



# **VISUAL BUILDING INSPECTION REPORT**

Complies with Australian Standard AS 4349.1-2007 Inspection of Buildings Part 1: Pre-Purchase Inspections - Residential Buildings - Appendix "C"

Inspection Date: 22/07/2025.

Exclusively for : Image Property.

For the property located at:

27 Cramp St, Goodna QLD 4300.



If you have any queries or require any clarification with this report, please feel free to contact the Inspector Graham Henry - 0421 341 258. QBCC Licence Number: 1281348.

## Conclusion & Summary

The purpose of this inspection is to provide advice regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

### VISUAL BUILDING INSPECTION REPORT

#### Property Description:

##### *Building type:*

Single storey dwelling. Highset.

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

Timber frame work with cladding.

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

Metal type.

##### *Footings & Flooring:*

The building is constructed on concrete and metal piers/posts, with timber strip flooring.

##### *Overall Condition:*

A comparison of this and other dwellings of similar age and due to the level of maintenance/repairs needed would rate this building as below average. Please read report in full.

**Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

#### General Inspection Details:

##### *Is the Property Secure:*

Yes, the property appears secure.

### ROOF SYSTEM EXTERNAL

#### Gutters & Downpipes:

##### *Condition:*

Gutters are rusting. These should be repaired or replaced where necessary.

### WET AREAS

#### Kitchen:

##### *General condition of area:*

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

#### Bathroom:

##### *General condition of area:*

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

#### Toilet:

##### *General condition of area:*

This area is generally in fair condition, some maintenance work is required as with most wet areas of this age.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

### **EXTERIOR**

#### External Walls:

##### *Condition:*

The condition of the walls is generally fair. General wear and tear is noted. Paint deterioration was present to external surfaces. The exterior of the structure requires overall maintenance, further advice into the extent of maintenance & associated costs should be obtained.

The external Asbestos (suspected) fibro wall cladding is damaged and deteriorated to various external areas. Repairs/ replacement are required. Further investigation in relation to asbestos containing products must be conducted. Contact an appropriately licenced asbestos specialist to advise on the extent of repair/ replacement and associated costs.

**Refer to comments under the Important Information heading  
Definitions - 4.9 Asbestos.**

### **SUBFLOOR**

#### Floor & Foundations:

##### *Type & Condition:*

Moderate to extensive rust/corrosion to metal posts supporting structure. Rectification required.

### **SITE**

#### Fences & Gates:

##### *Fences Type & Condition:*

The fences are constructed from, Timber. The fences are generally in poor condition. Fences have signs of decay and termite activity/damage. Refer to timber pest inspection report. The fences are leaning and repairs are required.

#### Yard & Gardens

##### *Condition:*

Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.

## Notable Cracking To The Building Elements

Cracking in a building element may constitute a defect in a variety of ways. In many cases a particular cracking occurrence may result in more than one type of defect. For example on the day of inspection, a particular crack might at the same time be a structural defect, a serviceability defect and an appearance defect. The expected consequence of cracking is unknown until further information is obtained. Further information should be obtained by further investigation by a Structural Engineer into the cause of cracking. The following provides description of type of defect and where cracking of a building element(s) was noted.

### WET AREAS

Kitchen:

Tiles:

Some cracked tiles were noted to walls in areas.

Toilet:

Floor:

Cracked floor tiles are present.

### SUBFLOOR

Floor & Foundations:

Type & Condition:

Cracked concrete stumps noted. The reinforcement steel to stumps is rusting and causing stumps to crack. This is considered a serviceability defect. Recommend a suitable experienced restumping contractor to further investigate and give probable cost of replacement/rectification.

### SITE

Driveway:

*Cracking of Building Elements*

The concrete shows signs of minor cracking. This is considered an appearance cracking, recommend to monitor these areas regularly for any changes.

# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

**COMMISSIONED BY:** Image Property.  
**YOUR REF/FILE NUMBER:** 85338.  
**DATE OF INSPECTION:** 22/07/2025.  
**PROPERTY ADDRESS:** 27 Cramp St, Goodna QLD 4300.  
**WEATHER CONDITIONS AT THE TIME OF THE INSPECTION** Fine.  
**INSPECTED BY:** Graham Henry - 0421 341 258.

### THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to provide advice to the client and or prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007, for Residential Buildings, or Building Elements in accord with Appendix B AS4349.1-2007, for Strata and Company title Property Buildings. This is confirmed on the front page of this Property Inspection Report.

### TERMS AND CONDITIONS

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.

### THIS IS A VISUAL INSPECTION ONLY IN ACCORDANCE WITH AS4349.1-2007

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

### THE SCOPE OF THE INSPECTION & REPORT

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection. An estimate of cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m specifically named within the report.

This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by law, or, as a warranty or an insurance policy against problems developing with the building in the future.

### The following information is very important and forms an integral part of this report.

The client should read and understand the following important information. It will help explain what is involved in a Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

## Property Description:

**Building type:** Single storey dwelling. Highset.  
**External walls constructed from:** Timber frame work with cladding.  
**Roof Construction:** The roof is of a low pitched construction.  
**Roof is covered with:** Metal type.  
**Internal walls covered with:** Plasterboard. Asbestos cement sheeting (suspected).  
**Refer to comments under the Important Information heading Definitions - 4.9 Asbestos.**

**Internal ceilings covered with:** Plasterboard.

**Windows are constructed from:** Aluminium.

**Footings & Flooring:** The building is constructed on concrete and metal piers/posts, with timber strip flooring.

**Estimate Building Age:** Between 50 and 60 years old.

**Overall Condition:** A comparison of this and other dwellings of similar age and due to the level of maintenance/repairs needed would rate this building as below average. Please read report in full.

**Important Note:** The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

## General Inspection Details:

**Building Tenancy** Unoccupied. Note where a building is unoccupied various obstructions are still present, eg curtains, floor coverings etc. Please read report in full

**Summary of Areas Inspected:** Internal area: Subfloor area: Garage: External area: Site:

**Is the Property Secure:** Yes, the property appears secure.

## ROOF SYSTEM EXTERNAL

The following 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 Style:** The roof is of pitched construction.

**Roof Access Limitations:** No physical access was possible to the external roof area due to the roof not being accessible from a 3.6 metre ladder.

**Roof Covering Condition in Detail:** The overall condition of the roof coverings could not be determined due to problems with access.

## Gutters & Downpipes:

**Condition:** Gutters are rusting. These should be repaired or replaced where necessary.





## Eaves, Fascias & Barge Boards:

### Fascias & Bargeboards Condition:

The overall condition of the fascias/bargeboards is fair. Minor wood decay and weathering is present to timber fascias and barge boards.

## ROOF SYSTEM INTERNAL

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

## Roof Cavity Not Accessible:

### Restrictions:

A roof void is present but is not accessible as no entry point was located to roof void, roof is of low pitched design and therefore it would be expected that clearance within sections, if not all of roof void would not allow body access.

## INTERIOR CONDITION REPORT

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

## Inspection Limitations:

### Restrictions:

Floor coverings were present and restricted inspection to the upperside of flooring. Furnishings were present and restricted inspection within this area.

## Ceilings:



### **Ceiling Condition:**

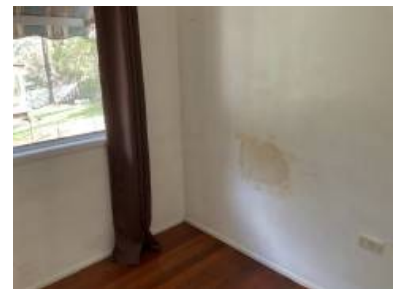
The condition of the ceilings is generally poor. Handyman quality works noted to painting in areas, this does not indicate that the work is inadequate, simply stating that all factors to do with professional finish may not have been considered. Peeling paint was noted to ceilings. Patching and painting will improve overall appearance.



### **Walls:**

#### **Internal Walls Condition:**

The condition of the walls is generally poor. Mould was noted to the walls. The cause should be investigated and rectified. Handyman quality works noted to painting in areas, this does not indicate that the work is inadequate, simply stating that all factors to do with professional finish may not have been considered. Patching and painting will improve overall appearance.



### **Windows:**

#### **Windows Condition:**

The condition of the windows is generally fair. Aluminium sliding windows/doors in general require maintenance (eg: hardware, rollers & seals deteriorating).

### **Doors:**

#### **Doors Condition:**

The condition of the doors is generally poor. Splitting to door near lock noted. Repair or replacement of door in recommended.





## Floors:

### Floors Condition:

Floors are concealed by floor coverings to various areas. Handyman quality works noted to timber flooring, this does not indicate that the work is inadequate, simply stating that all factors to do with professional installation or finish may not have been considered.



## WET AREAS

**Important Notes:** 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. 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. Adequate and proper ongoing maintenance will be required in the future.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

## Kitchen:

### General condition of area:

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.



### Kitchen Fixtures:

The condition of the fixtures is generally poor. Budgeting for replacement should be considered.



**Tiles:**

Some cracked tiles were noted to walls in areas.

**Sink & Taps:**

Appears serviceable, Drain appears serviceable. Blemishes to the surface of the sink.

**Laundry:****General condition of area:**

Old Style.

**Tub & Taps:**

The tub is loose and should be secured to the wall.

**Bathroom:****General condition of area:**

This area is generally in poor condition, and due to the level of maintenance/repairs needed, would rate this area as below average.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

**Details:**

Paint peeling on ceiling from bathroom steam. Improvement to room ventilation is recommended. Timbers in bathroom areas such as corner mouldings, skirtings and architraves will need to remain sealed/painted to prevent moisture penetration and deterioration.

**Toilet:****General condition of area:**

This area is generally in fair condition, some maintenance work is required as with most wet areas of this age.

**Important Note:** The rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section 4.0 - Definitions.

**Toilet Condition:**

The toilet is a dual flush type. The Flush button to toilet is faulty and requires repair or replacement.

**Floor:**

Cracked floor tiles are present.



## EXTERIOR

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

**Inspection & Access Limitations:****Restrictions:**

Building elements above 3.6 meters were restricted due height, this limited the visual inspection.

**External Walls:****Condition:**

The condition of the walls is generally fair. General wear and tear is noted. Paint deterioration was present to external surfaces. The exterior of the structure requires overall maintenance, further advice into the extent of maintenance & associated costs should be obtained.



The external Asbestos (suspected) fibro wall cladding is damaged and deteriorated to various external areas. Repairs/ replacement are required. Further investigation in relation to asbestos containing products must be conducted. Contact an appropriately licenced asbestos specialist to advise on the extent of repair/ replacement and associated costs.



**Refer to comments under the Important Information heading Definitions - 4.9 Asbestos.**



## Doors and Windows:

### Condition:

The condition of the exterior of the windows is generally fair. The face is lifting off the external side of some doors. This is due to weathering. Repair or replacement of door is recommended. The bottom of some doors have moisture damages and swelling at the base of the door, this is due to not all of the door has been sealed/ painted to prevent moisture entering timber. Recommend to replace door or maintain, seal/paint all edges to prevent further deterioration. Some general repairs and maintenance required to screens and frames (e.g. Replace damaged screens & self closers to doors where required).



## External Stairs:

### Type & Condition:

The overall condition of the stairs is fair. The stairs are constructed primarily of metal and timber. Moderate to extensive rust/ corrosion to sections of metal handrail, rectification required.



## SUBFLOOR

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

### Damp Damage or Wood decay:

**Description:** Severe wood decay damage was noted. Further investigation, repairs/replacement of members will need to be carried out.

**Affected subfloor timbers** Flooring timbers.



**Below the following location or area:** Bathroom.

### Ventilation:

**Description:** Subfloor ventilation appeared to be adequate at the time of inspection.

### Floor & Foundations:

**Type & Condition:** Moderate to extensive rust/corrosion to metal posts supporting structure. Rectification required.



Cracked concrete stumps noted. The reinforcement steel to stumps is rusting and causing stumps to crack. This is considered a serviceability defect. Recommend a suitable experienced restumping contractor to further investigate and give probable cost of replacement/rectification.





## GARAGING

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we recommend access be gained to enable a full inspection inaccessible areas.

### Garage

**Garage Location:** Part of the main structure. The structure is generally in fair condition.

### Details:

**Front Doors - Type & Condition** The main garage door is a tilt style door and is in fair condition.



## DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

### Balcony:

**Position/Location:** Right hand side elevation.

**Construction & Condition:** Constructed from timber and metal The general condition of this structure is fair.



**Defects or Maintenance Items:** Moderate to extensive rust/corrosion to metal posts supporting structure. Rectification required.



### Deck:

**Position/Location:** Left hand side elevation.

**Construction & Condition:**

Constructed from timber, The general condition of this structure is fair.

**Gutter & Downpipe Condition:**

Leaves and debris are present in gutters. These should be cleared. Removal of debris will extend life of guttering and prevent water penetration to roof cavities.

**Defects or Maintenance Items:**

Fixing of handrails to posts should be upgraded due to the age of the fixing. Loose vertical timbers noted. Handrailing to decks and stairs requires some repairs and maintenance. Safety concerns. Deck floors are weathered with some moderate wood decay to areas. Some deterioration to tops of floor joists would be expected if floor is lifted. Some maintenance is advised.



## SITE

**Driveway:****Type & Condition:**

The concrete driveway stands in good condition.

**Cracking of Building Elements**

The concrete shows signs of minor cracking. This is considered an appearance cracking, recommend to monitor these areas regularly for any changes.

**Fences & Gates:****Fences Type & Condition:**

The fences are constructed from, Timber. The fences are generally in poor condition. Fences have signs of decay and termite activity/damage. Refer to timber pest inspection report. The fences are leaning and repairs are required.







## Retaining Walls:

### Type & Condition:

The timber retaining walls show normal deterioration and should be monitored. Moderate wood decay damage was noted. Repairs and maintenance are recommended.



## Drainage - Surface Water:

### Description:

Surface water run off appears to be directed in the direction of the dwelling. All surface water should be diverted away from house footings/foundations. The retention of water from inadequate surface run off could have effect on the foundation material which in turn could affect the footings of the building. Recommend to install surface diversions/drainage to control the flow of surface water.



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.

## Yard & Gardens

### Condition:

Mature trees located in close proximity to the building. Having trees close to the building can lead to problems such as leaves blocking gutters and downpipes, tree branches falling onto house, and are conducive to undermining/movement of the building foundations. Recommend engaging a suitably qualified and experienced arborist (tree specialist) or tree lopping contractor to advise on the best course of action and associated costs.



## General Information

### Additional Comments

Due to the age of the building, it is essential that a separate special purpose report be obtained from a licensed electrician on the entire electrical system. Due to the age of the building, it is essential that a separate special purpose report be obtained from a licensed Plumbing contractor on the entire plumbing system. This report should be read in conjunction with the timber pest inspection report. All notes and recommendations by building and pest reports should be addressed prior to contract becoming binding. This report is limited to the agreed service requested. For all aspects pertaining to the property, you will require consultation with relevant experts prior to settlement. These aspects may include but are not limited to Fire and Segregation, Egress, Disabled access, Plumbing, Electrical, Structural, Licensing, Town Planning, Occupational Health and Safety, Regulatory compliance.

## SERVICES

**Important Notes:** In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

### Services:

#### Details:

A safety switch was found to be installed.  
Note: only a licensed electrician can verify if safety switch is connected to appropriate circuits.



Smoke detectors are fitted. The Inspector has not checked the type or quality of the alarm/s, the battery condition or if they are hardwired to the 240 volt power supply or are compliant with current standards. It is essential to check the smoke alarms when you take possession of the property. For more information about smoke alarms go to the web site [www.qfes.qld.gov.au/community-safety/smokealarms](http://www.qfes.qld.gov.au/community-safety/smokealarms) Dwellings being sold, leased or and existing leases renewed, new smoke alarm requirements are effective from 1 January 2022. It is essential that a licenced electrician be consulted to check on positioning and installation of the smoke alarm(s) to whether the smoke alarm(s) meet the requirements of the legislation, homeowners should contact the Queensland Fire & Rescue Service Regional Manager Community Safety for advice.



[www.qfes.qld.gov.au/community-safety/smokealarms](http://www.qfes.qld.gov.au/community-safety/smokealarms)

**Water Lines & Pressure:**

**Details:** Water pressure appears to be normal, however, this is not an opinion of a licensed plumber. Due to the age of the building, it is essential that a separate special purpose report be obtained from a licensed Plumbing contractor on the entire plumbing system.

**Hot Water Service:**

**Hot water is provided by the following:** Mains electric hot water system: Located under the house:



The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.



**Age of Unit:** The unit was manufactured in 2022.

**Important Note:** It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

**IMPORTANT INFORMATION**

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

## LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighborhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Retaining walls over 700mm in height. Swimming pools and spas. Detection and identification of illegal and unauthorized building works, electrical and plumbing work. Durability of exposed timbers and finishes.

Photographic evidence taken on the day of inspection is given as an example of the defect[s] found to the property for reporting purposes only. These photos within the report are to assist, and may not show all the defect[s] and/or the areas noted on the day of inspection.

## IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

**DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

## REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is recommended that an appropriately qualified contractor check these services.

As a matter of course, and in the interests of safety, the property should have an electrical report carried out by a suitably qualified contractor.

The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and according to its age and level of maintenance noted to building elements. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected, eg. significant loss of strength and/or serviceability has occurred. If this is required, a Special Purpose Property Report is recommended. It is unrealistic to expect comment on minor defects or imperfections in a Building Elements Report

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

**Shower Recesses:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

**Glass Caution:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**Stairs & Balustrades:** Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. It is Strongly recommended to upgrade all such items to the current standard to improve safety.

**Swimming Pools:** If a swimming pool/ spas are present it should be the subject of a Special Purpose Property Report as pool/ spa inspections are not part of a building elements inspection in accordance with AS4349.1-2007. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Recommend a pool expert to carry out this inspection. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. Pool safety laws, new pool laws state that a Pool Safety Certificate is required for houses, townhouse and units etc. (class 1-4 buildings). For more information [www.qld.gov.au/poolsafety](http://www.qld.gov.au/poolsafety)

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

**Rooms below ground level or underneath part or all of a building:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems, water entry and ventilation inadequacies to these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquires with the Council to ascertain if approval was given.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

#### 4.0 DEFINITIONS

For the purpose of this inspection, the following definitions apply.

**4.1 Good** - The item or area inspected appears to be in sound condition without any significant visible defects.

**4.2 Fair** - The item or area inspected exhibits some minor defects, minor damage, deterioration in form of rusting, water damage, aging, wear & tear, warping, twisting and operation etc, and may require some repairs or maintenance to prevent further deterioration.

**4.3 Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

**4.4 Minor** - Damage that is surface damage only and does not appear to require any replacement to be carried out.

**4.5 Moderate** - Damage that is more than surface damage and is likely to require some superficial repairs to be carried out.

**4.6 Severe** - Damage that appears to be significant and the integrity or serviceability of the building element may be impaired.

**Note: Timber Damage** - Where this report includes comments in relation to the severity of timber damage. It is essential that any timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent and cause of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.



#### 4.7 Cracking of Building Elements

**4.7.1 Appearance Defect** -The opinion of the inspector (at the date and time of the inspection) is that the cracking of the Building Element is regarded as a Blemish, minor cracking or minor distortion and there is potential for these defects to increase. The expected consequence of this defect is unknown until further information is obtained.

**4.7.2 Serviceability Defect** - opinion of the inspector (at the time and date of the Inspection) is that the function of the Building Element is impaired, moderate cracking or moderate distortion, large than expected and there is potential for this defect to increase. The expected consequence of this defect is unknown until further information is obtained.

**4.7.3 Structural Defect** - The opinion of the inspector (at the time and date of the Inspection) is that the Structural Performance of the Building Element is impaired for example extensive cracks and movement. Repair work expected and there is potential for these cracks to increase. The expected consequence of this cracking is unknown until further information is obtained.

**Note:** A Structural Engineer is recommended to further investigate these defects and to determine the significance of the cracking.

#### 4.8 Safe and Reasonable Access

The extent of accessible areas shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. Only areas to which reasonable access is available were inspected.

The inspector shall inspect an elevated area only where-

- a) it is at a height at which safe and reasonable access is available, or where safe and reasonable access is otherwise available; or
- b) an unobstructed line of sight is present from safe use of a 3.6m ladder and the building elements present are close enough to allow appraisal.

NOTE: 'Height restrictions to Elevated areas' includes the roof, roof space, crawl space, landing feature, and the like, generally elevated above the ground and not intended for normal use by occupants.

Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from 3.6m ladder placed against a wall.

From 1st January 2025 WorkSafe QLD and The Electrical Safety Office legislation 2024 states, workers are prohibited from working in or otherwise entering the roof space of a domestic building unless the power can be de-energised (turned off).

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

**Subfloor** - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

**Safe Access** - Is at the inspectors discretion and will take into account conditions existing on the property at the time of the inspection.

#### 4.9 Asbestos

**No inspection for asbestos was carried out at the property and no report on the presence and absence of asbestos is provided.** If during the course of the inspection asbestos or materials containing asbestos happen to be noticed then this will be note in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting in the form of for e.g. fibre cement sheeting and other products including roof sheeting and pipework that contains asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, 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 health risk. For more information on asbestos in domestic housing visit

[www.health.qld.gov.au/asbestos](http://www.health.qld.gov.au/asbestos)

#### **4.10 Mould Clause**

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a Timber Pest. 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 mould is noted as present within the property 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 Health Department or a qualified expert such as an Industry Hygienist.

#### **4.11 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 the 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.

**4.12 Consumer Complaints Procedure:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party may give written notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator that will resolve the dispute by Arbitration. The Arbitrator will also determine what costs each of the parties are to pay." **COMPLAINT INVESTIGATION:** In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses occurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days."

**End Of Building Inspection Report**