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

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

Report Number:

Inspection Address:

Clients Name:

Clients Address:

Clients Phone:

Inspection Date:

Time of Inspection:

Weather Conditions

on Day of Inspection:

Inspectors Name

& Licence Number:

NOTE: This report should not be relied upon if the contract for sale becomes binding more than thirty days after the initial inspection. A re-inspection after this time is essential.



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1.0 - DEFINITIONS

For the purpose of this inspection, the following definitions apply (Excluding 10.0 - Conclusion and summary).

Good

The item or area inspected appears to be in sound condition without any significant visible defects. The area or item may still have some minor deterioration, damage, wear or require some adjustment.

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.

Safety Hazard

Any item or building element that has the potential to cause harm or injury to a person or persons.

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.

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:

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

1.1 - BRIEF DESCRIPTION OF BUILDING(S) INSPECTED

BRIEF DESCRIPTION OF BUILDING(S) INSPECTED:

Single storey timber frame and brick veneer Dwelling.

FLOORS:

Upper: Timber.

Lower: Earth.

WALLS:

Upper: Timber frame and brick veneer.

Lower: Brick base (single skin).

ROOFS:

Upper: Timber trusses and coloured sheet metal.

Approximate age of building (Based on Inspector's knowledge and experience only): 1995

Outbuildings: (Not attached to the main building)

- One metal garage/shed.
- One swimming pool area.
- One timber frame and fibro sheeted garden shed.

EXTERIOR OF THE BUILDING**2.0 - MAIN ROOFS AND WALLS ON ROOFS**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Fixings	Minor Defect	Material Deterioration	Many screws are rusty and need replacing to help reduce the risk of rust spreading and screws becoming unusable. (see photo below).
Sheeting	Good		
Ridge Cappings	Good		
Barge Cappings	Good		
Flashings	Good		
Gutters	Minor Defect	Material Deterioration & Operational	Need cleaning to reduce the risk of rust and leaks and maximise life expectancy. Minor rust/corrosion just starting to gutter brackets, needs treating to reduce the risk of rust spreading to gutters and or worsening. (see photos below).
Fascias / Barges	Good		
Paint	Minor Defect	Material Deterioration	Colour faded, completely gone in several areas.



Example of gutters needing to be cleaned.



Example of rusty/corroded gutter brackets.

EXTERIOR OF THE BUILDING (CONTINUED)

2.0 - MAIN ROOFS AND WALLS ON ROOFS (CONTINUED)



Example of rusty roof screws.

2.1 - WALLS (MASONRY)

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Damp Course	Good		
Brick Fretting	Not Evident		
Mortar Erosion	Not Evident		
Rising Damp	Not Evident		
Weepholes	Good		
Lintels / Steel Bars Over Windows / Door/s	Good		
Walls Generally	Good		

EXTERIOR OF THE BUILDING (CONTINUED)**2.2 - STRUCTURAL POSTS / PILLARS**

Note: Posts / pillars under upper level patios / verandas and or in walls etc.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Structural Posts - Timber	Good		

2.3 - CLADDING (EXTERNAL SHEETING)

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Gable End Sheeting	Good		
Mouldings / Cover Strips	Good		
Fly Screens	Good		
Soffit Sheeting to Eaves	Good		
Downpipes	Good		
Windows Generally	Good		
Paint	Good		

EXTERIOR OF THE BUILDING (CONTINUED)

2.4 - STAIRCASE FRONT

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Installation	No slip prevention, fall hazard, rectify immediately. (SAFETY HAZARD).
Stringers	Minor Defect	Material Deterioration	Split/weathered middle timber stringer, needs replacing. (see photo below).
Handrails / Barriers	Good		
Newel Posts	Good		
Through Bolts	Good		
Fixings	Minor Defect	Material Deterioration	Rusted bolts/screws/nails etc, need replacing.
Landings	Good		
Paint / Sealer	Minor Defect	Material Deterioration	Worn coatings/surface in places, needs repainting to maximise life expectancy.



Example of split/weathered middle stringer.

EXTERIOR OF THE BUILDING (CONTINUED)**2.5 - STAIRCASE FRONT WESTERN SIDE**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Installation	No slip prevention, fall hazard, rectify immediately. (SAFETY HAZARD).
Stringers	Good		
Handrails / Barriers	Good		
Newel Posts	Minor Defect	Material Deterioration	Minor Wood Rot/weathering to base(s). (see photo below).
Fixings	Minor Defect	Material Deterioration	Rusted bolts/screws/nails etc, need replacing.
Landings	Good		
Paint / Sealer	Minor Defect	Material Deterioration	Worn coatings/surface in places, needs repainting to maximise life expectancy.



Example of Wood Rot/Weathering to bases of newel posts.

EXTERIOR OF THE BUILDING (CONTINUED)**2.6 - STAIRCASE REAR**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Material Deterioration	Heavily weathered and woodrot to ends in places, will continue to gradually deteriorate and eventually need repairs/replacing. (SAFETY HAZARD). (see photo below).
Stringers	Major Defect	Material Deterioration	Wood rot to base(s), appears to have been patched, repair/replace. (SAFETY HAZARD). (see photo below).
Handrails / Barriers	Major Defect	Material Deterioration	Woodrot to places, needs replace/ repair. (SAFETY HAZARD). (see photo below).
Newel Posts	Minor Defect	Material Deterioration	Wood Rot and weathering to base(s), repair/replace.
Through Bolts	Minor Defect	Material Deterioration	Rusty, remove rust then paint the metal or replace.
Fixings	Major Defect	Material Deterioration & Installation	Balusters (pickets/uprights) to handrails/barriers must be screwed, not nailed, nails don't have the same pull out strength as screws and they deteriorate quicker than screws, use stainless screws wherever possible, fall hazard, rectify immediately. (SAFETY HAZARD). Rusted bolts/screws/nails etc, need replacing.
Landings	Major Defect	Material Deterioration	Wood Rot to a few boards at top of Stairs, replace all with Wood Rot, fall hazard. (SAFETY HAZARD). (see photo below).
Paint / Sealer	Minor Defect	Material Deterioration	Worn coatings/surface in places, needs repainting to maximise life expectancy.

EXTERIOR OF THE BUILDING (CONTINUED)

2.6 - STAIRCASE REAR (CONTINUED)



Example of Wod Rot to timber decking at top of Stairs.



Example of woodrot to handrails/barriers.



Example of woodrot to timber stringers.



Example of heavily weathered timber treads.

EXTERIOR OF THE BUILDING (CONTINUED)**2.7 - STAIRCASE REAR EASTERN SIDE**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Treads	Major Defect	Installation	Inconsistent riser height at bottom step, rectify, trip hazard. No slip prevention, fall hazard, rectify immediately. (SAFETY HAZARDS).
Stringers	Minor Defect	Material Deterioration	Wood rot to base of one, repair/replace. (see photo below).
Handrails / Barriers	Major Defect	Material Deterioration	Woodrot to parts, needs replace/repair. (SAFETY HAZARD). (see photo below).
Newel Posts	Good		
Fixings	Minor Defect	Material Deterioration	Rusted bolts/screws/nails etc, need replacing.
Landings	Major Defect	Material Deterioration	Decking timbers are starting to lift at top of stairs, need re-fixing. (SAFETY HAZARD).
Paint / Sealer	Minor Defect	Material Deterioration	Worn coatings/surface in places, needs repainting to maximise life expectancy.



Example of Wood Rot to parts of Handrails/Barriers.

EXTERIOR OF THE BUILDING (CONTINUED)**2.8 - FRONT PATIO**

Note: Upper level patio floor(s) which have not been waterproofed may leak onto lower levels.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Sheeting / Material	Good		
Gutters	Minor Defect	Operational	As per main roof.
Barge Cappings	Good		
Purlins / Rafters	Good		
Tie Downs	Good		
Beams / Lintels	Good		
Posts / Pillars	Good		
Handrails / Barriers	Minor Defect	Material Deterioration	Wood rot to bottoms of a few balusters, repair/replace.
Floors / Tiles / Pavers / Decking	Minor Defect	Material Deterioration	A few weathered/loose decking timbers to outer edge, need repairs/replace. (see photo below).
Bearer / Joists	Good		
Paint	Minor Defect	Material Deterioration	Weathered decking, needs painting to maximise life expectancy.



Example of weathered/loose decking.

EXTERIOR OF THE BUILDING (CONTINUED)**2.9 - REAR PATIO**

Note: Upper level patio floor(s) which have not been waterproofed may leak onto lower levels.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Sheeting / Material	Good		
Gutters	Minor Defect	Operational	As per main roof.
Fascias	Minor Defect	Material Deterioration	Wood Rot to Western end sections, needs repairs/replace. (see photo below).
Barge Cappings	Good		
Tie Downs	Good		
Beams / Lintels	Good		
Ceilings	Good		
Mouldings / Cover Strips	Minor Defect	Material Deterioration	Water damaged soffit mouldings at corners, appears to be from overflowing gutters. (see photo below).
Posts / Pillars	Good		
Handrails / Barriers	Major Defect	Material Deterioration & Installation	<p>Balusters (pickets/uprights) to handrails/barriers must be screwed, not nailed, nails don't have the same pull out strength as screws and they deteriorate quicker than screws, use stainless screws wherever possible, fall hazard, rectify immediately.</p> <p>Wood rot to bottoms of a few Balusters, repair/replace immediately. (see photo below).</p> <p>Although probably adequate height originally, recommend changing to one metre high for safety, in accordance with today's standards. (SAFETY HAZARD).</p>
Floors / Tiles / Pavers / Decking	Major Defect	Material Deterioration	A few loose and weathered decking timbers to outside edges, replace immediately to reduce the risk of trips/falls. (SAFETY HAZARD). (see photo below).
Bearer / Joists	Good		
Paint	Minor Defect	Material Deterioration	Weathered decking, needs painting to maximise life expectancy.

EXTERIOR OF THE BUILDING (CONTINUED)

2.9 - REAR PATIO (CONTINUED)



Example of loose and weathered decking timbers.



Example of Wood Rot to bottoms of a few Balusters.



Example of water damaged soffit mouldings.



Example of Wood Rot to Western end Fascia.

EXTERIOR OF THE BUILDING (CONTINUED)**2.10 - CARPORT**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Sheeting / Material	Good		
Ridge Cappings	Good		
Gutters	Minor Defect	Operational	Need cleaning to reduce the risk of rust and leaks and maximise life expectancy.
Downpipes	Good		
Fascias	Good		
Barge Cappings	Good		
Roof Battens	Good		
Trusses	Good		
Bracing	Good		
Tie Downs	Minor Defect	Material Deterioration	Minor rust to bolts, nuts etc, treat with rust converter to maximise life expectancy. (see photo below).
Beams / Lintels	Good		
Posts / Pillars	Good		
Walls	Good		
Floors / Tiles / Pavers / Decking	Good		
Paint	Good		



Example of rusty tie down bolts.

EXTERIOR OF THE BUILDING (CONTINUED)**2.11 - GARAGE(S) / SHED(S)**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Roof Sheeting / Material	Good		
Ridge Cappings	Good		
Gutters	Minor Defect	Material Deterioration & Operational	As per main roof.
Downpipes	Minor Defect	Installation	Dispersing onto footings, divert away to reduce the risk of footing movement, rust and other moisture related problems.
Barge Cappings	Good		
Roof Battens	Good		
Purlins / Rafters	Good		
Bracing	Good		
Tie Downs	Good		
Posts / Pillars	Good		
Walls	Minor Defect	Material Deterioration	Rusty sections at ground level to front, sheeting should not be in contact with the ground, to reduce the risk of rust. (see photo below).
Roller / Tilt Doors	Good		
Windows	Good		
Floors / Tiles / Pavers / Decking	Good		



Example of rusty sections of wall sheeting.

EXTERIOR OF THE BUILDING (CONTINUED)**3.0 - SUBFLOOR SPACE UNDER BUILDING (NOT INCLUDING PATIOS ETC.)**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Leaking Pipes	Minor Defect	Water Penetration	Leaking waste from Ensuite Shower.
Debris	Not Evident		
Dampness	Minor Defect	Water Penetration & Damp Related	Damp in places due to poor surface drainage to parts of perimeter of House.
Underside of Flooring	Good		
Bearers	Good		
Joists	Good		
Posts / Pillars	Good		
Settling/Movement Evident	Not Evident		
Ventilation	Minor Defect	Installation	Remove gauze mesh from ventilation holes in Subfloor area.
Tie Downs	Good		
Doors / Gates	Good		
Walls	Minor Defect	Water Penetration & Damp Related	Water seepage/moisture penetration to bottoms of a few walls due to poor surface drainage. (see photo below).



Example of moisture penetration/water seepage to bottoms of a few walls.

EXTERIOR OF THE BUILDING (CONTINUED)**4.0 - SWIMMING POOL AREA**

Note: CQ Building & Pest Inspections Pty LTD 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 obtain a Pool Safety Certificate from your local council authority or a licensed pool safety inspector as this is NOT a Safety Certificate.

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Pool Coping / Edging	Good		
Pool Fencing	Major Defect	Installation	Plants/Shrubs/Rocks abutting pool fence are providing climbing access into pool area, remove/trim immediately. Pot plants, chairs and tables etc. must be kept one metre minimum away from Pool fencing or extend fence height to 1800mm, to reduce the risk of children climbing into the Pool area, rectify immediately. (SAFETY HAZARDS).
Safety Resuscitation Sign	Major Defect	Operational	Although not a requirement to replace until it becomes illegible the sign is old/outdated, CQ Building and Pest inspections recommends updating to current standard, which includes defibrillation advice. (SAFETY HAZARD).
Pool Gates	Good		
Garden / Pump Sheds	Good		
Paths / Paving	Good		

EXTERIOR OF THE BUILDING (CONTINUED)**5.0 - THE SITE / YARD**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Fencing	Minor Defect	Material Deterioration & Damage	Aged deteriorated Termite damaged timber Fence posts.
Gates	Minor Defect	Operational	Need adjusting.
Timber Retaining Walls	Major Defect	Material Deterioration & Damage	Aged weathered and deteriorated and Termite damaged, throughout, need replacing.
Paths	Good		
Paved areas	Good		
Garden Sheds	Good		
Surface drainage	Minor Defect	Operational & Installation	Please see notes below.
<ul style="list-style-type: none"> • Divert Air Conditioning drains away from Buildings/Structures to a suitable drain, to reduce the risk of Termite attack, footing movement and other moisture related problems. • Drains to yard will need cleaning out and constant monitoring so as to be free flowing and to not allow water to pond, to reduce the risk of footing movement and moisture related problems. • Ground to perimeter of Buildings/Structures should slope away from Buildings/Structures, to help reduce the risk of Wood Rot, rust, footing movement, Termite attack and other moisture related problems, needs rectification. • Remove all Plants and Gardens abutting or close to Buildings/Structures, to improve surface drainage and reduce the risk of footing movement, Termite attack and other moisture related problems. • Remove all pebbles/stones abutting or close to Buildings/Structures, so as to improve surface drainage and reduce the risk of footing movement, Termite attack and other moisture related problem. 			

6.0 - CRACKING TO BUILDING ELEMENTS

Is there cracking to the Building Elements?	No
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INTERIOR OF BUILDING**7.0 - ROOF SPACES**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Trusses	Good		
Insulation	Minor Defect	Installation	None fitted, this is not a defect, it is for your information only.
Sarking	Good		
Tie Downs	Good		
Tops of Ceilings	Good		
Roof Battens	Good		

7.1 - ENTRANCE / LOUNGE

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Minor Defect	Damage	Broken door catch.
Walls	Good		
Windows	Good		
Ceilings	Good		
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**7.2 - FAMILY / OFFICE**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Floors	Good		

7.3 - KITCHEN / DINING

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Sinks	Good		
Tap(s)	Good		
Benchtops	Minor Defect	Water Penetration	Minor swelling around sink.
Cupboards	Good		
Splashbacks	Good		
Pantries / Robes	Good		
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**7.4 - HALL**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Walls	Good		
Ceilings	Good		
Floors	Good		

7.5 - LAUNDRY

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Minor Defect	Installation	Missing door stop, replace to reduce the risk of the Handle damaging the wall.
Walls	Good		
Windows	Good		
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Laundry / Tubs / Sinks	Minor Defect	Material Deterioration	Rusty bottom shelf.
Splashbacks	Good		
Tap(s)	Good		
Towel Rails / Hooks	Good		
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**7.6 - W.C.**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Toilet Roll Holder	Good		
Windows	Good		
Ceilings	Good		
Toilets	Good		
Tap(s)	Good		
Floors	Good		

7.7 - MAIN BATHROOM

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Splashbacks	Good		
Basins / Vanities	Good		
Showers	Good		
Baths	Good		
Tap(s)	Minor Defect	Installation	Seal behind tap flanges in Shower to reduce the risk of leaks.
Towel Rails / Hooks	Minor Defect	Operational	Loose fixings to Towel Rails.
Floors	Good		

INTERIOR OF BUILDING (CONTINUED)**7.8 - ENSUITE**

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Good		
Walls	Good		
Windows	Good		
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Splashbacks	Good		
Basins / Vanities	Good		
Showers	Good		
Tap(s)	Minor Defect	Installation	Seal behind tap flanges in Shower to reduce the risk of leaks.
Towel Rails / Hooks	Good		
Toilets	Good		
Floors	Good		

7.9 - BEDROOMS X4

Item	Condition	Type of Defect	Significance Of The Defect / Recommended action (DUTY TO WARN, ALSO REFER TO IMPORTANT INFORMATION SECTION)
Doors	Minor Defect	Operational	Loose handle to main Bedroom.
Walls	Good		
Windows	Good		
Ceilings	Good		
Robes / Cupboards / Shelving	Good		
Floors	Good		

8.0 - SAFETY HAZARDS

Note: CQ Building & Pest Inspections Pty LTD did **NOT** test any electrical appliances, air conditioners, lights, power points, remote doors, pumps, ceiling fans, smoke alarms, safety switches or tempering valves.

ANY ITEMS THAT MAY CONSTITUTE A PRESENT OR IMMINENT SAFETY HAZARD:

- Refer to sections throughout the Report marked (SAFETY HAZARD) or (SAFETY HAZARDS).

Are Smoke Detectors fitted in the required locations?

No

One required outside main Bedroom. As of 1st January 2022 all residential buildings MUST have photoelectric smoke alarms installed in all bedrooms as well as hallways servicing bedrooms, between areas containing bedrooms and on any other storey of the dwelling, they also MUST be interconnected. Although not compulsory yet, we strongly recommend complying with these regulations immediately, to reduce the risk of death or injury due to smoke and or fire.

Is a Safety Switch fitted at the property?

Yes

Is a Tempering Valve fitted to the hot water system?

Yes

Is the Stove/Oven secured?

Yes

Do any internal Window or Door coverings have loose / hanging Cords?

Yes

All corded window and or door coverings with cords below 1600mm from the floor must have safety warning labels attached and must be tied back and or made so as no loop greater than 220 mm can be formed with the cord, to reduce the risk of strangulation, especially to small children.

Do any Windows in the Building(s) have glass lower than 500mm from floor level, or glass that could be considered an impact zone, i.e., Windows that are close to Beds or furnishings that could be impacted by children bouncing on Beds or climbing on Furnishings under Windows and falling into the glass?

Yes

All windows and or doors in areas considered an impact zone (low windows/doors or windows with beds and or furniture under them) should have safety glass fitted, to reduce the risk of serious cuts from falling into or through that window or door.

9.0 - DETAILS OF INSPECTION AGREEMENT

Agreement Number:	CQ13617	Date of Agreement:	08/03/2019
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THE PURPOSE OF THE INSPECTION

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection. The advice is limited to the reporting of the condition of the Building Elements in accordance with Appendix C AS4349.1-2007.

THE SCOPE OF THE INSPECTION

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

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.

Are there Special Requirements/Conditions requested by the Client(s) Representative regarding the Inspection and Report?	No
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Were there any changes to the Inspection Agreement?	No
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Was the property furnished at the time of inspection?	Yes
Were floor coverings present at the time of inspection?	Yes
Did the property have curtains/blinds fitted at the time of inspection?	Yes
Were robes/cupboards furnished at time of inspection?	Yes

Details of Apparent concealment of possible defects:

Parts of Stairs and Handrails/barriers throughout have been patched and painted over and may be concealing considerable damage or defects.

Where a property is furnished at the time of the inspection or when curtains/blinds are fitted then you must understand that the furnishings, curtains/blinds and stored goods may be concealing evidence of structural and/or minor damage. This evidence may only be revealed when the property is vacated and curtains/blinds removed. 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 the visual inspection.

9.1 - SCOPE OF THE INSPECTION

The Scope of the Inspection was to cover: The Buildings/Structures and the property within 30 metres of the main Building/Structure subject to inspection (but within the property boundaries).

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 Patio Roof Space(s).	Interior Heavily furnished and cluttered throughout.
	Inside Robes/Cupboards Heavily furnished/cluttered throughout.
	Window/Door Jambs & Architraves Curtains and or blinds fitted. Furniture against windows to parts.
	Roof spaces No access to edges in parts due to roof pitch, visible from a distance.
	Wall exterior Gardens/ plants obstructing walls to places.
	Garage/shed Heavily furnished and cluttered.
	Fences Plants and gardens/foilage obstructed view in places.

High Risk Area(s) to which access should be gained, or fully gained, since they may show evidence of damage/defects:

Interior of Building(s) when vacant and obstructions/clutter removed.

10.0 - CONCLUSION AND SUMMARY

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

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

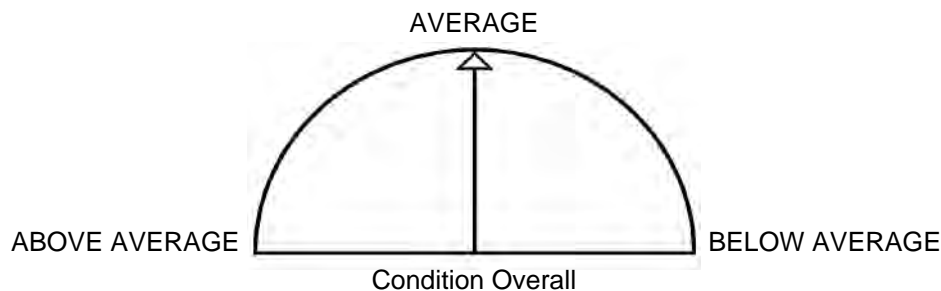
High	Typical	Low ✓
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Definitions

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 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 buildings 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 buildings 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.

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 strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are 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.

Flood levels: Should be checked with local authorities.

OTHER INSPECTIONS AND REPORTS REQUIRED:

It is **Strongly Recommended** that the following Inspections and Reports be obtained prior to any decision to purchase the Property or act on the findings of this Report, so that the purchaser and or other interested party 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 AS4349.1-2007 and are excluded from this Report.

- Appliances Inspection
- Electrical
- Plumbing
- Surveying
- GEO Technical
- Air Conditioning
- Pool Safety Certificate
- Timber Pest Inspection
- Structural Engineering
- Council Compliance
- Fire Alarm/Smoke Alarm Technician

CONCLUSION AND SUMMARY CONTINUED

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. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.
3. This Report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, 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.
4. 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.
5. This Report does not and cannot make comment upon defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g In the case of shower recesses tests may be made on shower recesses to detect leaks (if water is connected). The test may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.); the presence or absence of timber pests; gas fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety

issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal 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.)**

6. 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. It is strongly recommended the glass be checked by a suitably qualified glazier or window manufacturer.
7. 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.
8. Rooms below ground level (ground level outside higher than floor level inside, in part or in whole): If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection.
9. **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.

10. **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.
11. **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.
12. **ASBESTOS CLAUSE:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

CONCLUSION AND SUMMARY CONTINUED

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:

Dated:

Signed on behalf of:

(signature)