



Pre-Purchase Standard Property Inspection Report



**5 NYANZA STREET
WOODRIDGE 4114**

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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

PRE-PURCHASE STANDARD PROPERTY REPORT

Form: SPIR V3 – 1st September 2013

Report number:	23747
Date of inspection:	07 Oct 2025
Address of property inspected:	5 NYANZA STREET WOODRIDGE 4114
Pre-engagement inspection agreement number (if applicable):	

The Parties

Name of client:	THE VENDOR
Address of client:	
Client's email	
Phone number of client:	
Consultant's name:	Casimiro Simeone
Consultants licence number:	22237
Consultant's mobile number:	0403254416
Company name:	Brisbane Metropolitan Building Inspections
Company address and postcode:	3 Hillburn Street RUNCORN QLD 4112
Company email:	cas.bmbi@gmail.com
Company telephone number:	0403 254 416

Special Conditions or Instructions

Special conditions or instructions:

There are no special conditions or instructions.

Section A Results Of Inspection – Summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items

Evidence of Serious Safety Hazards:	Was Not Observed
Evidence of Major Defects:	Was Not Observed
Evidence of minor defects:	Was Observed - see Section D Condition Report, Item D22.
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Low.
Summary Notes:	None.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

We recommend that you engage an electrician to conduct an inspection of all appliances, safety switches and smoke alarms as this report does not purport to include those items.

We recommend that you engage a licenced plumber to conduct an inspection of all plumbing fittings and fixtures as this report does not purport to consider those items.

We recommend that you contact your solicitor and instruct them to order a Council Building and Plumbing Records search to ensure that all structures erected on the property were built with Council approval and that final inspections have been conducted of any such works.

For properties with pools: We recommend that you engage a qualified pool maintenance provider to inspect any pool pumps, chlorinators and/or backflow devices to determine their life expectancy and any unanticipated costs.

For properties with pools: We recommend that you check the QBCC Pool Register to confirm that the pool fencing and surround are compliant and that a Pool Safety Certificate has been issued on or before the date of your conveyancing settlement.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

This report gives no assurances with regard to work that may have been previously performed by other builders. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty. In most cases you should arrange for a treatment in accordance with 'Australian Standard 3660' be carried out to reduce the risk of further attack."

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General Description of the Property

Residential building type:	Detached house.
Number of storeys:	Highset.
Building age (approx):	47 years
Approximate Year when the property was extended (if applicable):	
Smoke detectors:	Number of smoke alarms fitted, but not tested: 4 IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the front of a large block.
Gradient:	The land is sloping.
Site drainage:	The site appears to be well drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	Electricity. Sewerage. Mains water.
Other:	None.

Occupancy Status

Occupancy status:	Occupied and fully furnished.
Occupancy notes:	

Orientation

To establish the way in which the property was viewed. The façade of the building faces:	The facade of the building faces west. Note. For the purpose of this report the façade of the building contains the main entrance door.
Orientation notes:	

Weather

Prevailing weather conditions at the time of inspection:	Dry.
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Primary Method of Construction

Main building – Floor construction:	Suspended timber framed. External timber stairs. Verandah.
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Main building – Wall construction:	Timber framed. External weatherboards. Internal gypsum plasterboard.
Main building – Roof construction:	Timber framed. Pitched roof. Finished with sheet metal roofing.
Other:	None.
Overall standard of construction:	Reasonable.
Overall quality of workmanship and materials:	Reasonable.
Level of maintenance:	Reasonably maintained.

Incomplete Construction

Evidence of incomplete construction:	No evidence of incomplete construction was found.
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The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Section C Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property:	Interior. Subfloor. Roof void. Exterior. Grounds. Fences.
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Areas Not Inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Areas Not Inspected:	
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Strata or Company Title Properties

Is the property Strata or Company Title:	Not Applicable.
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NOTE. If the inspection was limited to assessing the interior and immediate exterior of a particular unit, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

Obstructions

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects: Roof cavity access is significantly restricted by; Restricted by insulation covering ceilings & wall framework. Restricted by furniture & stored goods against walls & inside cupboards. Stored items against walls.
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Inaccessible Areas

Were there any normally accessible areas that did not permit entry?	There was no inspection of: Roof Void / garage
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Undetected Structural Damage Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Low.
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A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Condition Report

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Serious Safety Hazards

D1 Serious safety hazards:	No evidence was found.
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Inside condition – major defects

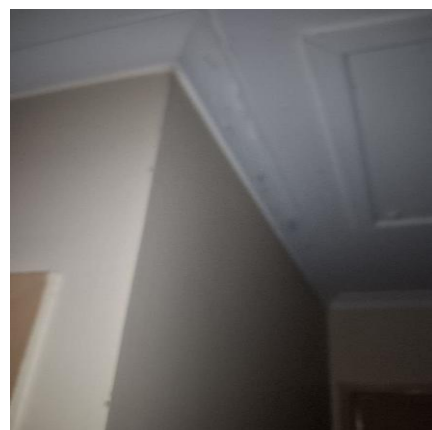
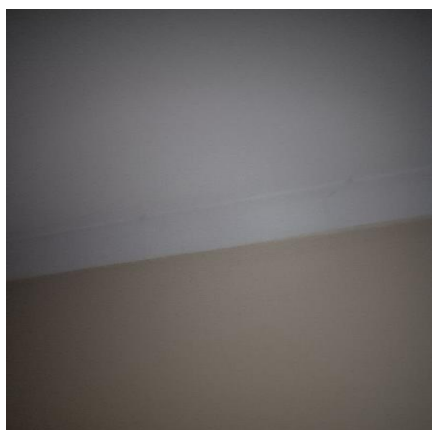
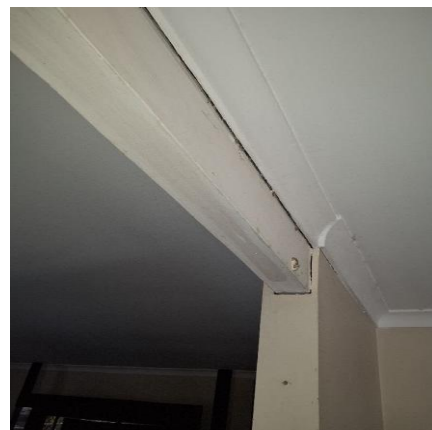
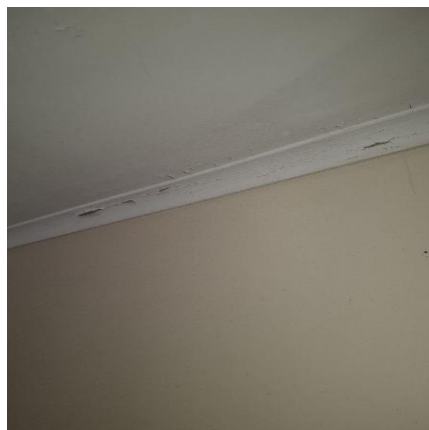
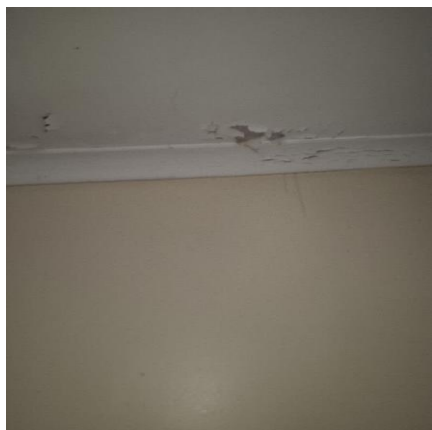
D2 Ceilings:

No evidence of Major Defects was found.

I noted minor settlement cracking, typical.

I noted paint peeling in the hallway and kitchen ceiling cornices.

I recommend general patching and painting.



D3 Internal walls:

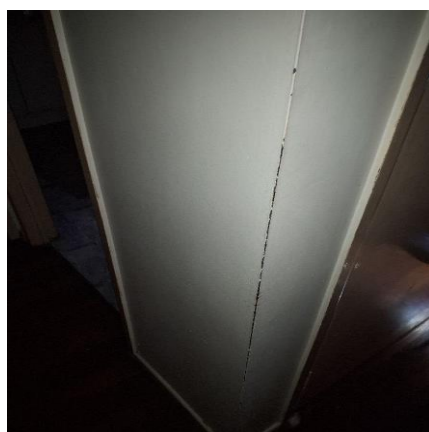
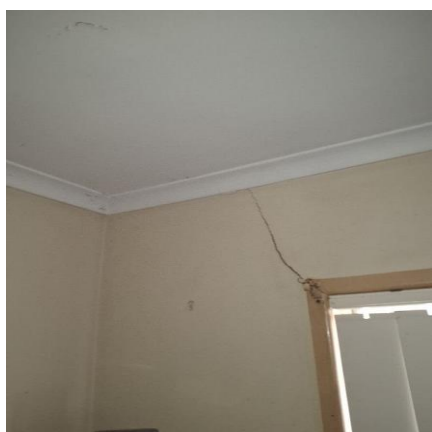
No evidence of Major Defects was found.

I noted general wear.

I noted general settlement cracking in the kitchen above the window.

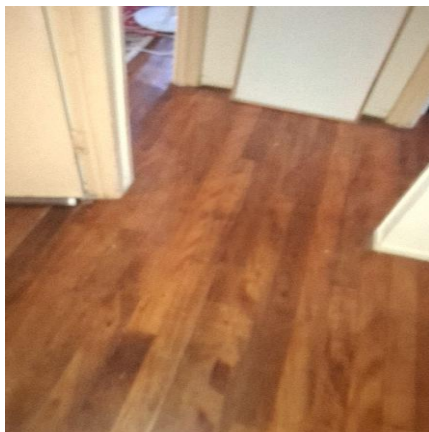
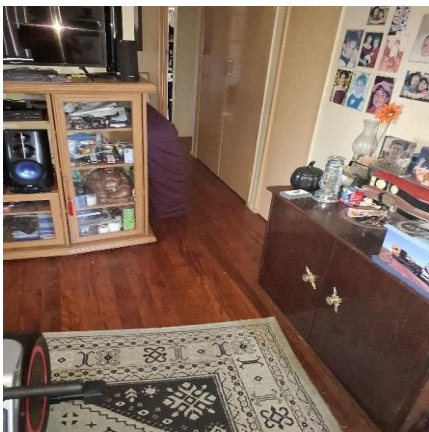
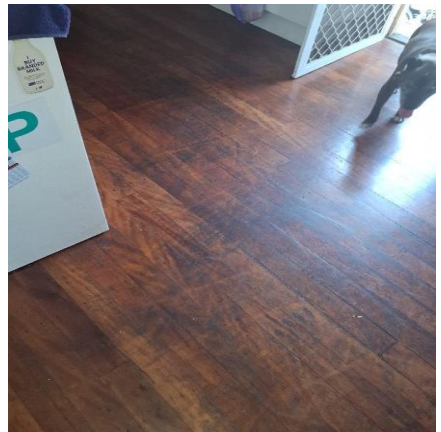
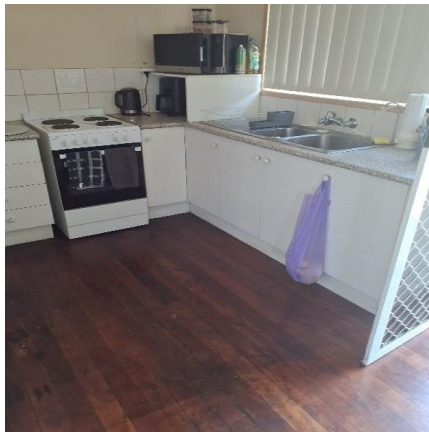
I noted old wet damage in the hallway cupboard behind the shower recess.

I recommend general patching and painting.





D4 Floors:	No evidence of Major Defects was found. The timber flooring is in reasonable condition. I did however note that it's not quite level in some areas. This is quite common in a house of this age and this type of construction. There is no need for any remedial work.
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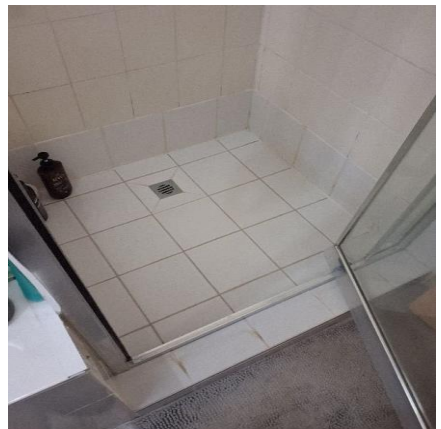
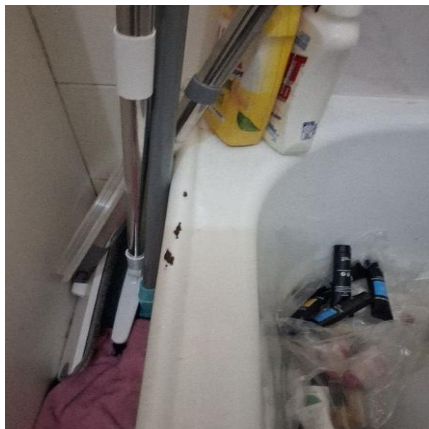
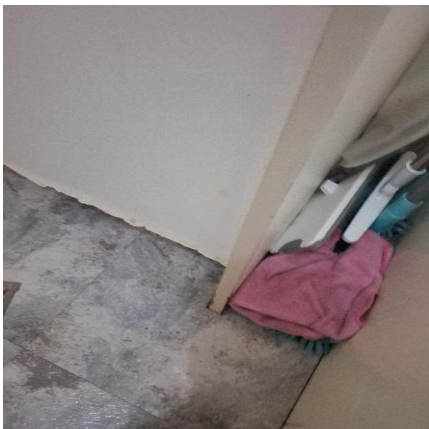
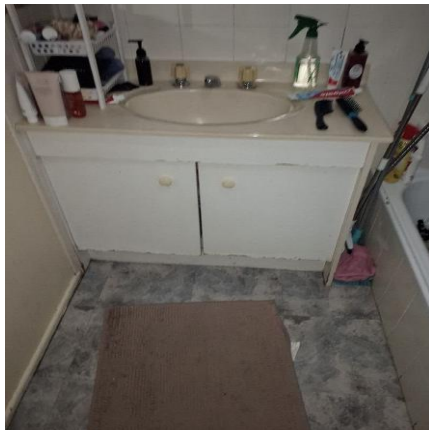
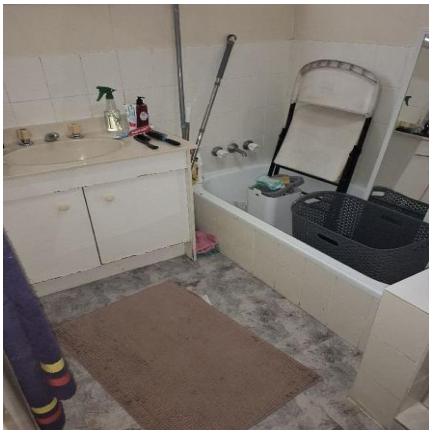


D5 Internal Joinery: (e.g. doors, staircase, windows and all other woodwork, etc):	No evidence of Major Defects was found.
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D6 Built in fittings: (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defects was found. I noted general wear. typical in a kitchen of this age.
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D7 Bathroom fittings:	No evidence of Major Defects was found. I noted minor damage to the surface of the bathtub. I noted extensive wet damage to the vanity cabinet. I noted the shower recess has already been replaced, most likely to overcome a water leak. In my opinion given the age of the bathroom / the defects and the fact that its still functional I wouldn't conduct any remedial repairs but rather replace the entire bathroom in the future.
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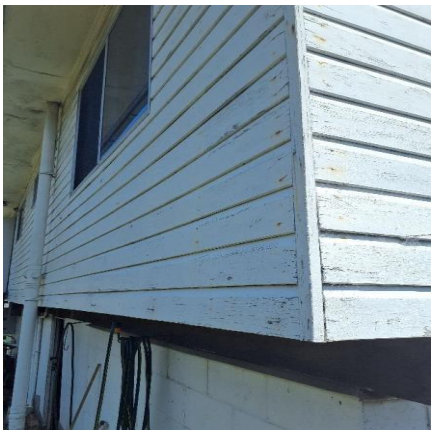
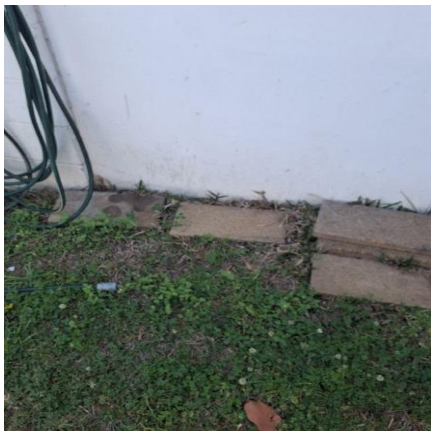


D9 Roof space:	No evidence of Major Defects was found.
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D10 Subfloor space:	No evidence of Major Defects was found.
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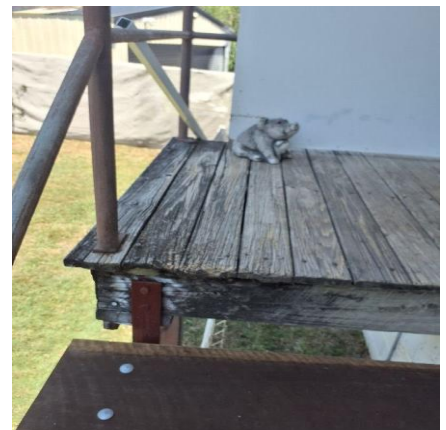
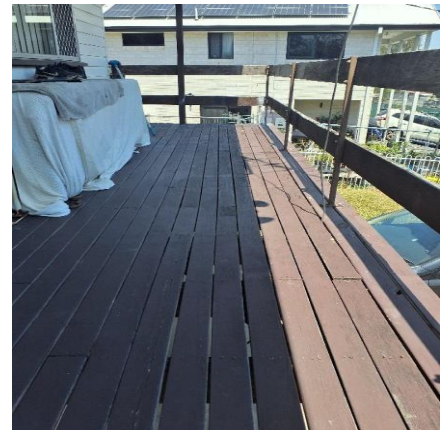
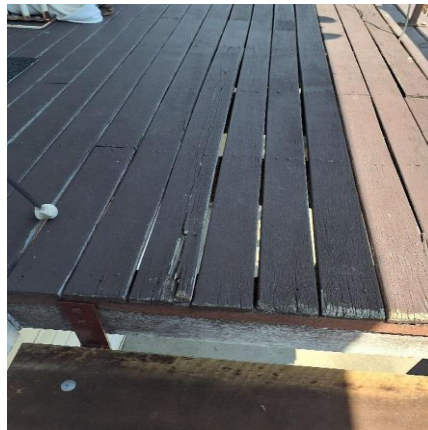
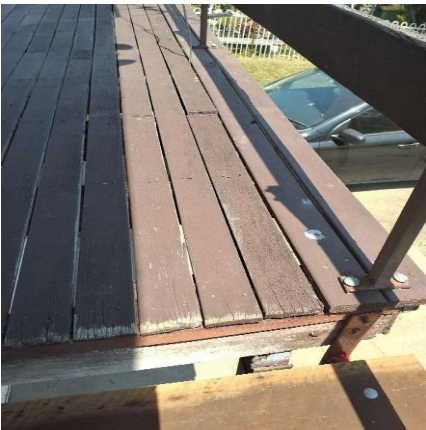
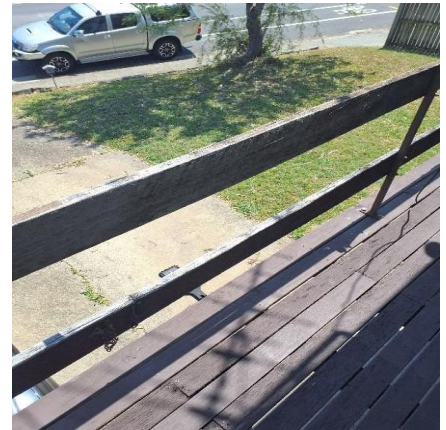
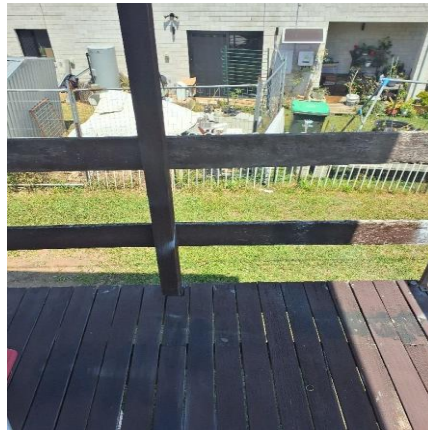
Outside condition – major defects

D11 External walls:	No evidence of Major Defects was found. I noted general weathering. I noted paint peeling some areas. I noted nail corrosion stains. <u>All of these issues are quite common in cladding of this type and age.</u> I recommend a complete external repaint. I noted that some of the ground floor cladding is in contact with the ground. This has created a possible ingress point for termites and fungal decay. I recommend you discuss this further with the pest inspector
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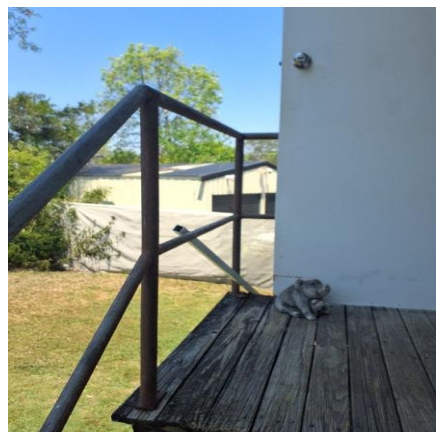
D12 Windows:	No evidence of Major Defects was found.
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D13 External doors: (including patio doors)	No evidence of Major Defects was found.
D14 Platforms: (including verandas, patios, decks and the like)	No evidence of Major Defects was found. I noted that the decking is not is weathered / decayed in the front verandah and rear stair landing. I noted the balustrades in these areas are not complaint because they are less than one meter in height and there are gaps within the framework that exceeds 120 millimeters. I recommend that the weather decking boards be replaced. I recommended the balustrades will be replaced I noted weathering and decay on the other edges of the front verandas floor system. At this stage it's still appears to be reasonably sound Remedial work is not required at this stage.





D15 Other external primary elements	No evidence of Major Defects was found. The state treads in the front and in the rear stairs have been replaced however they are not compliant with the current building code because the tread is greater than 120 millimeters away from the ground floor wall. I recommend that the treads be replaced with longer treads. The balustrades are sound but not complaint with the current building code because there are gaps within the framework that exceeds 120 millimeters. I recommend that these balustrades be replaced.
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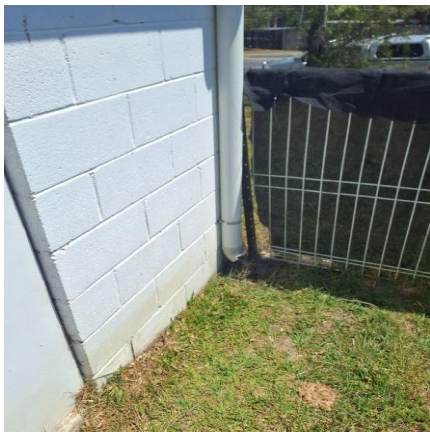
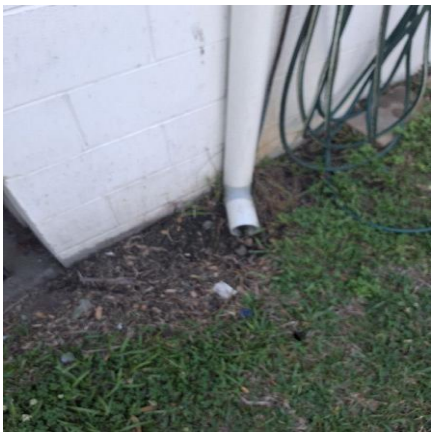


D16 Other external secondary & finishing elements:	No evidence of Major Defects was found. The air conditioners condensation pipe discharges onto the ground. It is important to note that wet areas May attract termites. I therefore recommend that this pipe be diverted further away from the house.
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D17 Roof exterior: (including roof covering, penetrations, flashings)	Not inspected due to height restrictions.
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D18 Rainwater goods:	No evidence of Major Defects was found. The downpipes discharge onto the ground. It is important to note that wet areas May attract termites. I recommend these downpipes be diverted away from the house to the road kurb
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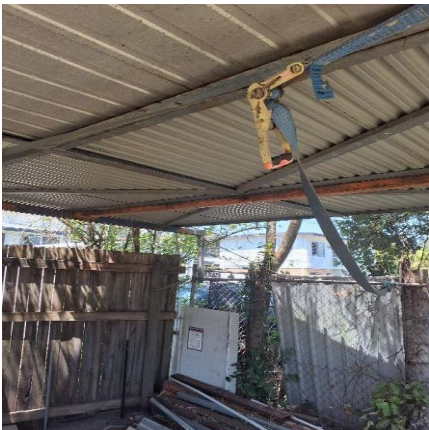


D19 The grounds:	No evidence of Major Defects was found.
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D20 Walls & fences:	No evidence of Major Defects was found. The fences are weathered and have been patched up but are still functional. I expect that these fences will require replacement in the foreseeable future
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D21 Outbuildings:	No evidence of Major Defects was found. The rear carport has been built from second-hand materials. It is poorly built and attached to the fence. I recommend that it be replaced
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Minor defects

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects:	There are some Minor Defects. Monitoring and normal maintenance must be carried out. (See also Section F 'Important note').
Minor defects comments:	None.

Section E Conclusion

In the opinion of the Consultant:

Major Defects

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average.
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Minor Defects

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average.
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Overall Condition

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average.
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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Conclusion comments:	In my opinion the house is sound but does require further maintenance which is typical in a house of this age and type of construction
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Section F Important Note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Section G Additional Comments

Additional comments:	The following additional comments are noted: I recommend you obtain a current and compliant smoke alarm certificate and have it on hand to provide to perspective buyers.
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Section H Annexures To This Report

Any additional photos taken on day of report.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory:	<i>Casimiro Simeone</i>
Name:	Casimiro Simeone
Date of issue:	7th October 2025

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

“Building & Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) *Structural Cracking and Movement* – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) *Deformation* – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) *Dampness* – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) *Structural Timber Pest Damage* – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) *Physical Tests* means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkers, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;

- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
 - (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
 - (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.
- Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.