



# South Qld Building & Pest Inspections

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## **SAFETY INSPECTION REPORT**

In Accordance with A.S.4349.0 Inspection of Buildings Part 0.  
General Requirements.

**Report Number:** \_\_\_\_\_

**Inspection Address:** \_\_\_\_\_

**Clients Name:** \_\_\_\_\_

**Clients Address:** \_\_\_\_\_

**Clients Phone:** Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Work: \_\_\_\_\_

**Inspection Date:** \_\_\_\_\_

**Time of Inspection:** \_\_\_\_\_

**Weather Conditions  
On Day of Inspection:** \_\_\_\_\_

**Inspectors Name  
& Licence Number:** CASEY VAN HESE- 21423 (PH: 0409 878 341) / COLIN GREVILLE- 1041328 (PH:  
0437 541 901)

**It has been determined by the inspector that this building should be reassessed in \_\_\_\_ years,  
or immediately after any alterations, renovations or modifications being  
carried out in the future.**

## **Details of the Inspection**

### **THE PURPOSE OF THE INSPECTION**

The purpose of the inspection is to provide advice to prospective purchasers, landlords, tenants, property managers or other interested parties regarding the safety conditions of the property at the time of inspection. The advice is limited to the reporting on the condition of the stairs, patios/decks/balconies/landings and swimming pool areas and the site. References have been taken from the Building Code of Australia for post 1992 buildings, Home Building Code Qld Appendix 4 for pre 1992 buildings, the Timber Framing Code of Australia ( A.S. 1684 ) and Glass in Buildings – Selection and Installation ( A.S. 1288 ).

### **THE SCOPE OF THE INSPECTION**

The inspection comprised a visual assessment of the property to identify safety defects and to form an opinion regarding the general safety of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of this report and therefore does not form part of this report. The inspection also comprised a visual inspection of smoke detectors and safety switches at the property. The inspection did **NOT** involve testing of the smoke detectors or safety switches. The inspection also comprised an assessment of any potential safety issues with glass windows, glass doors and glass shower screens etc.

### **ACCEPTANCE CRITERIA**

The building shall be 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.

Was the property furnished at the time of inspection?	Yes	No
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Were floor coverings present at the time of inspection?	Yes	No
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Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of structural and/or minor damage. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, curtains/blinds, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.

**The Scope of the Inspection was to cover:** The Building and the property within 30 metres of the building and limited to stairs, patios/verandahs/balconies/decks/landings, smoke detectors, swimming pool fencing and safety switches.

The Area*(s) inspected were:	The Area*(s) NOT inspected or in which NO access was available and the reasons why:	The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:
Roof spaces		
Sub-floors		
Walls exterior		
Windows		
Patios		
Stairs		
Landings		
Balconies		
Decks		
Swimming Pool Fencing		
Smoke Detectors		
Safety Switches		
Garages		
Garages/sheds		
Carports		
Outbuildings		
Fences		
Timber Retaining walls		
Masonry Retaining Walls		
The Site		
Other		

**High Risk Area(s) to which access should be gained, or fully gained, since they may show evidence of safety issues:**

Building Interior	Sub-floors	Walls Exterior	Garages	Outbuildings
Windows	Roof Spaces	Slab Edges	Other -	

**Further inspection of these areas is essential once access has been gained.** \* No comment is made on these concealed areas.

Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, have effected the Inspection are:

•

Details of Apparent concealment of possible defects:

•

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

•

**DEFINITIONS**

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

**Good**

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

**Minor defect**

A defect other than a major defect.

**Major defect**

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

**Immediate**

The item/material/area inspected has deteriorated to an unserviceable condition, is in a badly neglected state of repair and as such should be repaired/replaced as soon as is humanly possible.

**Medium**

The item/material/area inspected needs some minor adjusting/minor repairs and is considered to be a minor maintenance issue.

**High**

The item/material/area inspected has deteriorated and needs to be repaired/replaced in the near future.

**Accessible area**

An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**Inspection**

Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building element.

**Roof space**

Space between the roof covering and the ceiling immediately below the roof covering.

**Subfloor space**

Space between the underside of a suspended floor and the ground.

**Defect Definitions**

The definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item.

<b>Damage</b>	The fabric of the element has ruptured or is otherwise broken.
<b>Distortion, Warping, Twisting</b>	An element or elements has been distorted or moved from the intended locations.
<b>Water penetration, Damp Related</b>	Moisture is present in unintended or unexpected locations.
<b>Material Deterioration ( rusting, rotting, corrosion, decay )</b>	An element or component is subject to deterioration of material or materials.
<b>Operational</b>	An element or compound does not operate as intended.
<b>Installation ( including omissions )</b>	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

Brief description of structure/s inspected:

FLOORS:

Upper:

Lower:

WALLS:

Upper:

Lower:

ROOFS:

Upper:

Lower:

Approximate age of building (Based on Inspector's knowledge and experience only) :

OUTBUILDINGS: (Not attached to main building)

### SMOKE ALARMS

Have smoke alarms been installed at the property in areas required?

Yes

No – See below

**NOTE: ALL houses built after 1997 must have hard wired smoke alarms fitted. ( This also includes houses that have had major renovations after 1997 ). Houses built prior to 1997 only require battery operated smoke alarms.**

Smoke alarms need to be relocated or installed in the following areas by a licensed Electrician immediately.

**\* Test/check your smoke detectors regularly. No testing was carried out.**

# STAIR CONSTRUCTION

<b>Do the stairs at the property appear safe?</b>	Yes	No – See below
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<u>STAIRCASE- FRONT</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
<b>Treads</b>	Good	Minor Defect	Major Defect		
<b>Stringers</b>	Good	Minor Defect	Major Defect		
<b>Handrails</b>	Good	Minor Defect	Major Defect		
<b>Newel Posts</b>	Good	Minor Defect	Major Defect		
<b>Through Bolts</b>	Good	Minor Defect	Major Defect		
<b>Fixings</b>	Good	Minor Defect	Major Defect		
<b>Landings</b>	Good	Minor Defect	Major Defect		
<b>Structural Posts</b>	Good	Minor Defect	Major Defect		
<b>Paint/Sealer</b>	Good	Minor Defect	Major Defect		

<u>STAIRCASE - REAR</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
<b>Treads</b>	Good	Minor Defect	Major Defect		
<b>Stringers</b>	Good	Minor Defect	Major Defect		
<b>Handrails</b>	Good	Minor Defect	Major Defect		
<b>Newel Posts</b>	Good	Minor Defect	Major Defect		
<b>Through Bolts</b>	Good	Minor Defect	Major Defect		
<b>Fixings</b>	Good	Minor Defect	Major Defect		
<b>Landings</b>	Good	Minor Defect	Major Defect		
<b>Structural Posts</b>	Good	Minor Defect	Major Defect		
<b>Paint/Sealer</b>	Good	Minor Defect	Major Defect		

<u>STAIRCASE - SIDE</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
<b>Treads</b>	Good	Minor Defect	Major Defect		
<b>Stringers</b>	Good	Minor Defect	Major Defect		
<b>Handrails</b>	Good	Minor Defect	Major Defect		
<b>Newel Posts</b>	Good	Minor Defect	Major Defect		
<b>Through Bolts</b>	Good	Minor Defect	Major Defect		
<b>Fixings</b>	Good	Minor Defect	Major Defect		
<b>Landings</b>	Good	Minor Defect	Major Defect		
<b>Structural Posts</b>	Good	Minor Defect	Major Defect		
<b>Paint/Sealer</b>	Good	Minor Defect	Major Defect		

## **PATIOS / DECKS / BALCONIES / VERANDAHS / LANDINGS**

<b>Does the patio / deck / balcony / verandah / landing appear safe?</b>	Yes	No – See below
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<u><b>PATIO/ VERANDAHA</b></u>	<u><b>DESCRIPTION</b></u>			<u><b>TYPE OF DEFECT</b></u>	<u><b>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</b></u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
<b>Roof Sheeting</b>	Good	Minor Defect	Major Defect		
<b>Shade Cloth</b>	Good	Minor Defect	Major Defect		
<b>Gutters</b>	Good	Minor Defect	Major Defect		
<b>Downpipes</b>	Good	Minor Defect	Major Defect		
<b>Fascias/Barges</b>	Good	Minor Defect	Major Defect		
<b>Flashings</b>	Good	Minor Defect	Major Defect		
<b>Roof Battens</b>	Good	Minor Defect	Major Defect		
<b>Purlins/Rafters</b>	Good	Minor Defect	Major Defect		
<b>Trusses</b>	Good	Minor Defect	Major Defect		
<b>Bracing</b>	Good	Minor Defect	Major Defect		
<b>Tie Downs</b>	Good	Minor Defect	Major Defect		
<b>Beams/Lintels</b>	Good	Minor Defect	Major Defect		
<b>Ceilings</b>	Good	Minor Defect	Major Defect		
<b>Piers/Pillars</b>	Good	Minor Defect	Major Defect		
<b>Posts</b>	Good	Minor Defect	Major Defect		
<b>Walls</b>	Good	Minor Defect	Major Defect		
<b>Doors</b>	Good	Minor Defect	Major Defect		
<b>Roller/Tilta Doors</b>	Good	Minor Defect	Major Defect		
<b>Windows</b>	Good	Minor Defect	Major Defect		
<b>Screens</b>	Good	Minor Defect	Major Defect		
<b>Handrails</b>	Good	Minor Defect	Major Defect		
<b>Laundry Tub</b>	Good	Minor Defect	Major Defect		
<b>Splashback</b>	Good	Minor Defect	Major Defect		
<b>Fibro Decking</b>	Good	Minor Defect	Major Defect		
<b>Floor Tiles</b>	Good	Minor Defect	Major Defect		
<b>Concrete Floors</b>	Good	Minor Defect	Major Defect		
<b>Pavers</b>	Good	Minor Defect	Major Defect		
<b>Decking Timbers</b>	Good	Minor Defect	Major Defect		
<b>Bearers &amp; Joists</b>	Good	Minor Defect	Major Defect		
<b>Paint</b>	Good	Minor Defect	Major Defect		
<b>Drainage to Perimeter</b>	Good	Minor Defect	Major Defect		

<b>Does the patio / deck / balcony / verandah / landing appear safe?</b>	Yes	No – See below
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<b><u>PATIO/ VERANDAH</u></b>	<b><u>DESCRIPTION</u></b>			<b><u>TYPE OF DEFECT</u></b>	<b><u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u></b> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
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<b>Gutters</b>	Good	Minor Defect	Major Defect		
<b>Downpipes</b>	Good	Minor Defect	Major Defect		
<b>Fascias/Barges</b>	Good	Minor Defect	Major Defect		
<b>Flashings</b>	Good	Minor Defect	Major Defect		
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<b>Bracing</b>	Good	Minor Defect	Major Defect		
<b>Tie Downs</b>	Good	Minor Defect	Major Defect		
<b>Beams/Lintels</b>	Good	Minor Defect	Major Defect		
<b>Ceilings</b>	Good	Minor Defect	Major Defect		
<b>Piers/Pillars</b>	Good	Minor Defect	Major Defect		
<b>Posts</b>	Good	Minor Defect	Major Defect		
<b>Walls</b>	Good	Minor Defect	Major Defect		
<b>Doors</b>	Good	Minor Defect	Major Defect		
<b>Roller/Tilta Doors</b>	Good	Minor Defect	Major Defect		
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<b>Laundry Tub</b>	Good	Minor Defect	Major Defect		
<b>Splashback</b>	Good	Minor Defect	Major Defect		
<b>Fibro Decking</b>	Good	Minor Defect	Major Defect		
<b>Floor Tiles</b>	Good	Minor Defect	Major Defect		
<b>Concrete Floors</b>	Good	Minor Defect	Major Defect		
<b>Pavers</b>	Good	Minor Defect	Major Defect		
<b>Decking Timbers</b>	Good	Minor Defect	Major Defect		
<b>Bearers &amp; Joists</b>	Good	Minor Defect	Major Defect		
<b>Paint</b>	Good	Minor Defect	Major Defect		
<b>Drainage to Perimeter</b>	Good	Minor Defect	Major Defect		



Does the patio / deck / balcony / verandah / landing appear safe?	Yes	No – See below
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<u>PATIO/ VERANDAH</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
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Fascias/Barges	Good	Minor Defect	Major Defect		
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Roof Battens	Good	Minor Defect	Major Defect		
Purlins/Rafters	Good	Minor Defect	Major Defect		
Trusses	Good	Minor Defect	Major Defect		
Bracing	Good	Minor Defect	Major Defect		
Tie Downs	Good	Minor Defect	Major Defect		
Beams/Lintels	Good	Minor Defect	Major Defect		
Ceilings	Good	Minor Defect	Major Defect		
Piers/Pillars	Good	Minor Defect	Major Defect		
Posts	Good	Minor Defect	Major Defect		
Walls	Good	Minor Defect	Major Defect		
Doors	Good	Minor Defect	Major Defect		
Roller/Tilta Doors	Good	Minor Defect	Major Defect		
Windows	Good	Minor Defect	Major Defect		
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Handrails	Good	Minor Defect	Major Defect		
Laundry Tub	Good	Minor Defect	Major Defect		
Splashback	Good	Minor Defect	Major Defect		
Fibro Decking	Good	Minor Defect	Major Defect		
Floor Tiles	Good	Minor Defect	Major Defect		
Concrete Floors	Good	Minor Defect	Major Defect		
Pavers	Good	Minor Defect	Major Defect		
Decking Timbers	Good	Minor Defect	Major Defect		
Bearers & Joists	Good	Minor Defect	Major Defect		
Paint	Good	Minor Defect	Major Defect		
Drainage to Perimeter	Good	Minor Defect	Major Defect		

Does the patio / deck / balcony / verandah / landing appear safe?	Yes	No – See below
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<u>PATIO/ VERANDAH</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
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Roof Battens	Good	Minor Defect	Major Defect		
Purlins/Rafters	Good	Minor Defect	Major Defect		
Trusses	Good	Minor Defect	Major Defect		
Bracing	Good	Minor Defect	Major Defect		
Tie Downs	Good	Minor Defect	Major Defect		
Beams/Lintels	Good	Minor Defect	Major Defect		
Ceilings	Good	Minor Defect	Major Defect		
Piers/Pillars	Good	Minor Defect	Major Defect		
Posts	Good	Minor Defect	Major Defect		
Walls	Good	Minor Defect	Major Defect		
Doors	Good	Minor Defect	Major Defect		
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Screens	Good	Minor Defect	Major Defect		
Handrails	Good	Minor Defect	Major Defect		
Laundry Tub	Good	Minor Defect	Major Defect		
Splashback	Good	Minor Defect	Major Defect		
Fibro Decking	Good	Minor Defect	Major Defect		
Floor Tiles	Good	Minor Defect	Major Defect		
Concrete Floors	Good	Minor Defect	Major Defect		
Pavers	Good	Minor Defect	Major Defect		
Decking Timbers	Good	Minor Defect	Major Defect		
Bearers & Joists	Good	Minor Defect	Major Defect		
Paint	Good	Minor Defect	Major Defect		
Drainage to Perimeter	Good	Minor Defect	Major Defect		

## SWIMMING POOL AREA

<b>Does the swimming pool area at the property appear safe?</b>	Yes	No – See below
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<u>SWIMMING POOL AREA</u>	<u>DESCRIPTION</u>			<u>TYPE OF DEFECT</u>	<u>SIGNIFICANCE OF THE DEFECT. RECOMMENDED ACTION.</u> <small>(DUTY TO WARN). (ALSO REFER TO IMPORTANT INFORMATION SECTION)</small>
Note: CQ Building & Pest Inspections P/L do not comment on pools, pumps, filters etc, and it is strongly recommended that a pool expert be engaged. It is also strongly recommended you carry out a pool fence compliance inspection.					
<b>Swim Pool Coping/ Edging</b>	Good	Minor Defect	Major Defect		
<b>Pool Fencing</b>	Good	Minor Defect	Major Defect		
<b>Safety/ Resuscitation sign</b>	Good	Minor Defect	Major Defect		
<b>Pool Gates</b>	Good	Minor Defect	Major Defect		
<b>Shade Sails</b>	Good	Minor Defect	Major Defect		
<b>Garden/ Pump shed</b>	Good	Minor Defect	Major Defect		
<b>Pergolas</b>	Good	Minor Defect	Major Defect		
<b>Covered Areas</b>	Good	Minor Defect	Major Defect		
<b>Gazebos</b>	Good	Minor Defect	Major Defect		
<b>Paths / Paving</b>	Good	Minor Defect	Major Defect		
<b>Timber Decking</b>	Good	Minor Defect	Major Defect		

**GLASS WINDOWS, DOORS, SHOWER SCREENS ETC**

<p>Are there any safety hazards evident with any glass windows, Doors, shower screens etc at the property?</p>	<p>Yes– Engage a qualified glazier to conduct a glass audit to determine the compliance of the glazing.</p>	<p>No</p>

**SAFETY SWITCHES / TRIP HAZARDS & OTHER SAFETY RELATED ITEMS**

<p>Is a safety switch fitted at the property?</p>	<p>Yes</p>	<p>No – Have a licensed Electrician install a Safety Switch immediately</p>
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<p>TRIP HAZARDS:</p>

<p>OTHER:</p>

**CONCLUSION AND SUMMARY**

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

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

High	Typical	Low
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The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

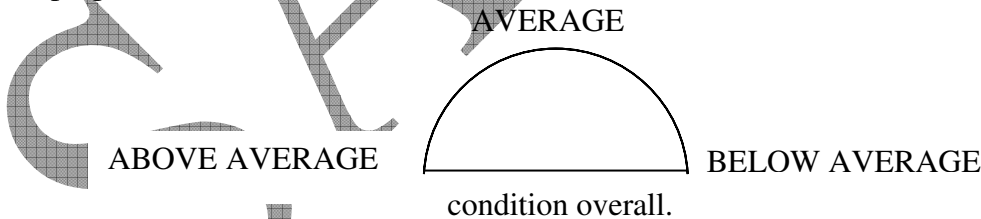
High	Typical	Low
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**Definitions**

The Definitions (High), (Typical), and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

High	The frequency and/or magnitude of defects are beyond the inspector’s expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
Typical	The frequency and/or magnitude of defects are consistent with the inspector’s expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
Low	The frequency and/or magnitude of defects are lower than the inspector’s expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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



**Definitions**

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building.

ABOVE AVERAGE	The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with a building of similar age and construction.
AVERAGE	The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas/components requiring minor repair or maintenance.
BELOW AVERAGE	The building and parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**CONCLUSION AND SUMMARY CONTINUED**

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is NOT the Report and cannot be relied upon on its own. This summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Report and anything in this summary, the information in the Report shall override that in this summary.

**IMPORTANT ADVICE:**

**NOTE:** In the case of apartments, duplexes, triplexes, units, townhouses, strata titles etc, the inspector will only inspect the particular unit(s) requested to be inspected on the front of the booking sheet. The inspection will be restricted to the interior of the particular unit and the immediate exterior of the particular unit & only stairs/landings/patios/decks etc attached directly to the particular unit. The inspector will not inspect common areas or the site unless specifically requested to do so.

**Trees:** Where trees are close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

**Septic tanks:** Should be inspected by a licensed plumber.

**OTHER INSPECTIONS AND REPORTS REQUIRED:**

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to deem the property safe, so that you can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.0-2007 and are excluded from this Report.

<b>Appliances Inspection</b>	Yes	No
<b>Electrician</b>	Yes	No
<b>Plumber</b>	Yes	No
<b>Surveyor</b>	Yes	No
<b>Air Conditioner</b>	Yes	No
<b>Swimming Pool &amp; Fence</b>	Yes	No
<b>Timber Pest Inspector</b>	Yes	No
<b>Structural Engineer</b>	Yes	No
<b>Council Compliance</b>	Yes	No
<b>Asbestos Report</b>	Yes	No
<b>Glazier</b>	Yes	No

**ADDITIONAL COMMENTS:**


### **Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**Important information : Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.**

1. **Disclaimer of liability :** No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to any area(s) or section(s) so specified by the Report).
2. This Report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant safety defects apparent at the time of the inspection. Whether or not a safety defect is considered significant or not, depends, to a large extent, upon the age and type of building inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance or By- law. It is not a Structural Report. Should you require any advice of a structural nature you should contact a structural engineer.
3. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property **fully accessible** and visible to the inspector on the day of inspection. The inspection **DID NOT** include breaking apart, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods, in cupboards, other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
4. This Report does not and cannot make comment upon safety defects that may have been concealed; the assessment or detection of safety defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection. The presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; heritage concerns; security concerns; site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area (s) or items (s) that could not be inspected by the consultant. Accordingly this Report is **not a guarantee** that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special Purpose Property Report.)**
5. Glass Caution: Glazing in older houses may not necessarily comply with current glass safety standards AS1288. In the interest of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film/s installed unless they already comply with the current standard.
6. The operation of fireplaces, chimneys, alarm systems, intercom systems, television or pay T.V. systems, electrical and mechanical appliances, hot water systems, air conditioning systems, smoke detectors and residual current devices/safety switches have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.
7. **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner: The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

8. **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
9. **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
10. **ASBESTOS CLAUSE:** **No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.**

**Contact the Inspector**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection Report was carried out by:

**CASEY VAN HESE - 21423 (PH: 0409 878 341)**

LICENSED CARPENTER SINCE 1980

LICENSED BUILDER SINCE 1988

LICENSED BUILDING INSPECTOR SINCE 1996

LICENSED TIMBER PEST INSPECTOR SINCE 2000

LICENSED PEST CONTROLLER SINCE 2000

LICENSED ASBESTOS REMOVALIST SINCE 2001

**COLIN GREVILLE- 1041328 (PH: 0437 541 901)**

LICENSED BUILDER SINCE 2000

LICENSED BUILDING INSPECTOR SINCE 2006

LICENSED TIMBER PEST INSPECTOR SINCE 2007

LICENSED PEST CONTROLLER SINCE 2007

LICENSED ASBESTOS REMOVALIST SINCE 2006

\_\_\_\_\_  
(Name of Consultant & Builders Licence Number)

Date the report was written: \_\_\_\_\_

Signed on behalf of: \_\_\_\_\_

CQ BUILDING & PEST INSPECTIONS PTY LTD

\_\_\_\_\_  
(Name of Company)

\_\_\_\_\_  
(Signature)

Typed by: \_\_\_\_\_