



Pre-purchase Building Inspection

30 Granada Drive Highfields Qld 4352



Pre-Purchase Inspection - Residential Building Report (Except ACT)

**Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1:
Pre-Purchase inspections – Residential buildings – Appendix “C”**

Administration Details

Property Address: 30 Granada Drive Highfields Qld 4352

Client:

Purchaser:

Vendor: Realway

Account to:

Phone:

Fax:

Email Address:

Invoice No:

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the 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 & reasonably maintained buildings of approximately the same age.

Agreement No: 2507285 **Date of Agreement:** 22 Jul 2025 **Time Agreement:** 01:12 PM

Specific Requirements/Conditions Required by You were: None

Changes to the Inspection Agreement requested: None

- Date and Time the Changed Agreement was accepted: **Date** N/A **Time** N/A

Inspection Details

Date of the Inspection: 28 Jul 2025

Time of Inspection: 02:30 PM

Persons in Attendance: Kieran Mortimer

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Weather Conditions at the time of Inspection: Dry.

Recent Weather Conditions: Dry and Wet.

Building Furnished: Yes.

Building Tenancy: Occupied.

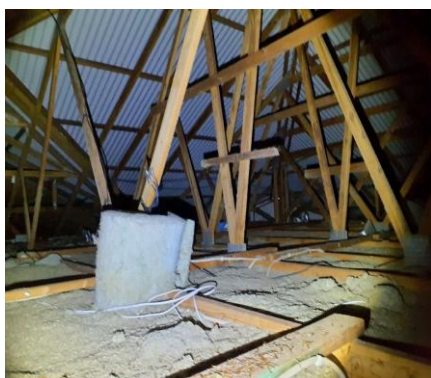
Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected were:** The Building Interior. The Building Exterior. The Roof Space. The Roof Exterior. The Site. Fences. Retaining Walls.

Other Areas Inspected were:

- **Restrictions:**



Roof interior

(a) Areas NOT Inspected Including Reason(s) were:

- Subfloor due to: N / A.

(b) Areas NOT Fully Inspected Including Reason(s) were:

- Interior due to: Restricted by furniture & stored goods against walls & inside cupboards.
- Roof Void due to: Restricted by insulation covering ceilings & wall framework.

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are:

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, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

The limitations were: None

Details of Apparent concealment of possible defects:

No visual sign of apparent concealment observed.

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

There was no additional information provided.

Details of Other Factors influencing the inspection:

N/A

Description and Identification of the Property Inspected

Type: Free Standing Domestic House.

Style: Single Storey.

Construction Type: Brick Veneer.

Interior: Fibrous Plasterboard.

Piers: N/A as slab on ground.

Flooring: **Interior:** Concrete Slab.

Roofing: Timber Truss Roof.

Roof covering: Metal Roofing.

Other Structures:

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. Obtaining these reports will better equip the purchaser to make an informed decision.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Council Plan Inspection | <input checked="" type="checkbox"/> Electrical Inspection | <input checked="" type="checkbox"/> Plumbing Inspection |
| <input checked="" type="checkbox"/> Timber Pest Inspection | <input checked="" type="checkbox"/> Structural (Engineer) | <input type="checkbox"/> Geotechnical Inspection |
| <input type="checkbox"/> Swimming Pool Inspection | <input type="checkbox"/> Drainage Inspection | <input type="checkbox"/> Asbestos Inspection |
| <input type="checkbox"/> Mould Inspection | <input checked="" type="checkbox"/> Gasfitting Inspection | <input checked="" type="checkbox"/> Appliances Inspection |
| <input type="checkbox"/> Air Conditioning Inspection | <input type="checkbox"/> Alarm/Intercom/Data System | <input type="checkbox"/> Hydraulics Inspection |
| <input type="checkbox"/> Mechanical Services | <input type="checkbox"/> Hazards Inspection | <input checked="" type="checkbox"/> Fire/Chimney Inspection |
| <input type="checkbox"/> Estimating Report | <input type="checkbox"/> Garage Door Mechanical | <input type="checkbox"/> Durability of Exposed Surfaces |

Other:

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.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection –

1. Site, 2. Exterior, 3. Interior, 4. Services, 5. The Roof Interior, 6. The Roof Exterior, 7. The Subfloor, 8. Cracking to Building Members.

Important: Strata Title - Where an item above 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. Obtaining these reports will better equip the purchaser to make an informed decision.

1. THE SITE



Weathering to the garage door frames



Wood decay and termite damage to retaining wall timbers



Fence gates are not attached



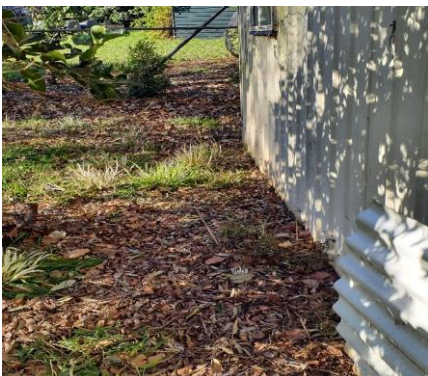
Wood decay to fence timbers



Timber has been attached to the garage ceiling



Shed downpipe is not connected



Landscaping is too high around the shed



Debris to shed gutter



Side gate is not attached

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Driveways: Defects/Safety Hazards found were:

- *Minor cracking to the concrete driveway in various locations. Future maintenance may be required.*

Paths: Defects/Safety Hazards found were:

- *Cracking to the concrete paths in various locations. Future maintenance may be required.*

Steps: None present.

Retaining Walls: Defects/Safety Hazards found were:

- *Wood decay and termite damage to retaining wall timbers. Engage a landscaper to quote for repairs.*

Surface Water Drainage: No Defects/Safety Hazards found.

Carport: None present.

Car Accommodation: Defects/Safety Hazards found were:

- *Weathering to the garage door frames. Engage a painting contractor for repainting.*
- *Cracking to the garage floor in various locations. Future maintenance may be required.*
- *The ceiling sheets are sagging, and timber has been installed to hold up ceiling lining. Rectification works are required – see a plastering contractor.*

Detached Buildings: Defects/Safety Hazards found were:

- *Roof gutters need to be cleared of any debris. If left unattended, debris starts building up and gets trapped in the gutters creating acidic moisture that can lead to rust and water overflow. Clogged gutters also give trapped water time to soak through the structure causing damage. Maintenance - Required.*
- *Landscaping is too high which could cause moisture issues internally. Lower landscaping minimum of 75mm below the internal slab height.*

- *Downpipe is not attached at ground level. Plumber to advise.*

Fences: Defects/Safety Hazards found were:

- *Side gates are not attached both side of the dwelling and wood decay to fence posts. Engage a fencing contractor for repairs where required.*

Garden Sheds: None present.

Other if Applicable:

2. THE EXTERIOR OF THE BUILDING



Damage floor tiles on the front porch



Landscaping is too high



Landscaping is too high



Kitchen window is broken



Wood decay to patio structure framework



Wood decay to patio structure framework



Vegetation is growing against the dwelling



Water damage to the laundry external door

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Walls: Defects/Safety Hazards found were:

- *Landscaping is too high in areas which could cause moisture issues internally. Lower landscaping minimum of 75mm below the weep holes.*

- *Vegetation is growing against the wall of the dwelling in areas which could cause issues to the foundations. Removal of the vegetation is required.*

External Cladding: None present.

Lintels: No Defects/Safety Hazards found.

Doors: Defects/Safety Hazards found were:

- *Water damage to the bottom of the laundry external door. Engage a carpenter for replacement.*

Windows: Defects/Safety Hazards found were:

- *Kitchen window glass is broken possible safety hazard. Replacement - Required.*

Timber and Steel Structures: Defects/Safety Hazards found were:

- *Significant wood decay to rear patio area structure framework in isolated locations. Engage a carpenter for repairs where required.*

Stairs: None present.

Balconies: None present.

Verandas: None present.

Patios: Defects/Safety Hazards found were:

- *There are damaged floor tiles on the front porch. Engage a wall and floor tiler for repairs.*

Decks: None present.

Balustrades: None present.

Chimneys: None present.

Other if Applicable:

3. THE INTERIOR OF THE BUILDING



Damage to section of the lounge room wall lining



Rust to flexible hoses under the kitchen sink



Cracking to the join of the dining / kitchen ceiling



Damage to section of the dining room wall lining



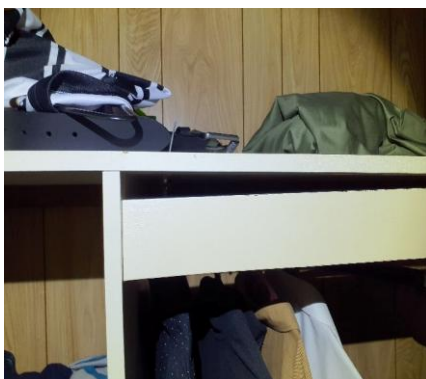
Damage to hallway wall lining



Cracking to join of the laundry wall sheeting and paint flaking



Damage to bedroom 2 robe shelf



Bedroom 2 robe shelf support has separated



Bedroom 2 robe doorknob is missing



Damage to section of bedroom 2 ceiling



Damage to bedroom 1 doors



Ensuite shower screen is unsecure



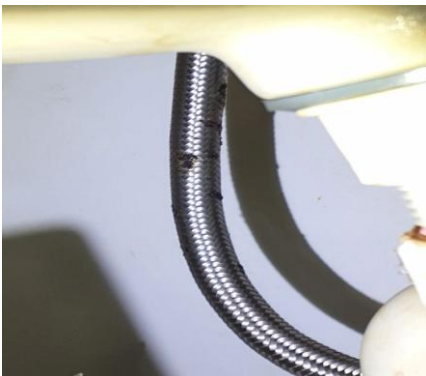
Rust to ensuite toilet flexible hose



Minor cracking to the ensuite wall sheeting



Ensuite wash basin tap is leaking



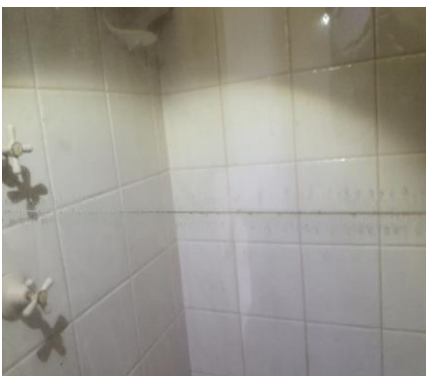
Rust to the flexible hoses under the wash basin



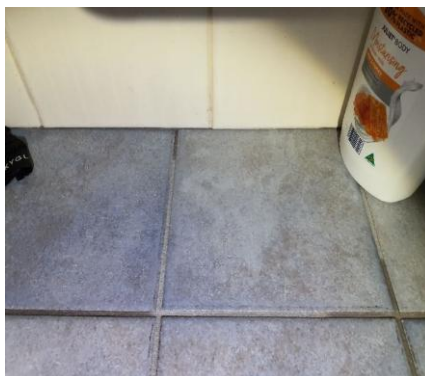
Swelling to the vanity unit



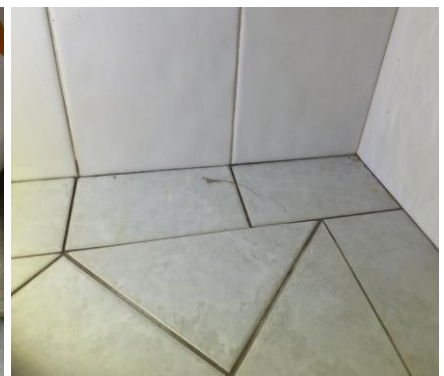
Shower screen door is not closing fully



Bathroom shower door glass is cracked



Sealant missing from around the bottom of the shower recess



Sealant missing from around the bottom of the ensuite shower recess



Cracking to the entry ceiling



Cracking to the lounge room ceiling

If present the following elements were inspected:

The Rooms: Ceilings, Walls, Floors, Windows, Doors and Frames, Insect Screens, Trims and Cupboards/Robes.

Kitchen: Bench Top, Cupboards, Sink, Taps and Tiles.

Bathrooms, Toilets, En-suite and Laundry: Cistern and Pan, Bidet, Taps, Tiles, Bath, Shower, Vanity, Washbasin, Tubs/Cabinet and Ventilation.

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Entry: Defects/Safety Hazards found were:

- *There is cracking to the entry ceiling. The fitting of an expansion joint is recommended - see a plastering contractor.*

Hall: Defects/Safety Hazards found were:

- *Damage to the hallway wall lining. Engage a plaster for repairs.*

Linen Cupboard: No Defects/Safety Hazards found.

Lounge Room: Defects/Safety Hazards found were:

- *Damage to section of wall lining and cracking to the ceiling lining. Engage a plaster for repair.*

Dining Room: Defects/Safety Hazards found were:

- *Cracking to the join of the ceiling lining and damage to the wall lining. Engage a plaster for repairs.*

Kitchen: Defects/Safety Hazards found were:

- *There are signs of corrosion to the flexible hoses in the property. Rust spots on the exterior of the stainless steel braided flexible hoses are a good indication that the hose should be replaced. Engage a plumber to advise.*
- *Regular inspections are a key component in minimising the risk of a flooded house from a burst flexible hose and regardless our recommendation is to replace them every 3-5 years as part of a proactive preventative maintenance plan.*
- *Cracking to the join of the ceiling lining. Engage a plaster for repair.*

Family Room: No Defects/Safety Hazards found.

Study: None present.

Stairs: None present.

Laundry: Defects/Safety Hazards found were:

- *Cracking to the join of the wall sheeting. Engage a plaster for repair.*
- *Paint flaking from the wall sheeting. Engage a painting contractor for repairs.*

Toilet: No Defects/Safety Hazards found.

Bathroom: Defects/Safety Hazards found were:

- *There is swelling to the vanity unit. Engage a cabinet maker to quote for repairs.*
- *The shower screen door does not close fully, and shower screen door is cracked. Engage a glazier for repair.*
- *There are signs of corrosion to the flexible hoses in the property. Rust spots on the exterior of the stainless steel braided flexible hoses are a good indication that the hose should be replaced. Engage a plumber to advise.*
- *Regular inspections are a key component in minimising the risk of a flooded house from a burst flexible hose and regardless our recommendation is to replace them every 3-5 years as part of a proactive preventative maintenance plan.*
- *The replacement of the internal shower recess sealants is recommended as a preventative measure.*

En-suite: Defects/Safety Hazards found were:

- *Ensuite shower screen is unsecure. Engage a glazier for repair.*
- *Cracking to the join of the wall sheeting. Engage a plaster for repair.*
- *Ensuite wash basin tap is leaking. Plumber to advise.*
- *There are signs of corrosion to the toilet flexible hose. Rust spots on the exterior of the stainless steel braided flexible hoses are a good indication that the hose should be replaced. Engage a plumber to advise.*
- *Regular inspections are a key component in minimising the risk of a flooded house from a burst flexible hose and regardless our recommendation is to replace them every 3-5 years as part of a proactive preventative maintenance plan.*
- *The replacement of the internal shower recess sealants is recommended as a preventative measure.*

Bedroom 1: Defects/Safety Hazards found were:

- *Damage to bedroom doors. Engage a painting contractor for repairs.*

Bedroom 2: Defects/Safety Hazards found were:

- *Damage to robe shelf, section of robe shelf support has separated, and robe doorknob is missing. Engage a carpenter for repair.*
- *Damage to section of the bedroom ceiling. Engage a plaster for repair.*

Bedroom 3: No further Defects/Safety Hazards found.

Bedroom 4: No further Defects/Safety Hazards found.

Other if Applicable: Other Defects/Safety Hazards found were:

- *There are plaster & paint defects to the internal linings throughout, patching & painting by tradesmen would greatly improve the overall appearance.*

4. SERVICES



Meter box



Grate is missing from drain

Electrical Installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

Plumbing:

- *Grate is missing from drain in Northern path. Plumber to advise.*

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

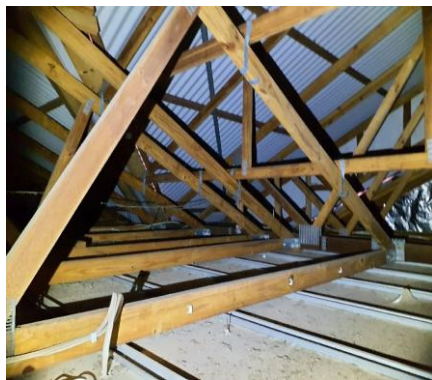
Smoke Detectors: 7: Entry / Dining / Hall / Bedrooms

- *From 1 January 2022, all residential property owners must install compliant smoke alarms in the property before they sign a contract to sell the property. If an owner sells their property without compliant smoke alarms installed, they will be in breach of the Fire and Emergency Services Act 1990 and may face legal penalties. This also applies to the incoming and subsequent owners of the property.*

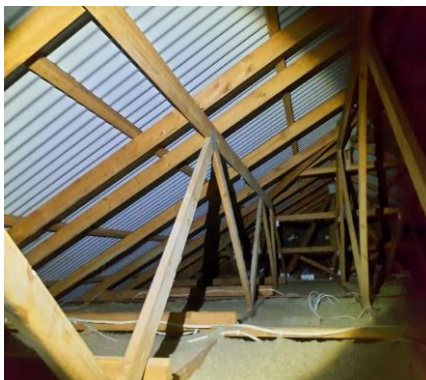
- *There is a contractual obligation for the sellers to notify the buyer that compliant smoke alarms are installed in the property. The Queensland Titles Office is notified about the smoke alarms in the property from the transfer forms which transfer the property to the new owner. If the owner states anything false or misleading, they may face legal penalties.*
- *It is recommended that buyers discuss the above requirements with their real estate agent prior to signing a contract to purchase a property.*

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

5. THE ROOF INTERIOR



Roof interior



Roof interior

If present the following elements were inspected:

Description of the Defects/Safety Hazards, Location and the Inspector's Recommendations

Roof Covering Underside: No Defects/Safety Hazards found.

Roof Flashings Underside: No Defects/Safety Hazards found.

Roof Framing: No Defects/Safety Hazards found.

Insulation: Defective as only partly installed.

- *Garage ceiling is not insulated which is common building practices.*

Sarking: None present.

Other if Applicable:

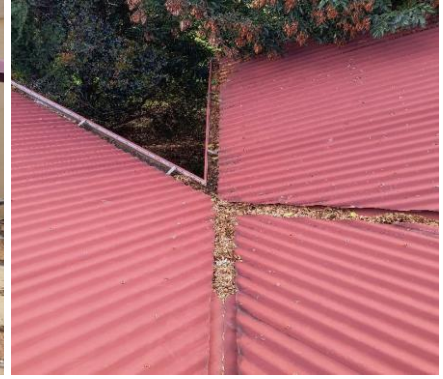
6. THE ROOF EXTERIOR



Wood decay to timber mouldings in the gable



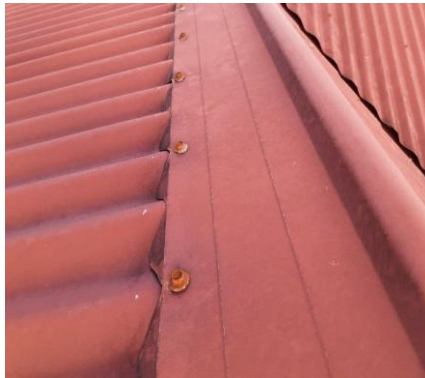
Weathering to the timber mouldings on eaves



Debris to gutters



Roof exterior



Rusty roof screws



Sealant shows signs of deterioration around vent pipe boot



Pop rivets missing from join of ridge capping



Roof exterior



Minor rust and there is no boot around the flue

If present the following elements were inspected:

Description of the Defects/Safety Hazards and the Inspector's Recommendations

Roof Flashings: Defects/Safety Hazards found were:

- *Wood decay and weathering to the timber mouldings in the gable. Engage a carpenter for repairs.*

- *There are some pop rivets missing from joins of ridge capping and rusty roof screws throughout. Engage a roofing contractor for repairs.*

Gutters/Downpipes: Defects/Safety Hazards found were:

- *Roof gutters need to be cleared of any debris. If left unattended, debris starts building up and gets trapped in the gutters creating acidic moisture that can lead to rust and water overflow. Clogged gutters also give trapped water time to soak through the structure causing damage. Maintenance - Required.*

Valleys: Defects/Safety Hazards found were:

- *Valley gutters need to be cleared of any debris. If left unattended, debris starts building up and gets trapped in the gutters creating acidic moisture that can lead to rust and water overflow. Clogged gutters also give trapped water time to soak through the structure causing damage. Maintenance - Required.*

Skylights: None present.

Vents: Defects/Safety Hazards found were:

- *Rooftop vent pipe sealant shows signs of deterioration. Maintaining a leak-proof roof requires periodic checks to assure sealants such as caulk have not chipped, cracked, or pulled away from places they seal. These areas include roof vents. They require occasional reapplication of caulk around the base where the vent contacts the surrounding roof.*
- *Rooftop sealant has been applied prior to the inspection; such application is a temporary waterproofing measure and may last for some months before breaking down . Engage a roofing contractor to quote for repairs to rectify where required.*

Flues: Defects/Safety Hazards found were:

- *There is no boot around the flue. The installation of a heat-resistant boot is recommended.*
- *Minor rust is evident to the metal flue in isolated locations. This should be treated to prevent further deterioration.*

Eaves: Defects/Safety Hazards found were:

- *Weathering to the timber mouldings on eaves. Engage a painting contractor for repainting.*

Facia and Barges: No Defects/Safety Hazards found.

Other if Applicable:

7. THE SUB FLOOR

Did the structure(s) have a subfloor(s)? No.

Where the answer is Yes elements in section 7.1 below were inspected:

Where the answer is NO the following Subfloor Description (section 7.1) is NOT Applicable.

Note: *(Where access was not available or restricted also refer to the Section "Areas Inspected and Restrictions to the Inspection" on page 2).*

7.1 Description of the Defects/Safety Hazard, Location and the Inspector's Recommendations

Floor Framing Timbers: Not applicable.

Underside of the Flooring System: Not applicable.

Piers/Posts/Supports: Not applicable.

Termite Shielding: Not applicable. Recommend Timber Pest Inspection.

Sub-floor ventilation: Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: Not Applicable as slab on ground construction.

Other if Applicable:

8. CRACKING TO BUILDING MEMBERS



Minor cracking to the driveway



Cracking to the garage floor



Cracking to the path

Is there cracking to the Building Members: Yes

If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre purchase inspection. However, the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

Areas Inspected	Location and Description of the Cracking Defect at the time of the Inspection.
Concrete Slabs	<i>Cracking to the concrete areas, driveway, paths etc. Future maintenance may be required.</i>
Suspended Concrete Slabs	
Masonry Walls	
Piers	
Retaining Walls	
Other Areas	

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, 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 the 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.

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

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

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Below Average

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This 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 this Summary, the information in the Report shall override that in this Summary.

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 which 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 works 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.

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.

The 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 standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

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 house or to storm water pipes by a licensed plumber/drainier.

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 Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, 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 shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure 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) CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 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 **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting 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 **Additional Comments** 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 this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior

to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

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 they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

Thank you for choosing Vision Building Reports

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

The Inspection and Report was carried out by: Brad Hogan

Address: PO Box 1494 Toowoomba Qld 4350

Licence: Branna Pty Ltd QBCC: 15028853

Insurance Accreditation Number: AUS-25-8769

Dated this 29th Day of July 2025.

SIGNED FOR AND ON BEHALF OF: Vision Building Reports

Signature: 