ABSee BSA 730382

PRE-PURCHASE PROPERTY REPORT

Report number: 3007242

Inspection date: 30 July 2024

Property address: 16 Vaucluse Pl, Mansfield QLD 4122

Contents

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.

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. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

"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 woods 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 "Pre-Purchase Property Report".

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

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; 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 facility and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The facility was compared with a facility 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. 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.
6.

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, insinkerators, 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.

Special conditions or instructions

There are no special conditions or instructions.

The parties

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Name of Principal (if applicable):	
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Consultant's name:	Charles Ferguson
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Company fax number:	
Pre-engagement inspection agreement number (if applicable):	

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.

The residence is a detached house and was built approximately 20 years ago. The property appears to have been constructed to a high standard for the period using workmanship and materials of a high quality and has since been well maintained.

In respect of significant items:

Evidence of structural damage was not observed.

Evidence of conditions conducive to structural damage was observed - see Section D5-D11.

Evidence of major defects in the non-structural elements of construction was not observed.

Evidence of minor defects was observed - see Section D13.

Evidence of serious safety hazards was not observed.

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 Condition. See also Section E "Conclusion".

However, due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered: Moderate. See Section C for details.

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.

In respect of any defect or significant item identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

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".

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:	Two storey.
Building age (approx):	20 years.
Approximate year when the property was extended (if applicable):	Not applicable.
Smoke detectors:	7 fitted, but not tested.
Siting of the building:	Towards the front of a small block.
Gradient:	The land is sloping. at front
Site drainage:	The site appears to be well drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	The following services were connected: Water,Sewerage, Electricity, Telephone, Gas.
Occupancy status:	Unoccupied and unfurnished.
Orientation (to establish the way the property was viewed):	The façade of the building faces the street. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry.
Other:	

Primary method of construction

Main building – floor construction:	Part suspended timber framed and slab-on-ground.
Main building – wall construction:	Brick veneer. Timber Frame
Main building – roof construction:	Timber framed. Trussed

Other:	
Overall standard of construction:	High.
Overall quality of workmanship and materials:	High.
Level of maintenance:	Well maintained.

Incomplete construction

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).

No evidence of incomplete construction was found.

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the property including the house interior; house exterior; roof space; the site including fences;

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.

Strata or company title properties

Not applicable.

Obstructions

The following obstructions may conceal defects:

BUILDING INTERIOR: fixed ceilings, wall linings, floor coverings.

BUILDING EXTERIOR: brickwork, wall linings, landscaping, pavements, vegetation,

Goods

ROOF EXTERIOR: roofing, above height restrictions for this report (AS4349.1)

ROOF SPACE: duct work  , thermal insulation 

SUBFLOOR SPACE:N/a

THE SITE: vegetation  , vegetation covering fences,

OUTBUILDING: N/a

Inaccessible areas

All normally accessible areas permitted entry.

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 structural damage and conditions conducive to structural damage was considered:

Moderate.

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 Significant items

The following items were reported on in accordance with the Scope of Inspection.

Structural damage

Evidence of any significant impairment to the integrity of the whole or part of the structure falling into one or more of the following categories:

D1 Structural cracking and movement

No evidence was found.

D2 Deformation

No evidence was found.

D3 Dampness

No evidence was found.

Important Note. The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time.

D4 Structural timber pest damage

No evidence was found.

Important Note. In all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report Systems Australia handbook Timber Pest Detection Reports.

Conditions conducive to structural damage

Evidence of noticeable building deficiencies or environmental factors that may contribute to the occurrence of structural damage:

D5 Defective plumbing and flashing
Click and Select

D6 Defective or bridged damp-proof course and weepholes
The following evidence was found:  The damp-proof course and weepholes are at and below ground level in sections.  However, tests on the internal walls, with a moisture meter, indicate no moisture present, so the assumption is that the DPC has not failed. Care should be taken not to hose into these weepholes. Building codes require 75mm clearance from weepholes/DPC to ground level. A further detailed investigation (by a competent person e.g., a licensed building contractor) is recommended to determine the method and extent of any remedial work required, and associated costs. The above recommendation should be implemented without delay.

D7 Shoddy work
No evidence was found.

D8 Tree roots & overhead foliage
The following evidence was found:


Trees have been planted within close proximity to the building structure.


Their growth should be monitored, and where necessary precautions taken to ensure that their root systems and overhead foliage do not compromise the integrity of the building. Further advice from a tree specialist should be sought without delay.

D9 Corrosion
No evidence was found.

D10 Lack of adequate subfloor ventilation
Not applicable due to construction design.

D11 Other conditions conducive to structural damage
No evidence was found.

Major defects in secondary and finishing elements

Evidence of any major defect in the condition of the non-structural elements of construction:

D12 Major defects in secondary and finishing elements
No evidence was found.

Minor defects

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

D13 Minor defects

There are some Minor Defects. Normal ongoing property maintenance must be carried out.

Replace washers or tap bodies on all taps that are stiff or sticky to operate.

Reseal, with silicone, across kitchen benches, vanity splashbacks, in shower trays, baths and around bathrooms, and laundries generally where necessary.

All timber in service, exposed to the elements, must be protected by oil or paint.

Thermal fractures on cornice.


Ensuite spa bath deck tile s cracked.

Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

D14 Serious safety hazards

The following evidence was found:  The LPG gas bottle station against the building is an inappropriate storage of dangerous materials. The weepholes are too close to the cylinders. The opening window should also be accessed This condition is considered potentially dangerous. A further investigation by a competent person e.g., a licensed plumber/gas fitter contractor or gas supply company is strongly recommended to determine the extent of remedial work required. The above recommendation should be implemented as a matter of urgency. The client has been verballed on site. Please read attached document

Important Note. As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Section E Conclusion

In the opinion of this Consultant:

The incidence of Structural Damage 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: Below Average.

The incidence of Conditions Conducive to Structural Damage 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: Below Average.

The incidence of Major Defects in Secondary Elements and Finishing Elements 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: Below Average.

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: Below Average.

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: Above Average Condition.

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

The following additional comments are noted:

Quiet, top of the hill, handy shopping, highways and motorways, great big and roomy family home. Solid building all square and plumb. Some minor maintenance but generally very good. Premium Real Estate.

Section H Annexures to this report

The following are attached:

" IMPORTANT POINTS Doc. "

ABSee Inspections # 2 Doc "

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:

Name: Charles Ferguson

Date of **Issue: 30 July 2024**

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IMPORTANT POINTS FOR ALL PROPERTY OWNERS

- To be read in conjunction with (and forms part of) the "ABSee Building Inspection " report

FOUNDATIONS – The key asset of your property is its foundations and every possible step must be taken to ensure their long-term satisfactory performance

The following precautions will minimise changes to moisture content and therefore potential foundation movement particularly in reactive soil sites:

- Ensure that the site is free draining with all surface water carried clear of buildings
- Keep gardens and trees away from the house
- Adequate but moderate garden watering
- Keep soil moisture content across site as even as possible and under dry climatic conditions ensure that the site dries out evenly
- Repair all plumbing or stormwater leaks as they occur
- Ensure that downpipe water is carried a minimum 3m clear of foundations or as required by local regulations
- Ensure that all condensate from coolers, air conditioners, etc. discharges clear of building.
- Ensure that sewer trenches are not constructed in a manner that will threaten the stability of the foundations through the collection of seepage, saturation through breakage or too close to the building
- Ensure that any fill on the site of sufficient width and quality or adequately supported to prevent subsidence or slippage of the building or other structural foundations

For Buildings on Stumps

Before carrying out any renovations to the kitchen or bathrooms, ensure the support stump work and floor timbers are in good condition to prevent possible damage caused by continual movement by the foundations or re-levelling operations.

Do not allow water to pool under home.

As with timber stumps, concrete stumps deteriorate if soil conditions are damp. In concrete this leads to the corrosion and expansion of the reinforcing steel and/or frittering away of the concrete. Steel stumps and steel stringers corrode at ground line if not protected by paint and kept dry and clear of soil and debris. Cap plates to the top of steel stumps in exposed locations need protection against corrosion.

Building tie downs should be kept intact and in good order with all nuts fully tightened to enable the structure to resist cyclonic forces.

Subfloor ventilation is essential to ensure the underside remains dry and self draining. Do not seal existing vents or brickwork weepholes by landscaping, paving, etc.

Where a building is built in a cut and fill situation the fill should extend a minimum of 1.8m beyond the foundation or be fully supported by a retaining wall. Ensure that surface run off, downpipe water, or garden watering does not erode soil and undermine footings of all types, or pathways, driveways, retaining walls, etc.

Garage, laundry and other floor slabs should be constructed to the same standard as the home with sand bedding, anti termite treatment, vapour barrier and reinforcing. However in most older properties they are not and cracking of the slab is normally present and further distortion may occur over time and anti-termite treatment is required. Where doorways occur the vapour barrier under the slab must extend to the outer face of the brick sill to avoid rising damp in this area.

In the absence of any external distress at the time of our inspection, visual inspection has the implied reliance on foundation design and construction having been carried out by others with due diligence, as well as subsequent responsibility by owners.

TERMITES (White Ants)

CAUTION: Under favourable moist, warm conditions any termite entry and future spread may be very rapid and not limited to timber avenues – all structures are at risk and must be protected.

It is essential that the type and form of termite treatment applied to the premises be established, together with its expected working life and future maintenance procedures.

Any timber, which is in direct contact with the ground and the house, can encourage termite infestation.

The risk of infestation can be lessened by taking the following precautions:-

- If there is timber in direct or near contact with the ground, have an approved (licensed and insured) pest control service treatment carried out each year (this includes brick veneer buildings constructed on concrete floor slabs) – install a metal ant cap of similar barrier.
- Areas of structural change are vulnerable eg. Where timber floors on stump meet brickwork or concrete slab – include approved physical barriers wherever possible as well as chemical treatment to approved detail.
- Remove any timber, cardboard etc stacked under or piled against the building or other structure or timber formwork left in place under the house or surrounding areas.
- Ensure adequate ventilation beneath timber or suspended concrete floors. This reduces moisture and humidity in this area, which is then less attractive to termites.
- Ensure that moisture does not persist under the home or any other structure from surface water, garden watering, plumbing leaks or downpipe breakage etc.
- Keep the area under and around the building tidy and free from rubbish so any termite activity can be easily located, (A clean site also discourages vermin) For

new homes a 1m wide pathway all the way around the external walls is also desirable.

- Avoid wood chips, logs or other dry vegetable matter, bricks or any concealment against the outside of the home or any other structure as this provides entry for termites.
- For slab on ground avoid any build up of soil etc, that is higher than 1 brick course below the wall drainage slots (weep holes). Weep holes in brickwork should never be filled for aesthetic reasons.
- Cracks or joins in concrete slabs are also vulnerable to termite entry from moist soil under slab areas. This is of particular concern when enclosing the underside of older highsets as any previously laid concrete is unlikely to have had the underside soil poisoned – a full anti – termite treatment plan is required before any construction.
- Dead trees or stumps should be removed from the garden or under buildings, as they can be host to termites. Remember termites do not respect little boundaries.
- Substructures of treated timber, brick, concrete or steel are no guarantee against termite entry therefore all foundation structures must be inspected regularly. Remember also that termites can make their access tunnels up the outside of buildings as well as in cavities, etc.
- Dry type or West India Termites do not need damp conditions or connection to the soil and being in smaller colonies require specialist investigation. A B See Building Inspections does not inspect for these termites either.
- Never disturb what may be a termite nest or workings. This will only prompt them to move elsewhere in the building and may make detection and treatment more difficult. If termites are found do not delay – seek professional treatment immediately.

ABSee Building Inspections does not inspect for termites (white ants) or dry types.

BORERS

Borers normally only attacks sapwood in untreated hardwood and are usually of little concern structurally. In the pine boards of the older highset borer attack is quite common and may require selective replacement of boards. The presence of live borers can be detected by dust in and around the holes of emergence. Pest control company treatment should be sought. Where any pine boards have been or will be replaced it is essential that the underside also be sealed to prevent new infestation by the entry of fly-in borers.

DRY ROT

Dry rot is another timber destroying organism (fungus), which, under certain circumstances and exposure, can consume timbers rapidly. Physical protection (paint) is essential particularly of the end grain. However the visible painted surface may conceal infestation particularly in some softwoods, until collapse of the body of the timber occurs – A B See Building Inspections does not inspect for dry rot.

TREES & SHRUBS

The roots or trees and shrubs can affect footings, patios and pathways in the following ways;

a) They can actually lift the footings by growing underneath them and
b) They can cause subsidence of the footing by removing moisture from the soil immediately underneath.
c) They can apply lateral pressure to destroy retaining walls.

Tree root systems can spread a lateral distance equal to the height of the tree. Some types of plants have root systems that enter and block drains; these should be avoided at all costs. A nursery would be able to advise the suitable trees for your site.

Remove any tree of overhang which is close than 1.5m (preferably 2.5m) to your home. It is important that any tree or shrub on your property is not a hazard to pedestrians or traffic and should be at least 2.5m above the footpath and not obscuring any signs.

Deciduous trees around swimming pools are also to be avoided. These impose increased pool maintenance and those types will small leaves (eg, Jacaranda) may cause mechanical faults to develop in the filtration equipment.

Tree root damage is not limited to foundations but can affect services as well. Generally shrubs or trees which grow to over 5 metres (16 feet) should not be planted beneath overhead wires including service connection to home, or within 5 metres of a power pole. Tall thin trees such as pencil line, pencil willows and slender palms etc, should be avoided in these areas because they bend considerably in the wind and may break the power supply to your property or to other users.
Do not plant trees of shrubs where, over time, they may damage or interfere with the underground services. Tree planting should also be done with care that no damage or nuisance to neighbours will occur, remember that most trees and shrubs nurtured around the house grow much larger than 'average'.

ELECTRICAL

Rubber sheathed wiring should be periodically checked by Energex or a qualified electrician for signs of perishing which may become a fire hazard. Similarly the older cotton covered wire laid in metal conduit also deteriorates over time and requires immediate replacement.

Where an incoming water supply pipe has been replaced with plastic and electrical earthing test must be carried out to ensure that electrical safety is maintained, e.g. the electric wiring is earthed through an independent earth-stake.

Owners must check the operation of smoke detectors regularly – they are not reported on nor tested by A B See Building Inspections.

WATER SUPPLY

Galvanised iron water pipes should be monitored for signs of rusting and leaking at joints. Once corrosion shows it is desirable to plan early replacement to avoid pipe failure at an inconvenient time.
Tap washers and seals should be serviced regularly to ensure their correct operation and to minimise water waste and possible structural damage due to continuous dripping (hot water taps dripping are particularly expensive). The hot water over pressure waste pipe should be carried clear of building to a position where it can be observed and not where it can create a moist spot attractive to termites.

Many places around the home rely on one form of valve or other. Frequently used points can be expected to leak if they are not regularly serviced. Toilet cistern seal and overflow is a common problem (and cost) and these valves or washers should be monitored and replaced as necessary.

The hot water relief valve should be operated every three (3) months to maintain the water level in the system and ensure that the valves operate freely. Hot water systems should be readily serviceable and not permanently enclosed and inaccessible. For new hot water installations we suggest locations outside habitable areas where leakage will not cause damage. Hot water tanks must stand clear of soil or paths. Where a hot water system is currently located in the ceiling it must have a supporting metal tray in

good condition with a drain pipe extending to the exterior. Over pressure waste from solar systems must be carried clear of roof and gutters to avoid premature damage.

Water Hammer

The rapid closing of a water tap may lead to a loud thump in the wall or to a continuous vibration at a considerable noise level. These are extremes of the natural phenomenon of water hammer. The cause can be likened to the sound emitted by any woodwind musical instrument. In new houses pipes should be restrained every 600mm. In existing homes there are a number of devises available to counteract the phenomenon.

ROOFING

Metal roof sheeting and flashings need checking periodically for holes which may occur around nails or fixing screws or from corrosion which occurs between laps and joins of sheets. Sheeting also often requires re-nailing due to the nails working loose over time (or replaced with screws). Note; Roof fixings must be compatible with the roofing material to avoid early failure. This is essential for the roof to be able to cope with cyclonic winds. It is essential to recognise that roof structures deteriorate over time and repair/replacement will be required. Roofs over bay windows, awnings, etc. need special attention.

A Fibro roof, when not maintained, turn black from fungus and grime, raising the temperature inside the home considerably and leads to premature aging of the sheeting. Professional cleaning, supported by an anti fungal pre-treatment and a light coloured reflective paint finish protects the roof and makes living a little more pleasant as we are extending the roofs working life. Note; Reduced roof sheeting temperatures may lead to condensation and mould under some circumstances.

Concrete tiled roofs gradually lose their surface finish and eventually need re-coating. As with fibro their specialist firms who carry out this rejuvenation work offering appropriate guarantees for very competitive prices.

Do not walk on any roof more often than necessary – metal sheeting can dent severely or tiles crack, particularly at the corners. Tiled roofs should be checked for cracked tiles and/or mortar pointing loss on ridge or hip capping.

Valley flashings also corrode over time and should be treated with an anti-corrosive paint. Flashing to all other parts of the roof, particularly lead flashings should be paint protected to avoid contamination of rainwater and the environment. Junctions between different roof types present ongoing sealant problems.

Roof flashing to upper walls, including box gutter returns in out of site locations need regular inspection and cleaning. Effective wall flashing over windows is essential.

Gutter and Downpipes

Gutters should be kept clear of mud and leaves to prevent premature corrosion. Gutters should also be checked to ensure they have sufficient fall to downpipes to minimise potential overflowing to both outside and inside the building and causing decay to fascia and trim.
Many structural defects can be traced to prolonged gutter, downpipe and stormwater blockage. Clearance of leaves and twigs etc. after a dry spell is necessary if unexpected flooding (or bush fire hazard) is to be avoided, particularly in "leafy suburbs". A B See Building Inspections accepts no responsibility for the owners failure to ensure that all

drainage systems are working immediately after, on or before taking possession, as damage can extend to carpets, etc. inside the building (This check should also include all floor wastes and their discharge.)
In high rainfall areas it is essential that gutter runs to downpipes are not excessive to avoid gutter overflow. In domestic homes this should be necessary to enable enough water spillway space to be available to cope with the volume arriving at the discharge point. When cleaning gutters also clean downpipes and underground stormwater pipes.

Rainwater Plumbing

To prevent rainwater plumbing having a reduced working life all additions and alterations or replacements (past, present or future) must be referred to the manufacturer for their warrantee. Where galvanised, zinc alum, aluminium colour bond, zinc or lead have been used in combination, separately, or for patching, or any combination within or between the various components A B See Building Inspection specifically warns against possible galvanic action and neither accepts nor gives any warranty implied or specific should this occur.

PLASTER WALLS & CEILINGS

Hairline and minor cracks can develop in plasterwork, but they are beyond the control of any builder. Cracks can be caused by many different factors. Shrinkage of timber, expansion of brickwork, thermal movement in steel frames, and contraction of the plaster itself.

In older homes lined with fibrous plaster (sisal fibre reinforcing in gypsum plaster sheet) the cellulose fibre breaks down over the passing years and eventual replacement can be expected particularly panelled ceilings and where no scrimming has been provided.

Ceilings may also lose their fixing support over time due to adhesive breakdown, de-nailing, etc. A B See Building Inspections specifically warns that loss of ceiling fixing is progressive over time and is accelerated under the additional weight of insulation, debris, dust, storage items, or from internal vibration sources, etc. (Goods stored in the ceiling space must not rest on the plaster – first prepare and fit appropriate decking).

Random nail popping occurs in plaster walls and ceilings over time and is not generally of concern. However where these occur consecutively on the ceiling and one to two metres in from the gutter line this may indicate the break down of adhesive fixing or the development of fluctuating air pressure in ceiling space requiring increased pressure relief ventilation and refixing of the sheeting. – Wind thrust into open garages may also cause ceiling fixings to breakdown.

Adverse ceiling conditions may also lead to breakdown of the cardboard facing and decay of plaster.

DOORS AND WINDOWS

Aluminium doors and windows should be lubricated regularly and the supporting rollers serviced for improved performance. The purchase of a few space rollers is good insurance against long term problems. Keep tracks and drain holes clear of debris. Aluminium joinery (window & door frames) should not be in direct contact with mortar or concrete particularly in damp conditions as the free lime erodes the metal. Irrigation systems spraying on to windows and doors may lead to water penetration into internal floors and walls.

EXPOSED TIMBERS

All exposed timber including CCA treated items like latticework, etc. should be painted regularly. Exposed timber should be fixed with galvanised nails or non-corrosive screws. If untreated timber is used it should be repainted all over (including end grain) and finish coated after erection. Painting on the visible side only leaves the underside (or topside) vulnerable to dry rot. Timber terminating at or close to the ground, lie stair supports and stringers, are particularly vulnerable and should receive special attention. Highset dwellings should have all underside timber painted for at least 300m back from the periphery.
Natural finish to exposed joinery may look as good as in the glossy magazine when first erected but in practice such clear finishes are not usually durable or waterproof. In most circumstances all timbers require opaque type paint that shields against the destructive rays of the sun.

HOUSE NUMBERS

Large, visible house or building numbers are a courtesy to the community and a requirement of the local government. Brisbane City Council suggests 75mm high letters (Police prefer 100mm high reflective type). Likewise a letterbox of suitable size should be placed for the convenience of today's motorised mail delivery, also with a large clear house number.

STORMWATER

All stormwater should be carried at least 3m clear of buildings and/or directed to disposal clear of neighbouring properties in accordance with Local Government Regulations. Early failure of stumps of all types can often be attributed to constant wetting from downpipe or surface water. **It is illegal to direct stormwater into the sewerage system.**

IRRIGATION

Frequent wetting of structural members by fixed or moveable irrigation systems will cause decay and damage. It is essential that the application of water is confined to garden plants and not the structure or foundations. A B See Building Inspections accepts no responsibility in respect of irrigation systems, their installation, operation or damaging effects.

SITE DRAINAGE

When occupying a home it is essential that the drainage system be cleaned and if necessary re-established if the original system has been blocked through neglect, subsequent constructions, etc. Open type drains filled with stones do not remain effective as their cavities fill with debris overtime. A B See Building Inspections accepts no responsibility for the purchaser's failure to immediately attend to the detailed aspects of site drainage.
Buildings located in old market gardens or orchard areas may find that subsoil water could be channelled onto the land by disused piping. Eg. Earthenware, agricultural pipe or galvanised pipe, etc. If possible remove or plug with concrete to avoid future nuisance. Building sites on lower slopes are also subject to general surface runoff from other areas of form ground water and adequate protection against this is also required.

Ground moisture effects include dimensional change causing foundation movement, rising damp in brickwork and slab edge, damage to stored goods and attraction to termites.

Balconies should have sufficient slope to cause water to discharge clear of any buildings or other item.

STRUCTURE

Composite structures is where steel, concrete, brickwork and timber are used together suffer differential shrinkage or thermal expansion; as well as natural deflection or crushing of the timber which may result in some minor out of level of the floor system over time and or distortion of window frames where insufficient clearance to brick sills has been provided. Differential expansion of building components may also crack brick walls and between wall and ceiling plaster, etc.
Note; Large section timber by size alone change dimension with change in moisture level (absorbed or lost to the atmosphere) may result in plaster cracking or similar effects of dimensional change.
Steel posts in exposed locations are commonly subject to corrosion of top and bottom fixing plates, requiring cleaning back to bare metal followed by the application of a protective coating an the addition of a corrosion preventative system generally.

KITCHENS

Range hoods are an excellent means of controlling cooking vapours and reduce the incidence of mould. However range hoods need regular servicing by cleaning the metallic filters and wiping all over to remove grease, fat and oil condensate. Wherever possible range hoods should have provision to discharge externally from the home. Similarly, keep all exhaust fans, overhead fans and air conditioning filters clean as well as the motors for efficient operation and potential for overheating and fire.

APPLICANCES

Appliances are checked visually only and are not checked in detail for effective operation or electrical efficiency, calibration, etc.

CUPBOARDS

While most new cupboards are not made of fully laminated particle board or custom wood, nevertheless water or moisture should never be allowed to soak into the particle board or custom wood as it will expand and eventually disintegrate. The unseen edges are particularly vulnerable, eg. The under edges of drawers and doors in vanities and kitchen cupboards. Seal these raw surfaces with paint.

UNDERGROUND SERVICES

It is a good idea to record the location if all underground services for yourself in the future and for subsequent owners. Eg:

- Isolating valve for the incoming water supply.
- Location of water supply pipe through the garden to home (avoid any service being buried under concrete pathways etc.)
- Location of incoming telephone wire and power supply.
- Location of stormwater pipes, (keep out-falls clear).
- Sewerage pipes, including inspection openings, grease traps, septic tanks, soakage drains, etc.

- Street mains; gas, water, electricity, telephone, fire hydrants, council stormwater and sewerage mains and TV cables.

BATHROOMS

Water leakage and subsequent destruction of finishes and floor structures is a particular concern in bathrooms with special emphasis on showers and toilets – regular monitoring of all service areas and the underside of timber floors is essential. Note; Prior methods of repair to fittings, flooring, tiling etc may not be enduring particularly under bathrooms. A B See Building Inspections does not accept any responsibility where construction may conceal ongoing problems.

Remember leakage is rarely apparent from inside shower recesses. The exterior must also be checked, particularly the underside, hall cupboards etc. when the shower is in use. Leakage may also be from degraded pipe work in the wall cavity.

Terrazzo shower floors subject to frequent wetting often develop cracks due to expansion of the marble aggregate.

Some floor and wall tiles also exhibit expansion characteristics leading to cracking of the tiles, bowing of the wall sheeting and/or displacement or dislodgement of the tiles that are fixed to masonry substrate. A B See Building Inspections accepts no responsibility for subsequent floor and wall tile failure in any room due to water or moisture intrusion or any other cause.

To reduce moisture damage to walls and ceiling in bathrooms, shower recesses, laundries etc, these rooms should maintain adequate high-level ventilation.

Renovation of bathrooms and kitchens in timber framed homes and Queensland highsets in particular may add excessive loading to the supporting timber floor structure. Old Queenslanders were not designed to carry fully tiles bathrooms or water beds. Specialist advice should be sought before installing heavy finishes or furniture.

POOLS & SPAS

Fencing

It is essential to equip and maintain pool safety in accordance with current Government Regulations for pools and on the site and/or to prevent access from this property to another pool. Visual inspection is only valid at the time of the inspection. A B See Building Inspections accepts no responsibility for the quality of installation or maintenance of child safety on this or any other property.

Pool Pumps & Filters – Guide Only

It is essential to keep all pool equipment accessible and in full working order to avoid maintenance costs and to keep operating costs to a minimum. Pumps have a natural vibration and therefore must be isolated from the plastic pipe work (incoming & outgoing) by short lengths of flexible hose (fixed with clamps).

Pool and spa pumps are designed with self-priming characteristics, i.e. Hey will handle air n the system. However, this should only be required at start up, as continuous induction of air reduces the efficiency of the pump and can lead to a reduced working life.

Air induction is indicated by continuous stream of air bubbles from the discharge. One source of air indication is the breakdown of the mechanical seal between the rotating motor shaft and the outer casing.

Filtration equipment should be located for ease of service and protected from weathering damage.

Filters

Clean all filters and strainers regularly to ensure efficient operations. Reseal carefully to avoid leaks or damage to mating surfaces. For water treatment refer to your local pool servicing company.

An aspect of pool construction largely overlooked is the location and installation of the pump and filtration equipment of subsequent operation and maintenance.

For a maximum working life, pumps and filters must be protected from UV light, yet be accessible for maintenance. Filtration equipment operation is critical to a successful pool. By definition the 'filter' collects individual particles and algae from the water and therefore it needs regular cleaning. Yet another item that requires accessibility.

Equally the pump and its leaf strainer needs ready access and certainty of air and water tightness.

Pipe work should be neat, vibration free and easy to follow, including provision for backwash into the stormwater or as directed by council regulation.

PUMPS – Guide Only

Liquid transfer in any volume requires pumps of various types. The range of types is quite large with each having its own advantages. Property owners need to be familiar with those fitted to items such as fountains, pools and solar heating, sewerage, etc.

Water installations and features other than pools may have more than one type of pump, eg. Sump pump (for drainage), Borehole pump (for garden watering), hot water circulating pump, and many others.

In these and many other cases the most efficient and effective pumping of liquids requires careful consideration.

A key aspect of pump applications to move liquids is the need to keep pipe friction losses to a minimum, by reducing or eliminating the number of sharp bends in the system. The suction pipe work needs to be much larger that the discharge and be as short as possible with the minimum of bends, fittings etc.
It is also important to ensure that the correct inlet conditions apply, as these have a significant impact on performance, running costs and reliability, i.e., suction conditions – enough liquid present etc.

The term 'suction' is misleading as a pump technically does not 'suck' but the energy applied to the discharge of the liquid at the pump creates a lower pressure area in the inlet side which is refilled by normal air pressure action on the liquid. Hence the term Net Positive Suction Head (NPSH). In general terms this means that a pump can only be set 15' (4.6m) maximum above the free surface of water and to commence operating it must be first filled with liquid on the suction side (priming) before starting. Self – priming pumps are so called as they will handle air in the inlet side but this is limited and they must have liquid in the casing for this to happen.

Pool pumps are typical of this type of pump; nevertheless for reliability of starting on a timed or remote basis, they should be set as close as possible to the pool water level. Other types such as sewerage pumps, fountains, etc are often electro – submersible, i.e., they are set in the liquid to be pumped. In the case of volatile liquids a positive pressure at all times is required a hence a 'flooded' suction is required.

Note; any pump set above the liquid level needs a 'foot valve' which is a non return valve to ensure that liquid remains in the 'inlet' pipe work and pump when it is not in operation, i.e., it remains 'primed' and already to operate.

PRESSURE SYSTEMS – Guide Only

Pressure systems are normally electrically driven by centrifugal pumps but may be piston types etc. Pressure systems are designed to deliver a small quantity of water within a given pressure range before the motor responds to demand and commences operating until the upper supply pressure is reached. The system of an upper and lower water pressure range for electric motor operation is to ensure that the likelihood of motor burnout due to frequent starts is reduced. To achieve this, an air charged reservoir tank is used that provides immediate draw off of water at the maximum pressure before the pump must start to provide a continuous supply or to reinstate the reservoir at its maximum setting. As with all mechanical systems maintenance is required and for pressure systems the air charge must be kept in place and this is usually by a car tyre type valve set in the reservoir cylinder. Check the manufactures operating instructions for details.

BRICKWORK

External brickwork must be selected in accordance to the appropriate exposure grade for durability and be appropriately protected with damp courses below and where appropriate from above with flashing of adequate quality and durability of fixing. Some bricks expand over time as they absorb moisture. The amount of expansion varies with the type brick and its degree of exposure. Such expansion may give rise to internal or external cracking. Expansion joints for crack control are desirable in all masonry. These should be located at naturally weak points eg, door and window openings.

EXTENSIONS & ADDITIONS

Any extra habitable rooms should be constructed to meet your local council requirements. In general ceiling height should be 2.4m (currently with council consent reduction to 2.1m is possible when building in under an existing home but with a minimum headroom of 1.9m). A clearance of 9010mm to 'wet' walls is also required.

Natural light (windows) – 10% of floor area & Ventilation – 10% of floor area.

Any concrete slab laid should have a step down to an outside area of 150mm to paving or 300mm to soil. **These moisture control measures must be maintained after landscaping of new or old premises**. Vapour barrier under slabs and an anti-termite system is also an essential requirement. Re-established and or improve existing drainage system. Sewer dis-connector traps (DT) must be set lower than the lowset habitable floor level.

OTHER SERVICES

All installed equipment such as hot water heaters, refrigerators, space heaters and coolers (gas attachments and piping), stoves, ovens, air conditioners, water softeners, TV antennas, overhead fans etc, should be fully serviced in accordance with the manufacturers' recommendations. A B See Building Inspections accepts no responsibility for the failure of any party to operate such equipment correctly etc. Correct operation of equipment includes avoidance of water spillage and leakage leading to possible damage of floor and structure. A B See Building Inspections accepts no responsibility for installation or operation of specialised equipment such as sound systems, sound proof rooms, sound transmission, spas, pumps, pressure systems, pools, etc.

FENCING

A B See Building Inspections are not land surveyors. The position of fencing or other delineation of the legal title boundary of the lack there if is not included in this report. A B See Building Inspections recommends that all building sites be properly surveyed and the boundary corners correctly and permanently marked to avoid disputes.
All fencing should be kept in good condition avoiding the build up of rubbish or other detrimental conditions on either side. Fencing should not be used as a retaining wall.
Rural fencing, yards and outbuildings are not inspected by A B See Building Inspections for termites, not the fencing for security of stock, etc.
All fencing has a limited life span.

FLOOR COVERINGS, DRAPES, DECORATOR ITEMS, ETC.

Optional equipment of features is not included in this building inspection. A B See Building Inspection accepts no liability for their condition, suitability, or working life, etc.
Nomination of room floor finish is for record purposes only unless otherwise stated.

RETAINING WALLS

Because the natural land surface is not level, retaining walls are generally necessary to some extent to make life comfortable. Walls may be limited to terracing internal gardens but more often on most building sites employing cut and fill for concrete slab foundations, slope stabilisation of some form is required. Simple grassing or ground cover is often appropriate. However on the steeper sites to maximise the level area, requires the construction of formal soil retention structures. Common types being gravity boulders or concrete blocks, timber sleepers or round logs and steel reinforced concrete structures.
All retaining structures over 1 m in height require building approval.
Retaining structures must be capable of maintaining their integrity as appropriate to the circumstances for the lifetime of the facility, which they serve (particularly where there is a surcharge loading from a building, pool, garage or other structure etc.)
In the case of boulder walls these must be stable and not be subject to erosion of the material which they support, or be undermined, their foundations require particular attention as the soil loading may exceed that of the property it's self. Timber walls should be built from durable materials and the supporting post is of adequate strength and stability. Appropriate drainage provision is required from behind and at the foot of all walls. Refer to the Domestic Construction Manual for standard details of acceptable retaining wall designs.

SOLAR HEATING

Both hot air and water rises naturally requiring that this factor be taken into account in the operation of all systems such as ventilation and water heating. Solar panels set on a roof absorb the heat from the sun need either a storage system above the panel of a pump to bring the heated water down to a lower storage tank ready for use. Where a storage tank is set above the collector panel it is essential that any pressure water (due to cold water expanding on being heated) be carried clear of the roof and guttering to avoid staining and/or corrosion of any metal roof and gutter.

DOMESTIC WATER SUPPLY

Water supply to most properties in by town water supplied by a public or private utility utilising underground reticulation system at a continuous pressure and volume. The water provided must be of 'portable' quality and the mains have sufficient reserve

capacity to provide fire-fighting capacity over and above normal consumption. As with any resource, consumption is measured and charged for by the supply authority.
When properties are located above a given pressure height above the supply lines it is necessary to boost the mains pressure by the installation of a pumping system. This pump may either simply increase the incoming pressure directly to the premises of deliver to storage tanks for subsequent reticulation by gravity orby another pressure system.
Where town water is not available it is necessary to harvest all collectable rainfall into storage tanks and redeliver the water on demand using a pressure system.

MOULD AND MILDEW

Mould and mildew are a constant problem in humid environments, as mould spores are floating in the air and, given the right circumstances of high moisture content in the air, they take root and grow as fungi on walls and ceilings.

Some homes appear more prone to the occurrence of mould and the resulting discoloration.

The problem is an environmental one where the general humidity of the air inside, or when rooms are subject to high levels of steam fro bathrooms, kitchens, gas fires, etc. In addition, there is the much over looked persistent moisture vapour that permeates into a home from moist soil under or around a dwelling.

The solution is to eliminate as far as possible the various sources of moisture that are out of balance for any given set of circumstances.

FOOTINGS

The long-term success of any building relies on the quality of its foundations. When designing foundations the soil is classified in accordance with Australian Standards.

A	where annual dimensional change in the soil is less than	10mm
S	where annual dimensional change in the soil is likely to be	10-20mm
M	as above	20-40mm
H	as above	40-70mm
E	as above	greater than 70mm
P	Problem sites	

Experience suggest that all footings should be at least 600mm deep or be carried down to stable soil moisture levels to dis courage tree roots termites and vermin from passing under.

GENERAL

A B See Building Inspections reports are based on visual inspection only and no testing or quality assurance of components is implied. All manufacturers or suppliers warranties and guarantees remain. Property purchasers should be aware that all components have a finite life and that actual working life, including wear on traffic surfaces, are determined by factors outside the control of A B See Building Inspections. Floor covering condition of life expectancy is not including in this report.
Property purchasers must be aware that all structures have a finite working life that is influenced by the level of care that is applied by owners or occupiers. External factors, some of which are mentioned above may reduce the working life of components to considerably less than their normal design life, A B See Building Inspections therefore

can accept no liability for any reduction in a building's life or suitability for its intended use.

Where structures have been extended, variation in line and level can occur over time due to timber shrinkage or relative movement of one foundation against the other.

ASBESTOS BUILDING COMPONENTS

Regulations require that the lining of wet areas be sheeted with moisture resistant material. Prior to circa 1980/82 Asbestos cement sheet was used and often extended to kitchens and possibly in minor bedrooms. In these cases and where roofs are of a similar material it is essential that their exposed surfaces be sealed with a quality paint, and that no abrasion or conversion occurs that may be expose loose asbestos fibre generation particularly when renovations or alterations are being carried out.

DISCLAIMER

While every care has been taken in the preparation of this leaflet the words and illustrations have been extracted from a wide range of specialist preparations (including

the Australian Domestic Construction Manual) as accepted knowledge at the date of its compilation. A B See Building Inspections accepts no liability for any loss whether direct or indirect in relation to the application of the information given or products referred to within. For athororitative and further detail on any aspect refer to various Australian Standards and specialist bodies such as DPI, CSIRO, TRADAC, etc. The material included is provided as a guide only and should be confirmed by the relevant authority before any action is taken.

ABSee BSA 730382

Prompt attention to any defects or actions referred to within this report, minor or otherwise, is highly recommended. No responsibility will be taken by A B See Building Inspections or it's employees for the results or extent of such work carried out, nor the consequences should the defects or actions be left unattended.

A B See Building Inspections does not accept any responsibility for defects which have not yet arisen and which are not disclosed by a visual building inspection. These can be caused by changes in usage, occupancy, any abuse, 'Acts of God', or vandalism of the premises, etc.

Also, a visual inspection will not disclose defects, which may be identified by demolition. Particularly where flat of skillion roofs are involved, there may be dry rot present or other defects that are the result of long term minor moisture entry. Future defects may also take the form of corrosion holes appearing in sheeting/flashing and pipe work that were not previously present.

A B See Building Inspection does not warrant that floors are absolutely level or that walls are square and vertical but believe them to be within normal commercial tolerance for the age of the property unless otherwise stated.

This A B See Building Inspections report does not comment on the architecture, design, décor, position or orientation of the improvements on the land. A B See Building Inspection does not report on or accept responsibility for security concerns or for the condition or function of fountains, waterfalls, ponds, gates, light fittings, mirrors, etc only as far as and unless noted, nor do we assess any feature relating to likely noise or other external factors.

A B See Building Inspections does not warrant the durability of installed items - please refer to the manufacturers' relative warranty period and maintenance instructions.

A B See Building Inspections accepts no responsibility for the performance or non performance of architectural features over time, such as the inclusion or absence of eaves overhang, verandas or awnings and the like.

Building regulations (since 2001) require that safety glass be used in all doors and windows in premises to prevent accidental injury to occupants. Similarly the Building Code of Australia now requires that balustrades be not less than 1 metre high and openings not to exceed 125mm. Recent court rulings suggest that it is the owners responsibility to upgrade the glass to safety glass and other building safety items in all older premises, such as balustrades, stairs etc that do not exactly meet current regulations and have a duty to eliminate the risk to the occupiers, visitors or users of the premises.

Please note that while all care is taken we cannot accept responsibility where portions of the property are closely concealed by goods, furniture, false sheeting, plants, coatings or debris etc. during the time of the inspection.

A B See Building Inspections takes no responsibility for hidden or concealed damage caused to timber framing, flooring, or floor coverings by unseen water leakage. Purchasers should be aware that refrigerators, washing machines, dishwashers, showers, baths, wash tubs, kitchen sinks, pot plants, etc may obscure unobserved long term water leakage leading to dry rot or other damage.

This inspection is not an insurance policy but a professional opinion on the condition of the property at the time of the inspection and no responsibility for use or misinterpretation to or by third parties will be accepted.

This report has been prepared solely from the visual inspection of the property concerned, without the removal of external or internal linings, roofing, flooring and soil. This report is an assessment of the relative condition of the premises to the best of A B See Building Inspections and it's Directors' ability and competence and neither will be held responsible for areas of specialized knowledge such as electrical wiring, operation of appliances, plumbing, presence of asbestos, sewerage installations, gas fittings, infestations of timber destroying organisms, operation of smoke detectors, fire risk internal or external, blocked drains and sewers, past or future flood levels including local flash floods etc. The presence of absence or noxious weeds, shrubs, fire ants or similar pests is not included in this report.

A B See Building Inspections and its employees are not land surveyors. Site dimensions and the accuracy of boundary lines defined or undefined are not included in this report. Purchasers are advised to ensure that the site and or strata title definitions are correct.

No enquiries or searches have been made of the local Building Authority, the Building Services Authority, the Local Government Department, Main Roads Department, the Department of Minerals and Energy, the Department of Natural Resources, the Real Property Office, Telstra or any other authority or agency unless stated.

Note; it is the responsibility of the purchaser to check the functioning of all installed equipment at the time of settlement and in particular smoke alarms, battery or hard wired, security systems, pool fencing, gas fittings, electrical safety etc. Seek professional advice where necessary.

This inspection report is not a building code compliance report except as otherwise stated. Building code requirements have varied over time, and compliance related to the date of construction and acceptance by the local authority at that time and not it's present condition. However, it is advised that the owners become aware of non compliance, replacement or modification.