

BuildingPro

QBSA License Number 1014810

Building and Pest Inspection Reports

In accordance with AS 4349.0 and AS 4349.3

Report prepared for:

Client Family Trust Pty Ltd

Property Address:

1234 Sample Street, Sample Town

Report Number:

CLIENT 3333

Date and Time of Inspection:

13th July 2012 at 12:00 noon

BuildingPro Pty Ltd

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BUILDING INSPECTION REPORT

Administration Details

PROPERTY ADDRESS:

1234 Sample Street, Sample Town.



CLIENT:

Client Family Trust Pty Ltd.

PURCHASER:

Client.

REFERENCE NUMBER:

CLIENT 3333.

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:

11th July 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.

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 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:

13th July 2012 at 12:00 noon.

Persons in Attendance:

The Tenant.

Weather Conditions at the time of Inspection:

Overcast and some very light rain.

Recent Weather Conditions:

Raining.

Building Furnished:

Partially.

Building Tenancy

Occupied.

Areas Inspected and Restrictions to the Inspection

The Actual Areas inspected were:

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



Internal Restrictions:

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

External Restrictions:

The ability to inspect external rear wall located in close proximity to title boundaries was limited due to insufficient access.



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.

Description and Identification of the Property Inspected

Building type:

Commercial structure (Warehouse and associated Offices)

Roof Construction:

Steel trusses.

Roof is covered with:

Metal decking.

External walls constructed from:

Mostly Concrete panel with small sections of Corrugated Colorbond and Flat fibre cement sheeting.

Internal walls covered with:

Mostly Concrete panel and Plasterboard.

Internal ceilings covered with:

Warehouse section is unlined and Office ceilings are plasterboard and suspended ceiling tiles.

Windows are constructed from:

Mostly Aluminium and Glass.

Verandahs, Patios, Decks etc:

Awning to the front (North) and right hand side (West) of the building.



Estimate Building Age:

Approximately 6 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. NB Some of these inspections can be arranged by Buildingpro for an additional fee. Please contact our office if

SAMPLE Blg REPORT 7 yr old Factory and Office

you require our assistance.

- A full assessment of the electrical installation, including emergency lighting, exit signs, wiring and switchboard should be carried out by a licensed Electrician as a matter of course.
- A full assessment of the fire services and plumbing (including roof and surface drainage) should be carried out by a licensed and suitably experienced Plumber. Plumber to also assess source of suspected roof leaks noted in this report.
- 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.

Council approval:

You (or your solicitor) should contact the local council to ensure that the necessary approvals have been issued and final inspections approved for the Building.

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:

Condition in Detail:

The overall condition of the reasonably accessible roof coverings appears to be good.



Flashings:

Flashings:

Flashings appear to be in serviceable condition.



Small section of flashing to the Eastern side of the roof is holding water. This is not leaking at this time but will probably leak if silicone deteriorates. Silicone should be maintained to this area and to the entire roof for that matter.



Gutters & Downpipes:

General:

Gutters and downpipes appear to be in serviceable condition. I suspect that there may be a leak from around the downpipe located above the Disabled toilet on the Western side of the Warehouse.



ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Inspection Restrictions:

Inspected from a distance due to height above floor level being approximately 10m.



Roof Framing:

Roof Supports:

The steel truss roof system appears to provide adequate support.

Insulation & Sarking:

Insulation Status:

The roof is insulated.

OFFICE INTERIOR GENERAL

Interior General

Internal Ceilings

Ceilings are generally in a good condition. There are a few leak stains to the suspended ceiling tiles above the offices on the top floor. These leaks may be caused by condensation from the office Air conditioning system.



In the North West corner of the large office located on the top floor to the Western side of the building there is a damp leak stain on the ceiling. The stain is faint. Refer to sample photo. I could hear water running down the roof drainage system in the roof above. I suspect that there may be a roof leak here. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



Internal Floors

Floors are generally in a good condition. Carpet needs restretching in a few areas.

Internal Walls

Walls are generally in a good condition. A few minor settlement cracks noted to walls. 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.

Internal Doors

Doors are generally in a good condition. Various doors rub slightly (including the front entry door). This defect affects the operation of this component. This is a Minor Defect. Ease as required.



Windows Internal

Windows are generally in a good condition.



Section of window rubber seal is loose to the interior and exterior of one window located to the large office on the top floor front (North) elevation of the office area. This may allow water penetration. Not leaking at the time of inspection. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Woodwork

Woodwork generally in a good condition.

Restrictions to inspection

Inspection within the interior was restricted by furniture, stored items and floorcoverings.



WAREHOUSE

Entry:

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:

There is no ceiling lining installed. Refer to 'roof system internal' notes in this report.



Walls:

The condition of the walls is generally good. Appearance cracks are evident to walls especially at the top of door openings and near corners of some panels. Visible cracks are hairline to 1mm in width only. These cracks appear to be only minor shrinkage cracks at this time but they could get worse over time and be very costly to rectify. These cracks should be monitored to ensure that the condition does not further deteriorate. If cracks get worse then refer the matter to a Structural Engineer for further investigation.



Example of crack

Kitchenette:

Joinery and sink are generally in a good condition.



Doors:

The condition of the doors is generally good.



Floor:

The condition of the floor is generally good. Appearance cracks of up to 1.5mm wide noted to the floor. In my opinion the these are typical shrinkage cracks where only the appearance of this concrete floor slab has blemished. NB The expected consequence of this cracking is unknown until further information is obtained and cracks can get worse over time. These cracks should be monitored to ensure that the condition does not further deteriorate. If cracks get worse then refer the matter to a Structural Engineer for further investigation.



Woodwork

The condition of woodwork is generally good.

KITCHEN

Kitchen:

Room Location:

Top floor in the Office area.



Kitchen Fixtures:

The condition of the fixtures is generally good. Small gap between joinery and side wall due to some minor settlement. No action is required at this time. If further movement occurs the overhead cupboard may need to be re-fixed to the wall.



Wall tiles:

The condition of the wall tiles is generally good.

Sink & Taps:

Sink and Taps are generally in a good condition.

Kitchen Two:

Room Location:

Ground floor of the Office area.



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, 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.

TOILETS

Toilets 1:

Room Location:

Western side of the Warehouse. Male, Female and Disabled.



Ceiling:

Water damage and dampness to the ceiling in the South West corner of the disabled toilet room. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify. I suspect that there is a downpipe leaking above this area. 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.

Doors:

The condition of the doors is generally good. Self closing device not fitted to the toilet doors are airlock doors. I recommend installing a closing device.

Floor:

The condition of the floor is generally good.

Woodwork

The condition of woodwork is generally good.

Toilets Condition:

The toilets appear to be in good condition. One part of the flush button is missing to the disabled WC cistern. This is a Minor Defect. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.



Basins & Taps:

The basins and taps appear serviceable.



Floor Waste:

A floor waste is installed. No test was made to determine whether the floor waste drains adequately.

Wall tiles:

The condition of the wall tiles is generally good.

Bathroom accessories:

The condition of the bathroom accessories is generally good.

Toilet 2:

Room Location:

Top floor of Office area.



Ceiling:

The condition of the ceiling is generally good.

Walls:

The condition of the walls is generally good.

Doors:

The condition of the doors is generally good. Self closing device not fitted to the toilet doors are airlock doors. I recommend installing a closing device.

Floor:

The condition of the floor is generally good.

Woodwork

The condition of woodwork is generally good.

Toilets Condition:

The toilet appears to be in good condition.



Basin & Taps:

The basin and taps are generally in a good condition.

Wall tiles:

The condition of the wall tiles is generally good.

Toilet 3:

Room Location:

Located on the top floor of the office area towards the front of the building (North)

Ceiling:

The condition of the ceiling is generally good.

Walls:

The condition of the walls is generally good.

Doors:

The condition of the door is generally good. Self closing device not fitted to the toilet doors are airlock doors. I recommend installing a closing device.

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 are generally in a good condition.

STAIRS INTERNAL

Stairs Internal:

Type & Condition:

The stairs are constructed primarily from concrete. The overall condition of these stairs is good.



EXTERIOR

General:

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:

General:

The condition of the walls is generally good.

Windows:

Condition:

The condition of the exterior of the windows is generally good.

Driveway and Carpark:

Type & Condition:

The concrete driveway and carpark stands in good condition. The concrete slab has various Appearance shrinkage cracks of less than 1mm in width. 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. Some areas are slippery from dirt, moss and water. This could be a slipping hazard. I recommend that affected areas be cleaned with high pressure water cleaning. Refer to sample photo.



Fences & Gates:

Fences Type & Condition:

The cyclone wire fences are generally in good condition.



Retaining Walls:

Type & Condition:

The timber retaining walls at edge of carpark area appear in good condition.



Paths and Paving:

Type & Condition:

The concrete paths and other concrete areas are in good condition. The concrete slab has various Appearance shrinkage cracks of less than 1mm in width. 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. Some areas are slippery from dirt, moss and water. This could be a slipping hazard. I recommend that affected areas be cleaned with high pressure water cleaning. Refer to sample photo.



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.



DECKS, PERGOLAS, BALCONIES, VERANDAHS

Awning:

Position/Location:

Western side (off the staff room)



Construction & Condition:

Constructed from steel and is in good condition.



Awning # 2:

Position/Location:

Front elevation above the roller doors to the Warehouse.

Construction & Condition:

Constructed from steel and is in good condition.



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 externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the compliance, suitability or adequacy of the hot water system in relation to capacity or otherwise.



Age of Unit:

The tank was manufactured in 2006.



Water Lines & Pressure:

Details:

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

Other Services:

Details:

Air-conditioning is installed to the property but has not been inspected.



There are fire hose reels and fire extinguishers installed. These must be serviced regularly as per the Building Code.



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

CONCLUSION AND SUMMARY

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 Building as compared with similar Buildings is considered:

Low.

Minor Defects

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

Typical.

Overall Condition

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

Above 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