern elevation. Appears to have been caused by impact damage. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Lintels - Type & Condition:

Minor rust is evident to some lintels. This should be treated to prevent further deterioration. This is a Minor Defect.



Windows:

Condition:

There are many cracked and broken wired glass and ordinary glass windows. The cost to replace broken glass with suitable safety glass will be significant. Given the age of the building/s we recommend that you have a glazier check that the glazing (glass) in the building/s is both suitable and safe. Many older buildings have ordinary annealed glass when safety glass would now be required to comply with Australian Standards. Any glass found not to meet current standards should be replaced as required in the interests of safety.



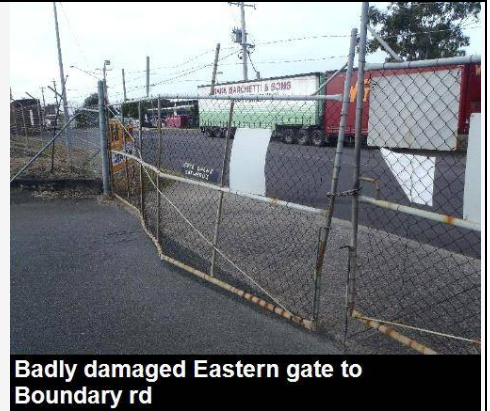
A section of louvres is missing to the rear elevation of the factory. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Fences & Gates:

Fences Type & Condition:

The fences posts are leaning over in sections and some sections of wire are rusted and damaged. Many of the gates are badly damaged and need to be replaced as they have bent and broken sections of steel frame.



Retaining Walls:

Type & Condition:

The retaining wall to the Northern boundary, located approximately 2m into the neighbouring property (Purple Pig Business) has cracked and displaced (failed). Refer to sample photo. This wall has been temporarily propped and appears to be stable. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.



This wall does not appear to provide structural support to your building but does appear to support a section of driveway access to that Northern side of the building. For peace of mind I recommend that you have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.



Capping sections and top course of blockwork to the Northern boundary adjoining the buildings facing Boundary street are loose or missing in long sections. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. Access will be required to the Neighbouring property to assess damage.



NB Access to inspect the retaining wall/s was limited because the wall/s are located on the boundary. Retaining walls were not inspected from the neighboring property except as noted.

Paths and Paving:

Type & Condition:

The concrete paths have some minor shrinkage and subsidence cracks that are common for paths and concrete areas of this age.

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:

Description:

- Surface drainage appears to be acceptable. However, the site should be monitored during and after heavy rain to determine whether the existing drains can cope. If they cannot cope, and excess water becomes a problem then additional drains will be required.
- Pit lid cover to the NW corner is damaged. Replacement with a heavy duty grate is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



The Pit to the Wash bay area at the Eastern elevation (rear) of the Factory Area is blocked. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



Front of office area has gravel piled high against the external walls. If these garden beds are watered or receive a lot of rain this could allow dampness to penetrate the wall and cause damage to the building. I recommend lowering the gravel/garden beds at least 150mm lower than the internal floor level. This advice also applies to the Garden Courtyard area. I could not find a drain to the garden courtyard area. This area should have a suitable system of surface drainage installed to prevent a build up of water causing damage to the surrounding building.



Drain cover missing to the Western elevation. This is a Minor Defect. Refer to sample photo. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



GARAGING

Carport:

Carport Location:

Attached to the right hand (Southern) side of the Building.



Framing Condition:

The condition of the framing is generally good.

Roof Covering:

Metal decking:

Roof Covering Condition in Detail:

The metal roofing is badly rusting and dented in sections and this will eventually result in roof leaks. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



Refer to sample photo taken to underside of roof.



Roof Construction:

The roof is of skillion style construction.

Post Type

Steel posts.

Post Condition

The posts are generally in a good condition.

Doors - Type & Condition

There are no doors to the carport.

Floor - Type & Condition

The concrete floor is generally in fair condition.

OUTBUILDINGS

Outbuilding A:

Type of Outbuilding:

Generator Room.



General Condition:

Generator not tested. You should have this equipment further investigated by an appropriately qualified expert prior to the contract becoming unconditional.



Roof Condition:

Refer to Roof notes in this report.

Ceiling Condition:

There is no ceiling lining present.



External Wall Construction:

Concrete block: Photo shows a Stepped crack to the rear elevation of the factory. Refer to external wall notes in this report.



External Wall Condition:

The condition of the walls is generally good. Door hinges are damaged and missing. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Floor - Type & Condition

The concrete floor is generally in good condition. Appearance cracks of up to 1mm wide noted to the floor. 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.

Outbuilding B:

Type of Outbuilding:

Compressor shed.



General Condition:

Compressor not tested. You should have this equipment further investigated by an appropriately qualified expert prior to the contract becoming unconditional.



Roof Covering:

Metal decking:

Roof Condition:

The metal roofing is dented and rusting and requires treatment to limit further deterioration.



External Wall Condition:

External walls are rusting and badly dented. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.




Floor - Type & Condition

The concrete floor is generally in fair condition. The concrete floor has various shrinkage cracks. These cracks occur when the concrete dries out too quickly. This is generally considered to be a minor defect. No action is required at this time.

Outbuilding C:

Type of Outbuilding:

Covered area.	
---------------	---

General Condition:


The structure is generally in a fair condition.

Position/Location:

Rear elevation (West) of the Factory.

Outbuilding D:

Type of Outbuilding:

Bunded storage area.	
----------------------	---

General Condition:

The structure is generally in a fair condition.

Outbuilding E:

Type of Outbuilding:

Wash bay area.



External Wall Condition:

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



Floor - Type & Condition

The concrete floor is generally in fair condition.

Outbuilding F:

Type of Outbuilding:

Carport area.



General Condition:

The structure is generally in a good condition.

Floor - Type & Condition

The concrete floor is generally in fair condition.

Position/Location:

Rear (eastern) elevation.

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:

Hot water is provided by the following:

- Mains electric hot water system located next to the toilet block to the Eastern end of the factory. The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.
- 'Zip' hydroboil system to Tea room at the western end of the building was working well when tested.



Water Lines & Pressure:

Details:

Water pressure appears to be normal however, this is not an opinion of a licensed plumber. One external tap located to the NE corner is not clipped to the wall. This is a Minor Defect. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



Other Services:

Details:

- There is a Earth Leakage Circuit Breaker (Safety Switch) installed however, the operation or adequacy was not tested and is not commented on.
- Two switchboards are missing covers. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



- Air con to ground floor office area under the Mezzanine is leaking water onto the floor. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.
- Air con to Office area and Box type wall air con units were switched on and operational at the time of inspection. A licensed Air con expert should inspect and report on the Air con system for you to ensure the system works on all settings and is balanced, adequate etc.



One of the Emergency exit signs in the Factory area is positioned in such a location that it could cause a person to become trapped in a wire cage area if the room was filled with smoke. This could cause panic and death in a fire. I recommend that the Exit sign be suitably re-positioned by an Electrician. Refer to sample photo.



One the TV antennas has fallen over. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Fire Hydrants are missing signage. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.



There is bottled gas present. The installation of bottled gas has not been inspected.



Most of the light fittings to the office and ancillary areas are missing diffusers (transparent covers). This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe. Refer to sample photo.



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:

- Paintwork is deteriorating both internally and externally in sections. i.e. doors, trims, fascias, blockwork The paint protects the material underneath it and when the paint deteriorates it allows the material underneath to be exposed to the elements. This exposure causes the material to deteriorate and shortens its serviceable life. A licensed painter is required to provide a scope of works and quotation to repaint internally and externally. NB 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.
- I suspect that due to the age of this building that some of the 'fibre cement sheet', switchboard backing, pipes, floor tiles etc used may contain asbestos. The Real Estate Agent has an Asbestos Audit document for the property. I recommend that you obtain a copy of this report and familiarize yourself with the findings of the report for safety sake.



Signage is damaged and missing in areas. Refer to sample photo. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



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

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

Typical.

Minor Defects

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

Typical.

Overall Condition

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

Average.

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

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

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

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

Definitions

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

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

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

Above Average: The overall condition is above that consistent with 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

Address: 20 St Johns Avenue, Ashgrove, Queensland, Australia 4060

Email: info@buildingpro.com.au **Mobile:** 0403 262625

License: QBSA 1014810 **Insurance Accreditation Number:** 850