

# Qld Home Buyers Inspection Service



A comprehensive building inspection report  
on your home, unit or town-house

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Building Inspections Brisbane & Qld Home Buyers Inspection Service

Phone: **3222 4383** Mob: **0418 193930**

Founding Member: IBC, Institute of Building Consultants

CLIENT: Mr John Hacking

DATE: 28/04/21

CLIENT ADDRESS:

BUILDING INSPECTED: 3/146 Prince Edward parade, Scarborough **Furnished at time of the inspection.**

**BRIEF DESCRIPTION OF THE BUILDING & SERVICES:**

Type of Building:	Multi storey unit block	Roof:	No access
Unit Facing:	<b>Approx:</b> South (to pathway)	Floors:	Concrete slabs
External Walls:	Concrete & block	Windows:	Aluminium
Internal Walls:	Sheeting over steel frame & concrete	Air-conditioner:	Yes
Water Pipes:	PVC (limited access)	Safety Switches:	Yes (one only)
Waste Pipes:	PVC	Smoke detectors:	Yes
Garage:	Yes (part of sub-floor)	Weather conditions:	Fine

The Inspector for Qld Home Buyers Inspection Service will not enter into discussion with the Real Estate Agent, current owner or any other party regarding any part of this report. **The Inspector has no legal obligation to the current owner or real estate agent to supply them with a copy or any part of this report. This report is Copyright, unauthorised use or copy of this report may result in legal action being taken. Do not allow unqualified persons to misinterpret this report.** Contact the Inspector immediately if you do not fully understand any part of this report.



## A.) 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) **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 the 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.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/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.
- 3) **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 (eg. *In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will 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 building work; 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 item(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**.)
- 4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
- 5) **ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90’s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.” Any materials containing Asbestos must be handled and disposed of in an appropriate manner also in accordance with local Authority health requirements.
- 6) **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.
- 7) **ESTIMATING DISCLAIMER:** **No estimates whatsoever are provided in this report on rectification or replacement costs.** The actual cost of any work is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability regarding costing on rectification or replacement on problems found during the inspection.

**8) CONDITIONS:** This standard property report is conditional upon or conditional in relation to —

- The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- Information provided by the person, the employees or agents of the person requesting the report;
- The specific areas of 'expertise' of the consultant specified in the report;
- Apparent concealment of possible defects; or
- Any other factors limiting the preparation of the report.

## **B.) IMPORTANT DISCLAIMERS:**

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

**DISCLAIMER OF LIABILITY TO THE THIRD PARTIES:-**This Report is confidential and has been compiled exclusively for the use and benefit of the Client named on the front of this report that has employed and paid Qld Home Buyers Inspection Service. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

## **C.) IMPORTANT ADVICE:**

*Note:* In the case of strata and company title properties (generally town-houses, units or flats), the inspection is limited to the interior and immediate exterior of the particular unit being 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 too close to the buildings and/or retaining walls this may 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. Always check with the local Council/authority before removing any trees from the property.

**Septic Tanks:** It is recommended they be periodically checked & maintained by licensed plumber

**Swimming Pools/Spa's:** Swimming Pools/Spa's are not part of the Standard Building Report under AS4349.1- 1995 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation. Pool/spa enclosures must be maintained in accordance with local Council/authority requirements.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer. Always check with an expert before placing drains and if necessary have the soil tested, water content in soil can affect footings in some circumstances.

**Safety switches:** Operation of safety switches is not checked by the building Inspector. Safety switches must be periodically checked and maintained.

**Smoke detectors:** Operation of smoke detectors is not checked by the building Inspector. Smoke detectors must be periodically checked and maintained. Recommend checking with fire authority for best position of smoke detectors also how many required.

**D.) IMPORTANT INFORMATION ON CATEGORIZATION OF CRACKING IN MASONRY (according to AS 4349.1-2007):**

<b>Description of typical damage and required repair</b>	<b>Width limit</b>	<b>Damage Category</b>
Hairline cracks	0.1 mm	0
Fine cracks that do not need repair	1.0 mm	1
Cracks noticeable but easily filled <u>Doors and windows</u>	5.0 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick service pipes can fracture. <u>Weather-tightness often impaired.</u>	>5.0 mm, 15.0 mm (or a number of cracks 3.0 mm or more in one group)	3
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.	>15.0 mm, 25 mm but also depends on number of cracks	4

**E.) TERMINOLOGY & 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:

**Definitions:**

- **Damage:** The fabric of the element has ruptured or is otherwise broken.
- **Distortion, warping, twisting:** An element or elements has been distorted will move from the intended locations.
- **Water penetration, damp related:** Water/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 component does not operate as intended.
- **Improper installation** (including omissions): The element or component is subject to improper or ineffective installation, inappropriate use or missing components.

**The Definitions below 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.

- **Monitor:** Throughout the report the word monitor is used, it is there to bring potential problems to your attention (items that may not be a problem at the time of the inspection) but not to alarm you, so you can observe and attend to if required or if necessary consult an expert for advice on rectification.
- **Preventative Maintenance:** Recommendations on prevention before something becomes a problem.
- **Common problem:** Meaning it is a typical problem that is consistent with other types of buildings of its age. Some buildings have certain inheritant problems because of their type, style or age.
- **Accessible area:** An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Appearance Defect:** Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
- **Building element:** Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.
- **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.
- **Minor Defect:** A defect other than a major defect.
- **Safety Hazard:** Any observed item that may constitute a present or imminent serious safety hazard.
- **Serviceability Defect:** Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
- **Site:** Allotment of land on which a building stands or is to be erected.
- **Structural Defect:** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Note: Also Refer to "Important Notes" section for explanation/advice concerning some terms and or defects that may be contained in this report.**

#### **F.) EXCLUSION OF ITEMS FROM THE INSPECTION (in accordance with Australian Standard AS 4349.1-2007. Appendix D.**

Some of these items may be covered in the capacity of a builder only, not as an expert and at the discretion of the building inspector, although not required to do so in the Australian Standard AS 4349.1 2007 Inspection of Buildings- Part 1 Pre-purchase Inspections-Residential buildings. **SOME ITEMS LISTED BELOW MAY NOT APPLY TO THE PROPERTY INSPECTED.**

- a) Footings (structural) below ground and soil (geotechnical).
- b) Concealed damp-proof course.
- c) Operation of electrical installations, smoke detectors, light switches and fittings, security systems, TV, sound and communications systems, residual current devices (safety switches).
- d) Plumbing and gas installations and fittings, sewer pipes, septic systems, drainage.
- e) Adequacy of roof drainage as installed.
- f) Gas fittings and fixtures.
- g) Air-conditioning installations and ducting.
- h) Automatic garage door mechanisms.
- i) Swimming pools, spas and associated filtration and similar equipment.
- j) The operation of fireplaces, wood heaters, wood stoves, including chimneys and flues.
- k) Alarm systems, intercom systems, security concerns and fire protection devices.
- l) Soft floor coverings including carpet and lino.

Continued:

- m) Electrical appliances including dishwashers, waste disposal units, incinerators, ovens, hotplates, hot water systems (electrical or solar), ducted vacuum systems.
- n) Paint coatings (type, finish, lead paint). Durability of exposed finishes.
- o) Health hazards (e.g, allergies, mould, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- p) Timber and metal frame sizes and adequacy.
- q) Concealed tie-downs and bracing
- r) Timber pest activity or damage.
- s) Other mechanical or electrical equipment (such as gates, inclinators).
- t) Soil conditions and type.
- u) Control joints.
- v) Sustainable development provisions.
- w) Concealed framing- timbers or any areas concealed by wall linings/sidings.
- x) Landscaping.
- y) Floor cover.
- z) Furniture and accessories.
- aa) Stored items.
- bb) Insulation.
- cc) Environmental matters (e.g, BASIX, water tanks, BCA Environmental Provisions).
- dd) Energy & lighting efficiency.
- ee) Glazing requirements.
- ff) Private property areas.
- gg) Detection and identification of illegal and unauthorised plumbing and building work.
- hh) Council plans and Specifications with buildings, extensions (new or old).
- ii) Document analysis and estimating.
- jj) Boundary clearances.
- kk) The proximity of property to flight paths, railways or busy traffic, noise levels
- ll) Heritage concerns.

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

Estimating the cost of remedying defects is not included in a standard property report, although it may form part of a special-purpose property report.

**G.) OTHER INSPECTIONS REQUIRED:**

**It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser 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 AS 4349.1-2007 and are excluded from this Report.**

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Air-conditioning Inspection
Alarm/Intercom/Data Systems	Structural (Engineer)	Geotechnical Inspection
Durability of Exposed Surfaces	Hydraulics Inspection	Spa & Swimming Pool Inspection
Council Plan Inspection	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Gas fitting Inspection

**THE MAJORITY OF COMMENTS ON THE PRECEDING PAGES ARE MADE AT THE REQUEST OF OUR INSURER.**

A.) IMPORTANT INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THE INSPECTION AND THIS REPORT.....3

B.) IMPORTANT DISCLAIMERS: .....4

C.) IMPORTANT ADVICE: .....4

D.) IMPORTANT INFORMATION ON CATEGORIZATION OF CRACKING IN MASONARY (according to AS 4349.1-2007): .....5

E.) TERMINOLOGY & DEFINITIONS:.....5

F.) EXCLUSION OF ITEMS FROM THE INSPECTION (in accordance with Australian Standard AS 4349.1-2007. Appendix D. ....6

G.) OTHER INSPECTIONS REQUIRED: .....7

1 DRAINAGE (surface). .....9

2 DRAINAGE (sub-soil). .....9

3 PAVING. ....9

4 POOL.....10

5 GARAGE (of unit 3) & PART OF THE SUB-FLOOR. ....10

6 BALCONY (of unit 3).....10

7 BUILDING EXTERIOR. ....10

8 WIRING. ....11

9 PLUMBING. ....11

10 PEST CONTROL. ....11

11 CEILING CAVITY (above the ensuite). ....12

12 UNIT 3, INTERIOR. ....12

13 REASONABLE ACCESS (in accordance with AS 4349.1) .....13

14 THE SCOPE OF THE INSPECTION WAS TO COVER: The building and property within 30 metres of the building subject to inspection. ....13

15 AREA 'S INSPECTED WERE: .....13

16 AREA \*(s) NOT ACCESSIBLE for any inspection and the REASON(s) why were: .....13

17 AREA \*(s) in which Visual Inspection was Obstructed and the Reason(s) why were: .....13

18 Area\*(s) and/or section(s) to which Access should be gained or fully gained: .....13

19 ITEMS REQUIRING ATTENTION: (not necessarily in order of priority) .....14

20 CLOSELY MONITOR THE FOLLOWING AND HAVE RECTIFIED OR REPLACED, IF REQUIRED: (not necessarily in order of priority) .....14

21 POTENTIAL SAFETY ISSUE(S): (not necessarily in order of priority) .....14

22 REQUEST THE FOLLOWING FROM THE SELLER: .....14

23 CHECK WITH BODY CORPORATE: .....14

24 UNIT 3: QUICK OVERALL COMPARISON TO OTHER BUILDINGS OF ITS AGE & TYPE IN THE AREA: ...15 (age of the building/unit were taken into consideration) .....15

25 CONCLUSION & OVERALL SUMMARY COMMENTS: .....16

26 CONTACT THE INSPECTOR (only the buyer(s) employing the inspector and paying for the report).....16

27 CONFIDENTIALITY .....16

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

# Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Part 1: Pre-purchase Inspections- Residential Buildings

**ALSO REFER TO THE PHOTOS IN SECTION 1 AND ENCLOSED ADDITIONAL NOTES IN SECTION 2. IF YOU HAVE ANY QUERIES ABOUT ANYTHING IN THE REPORT OR ABOUT THE PHOTOS, CONTACT THE BUILDING INSPECTOR IMMEDIATELY FOR CLARIFICATION. NOT ALL PROBLEMS NOTED IN THE REPORT WERE NECESSARILY PHOTOGRAPHED.**

**THIS IS NOT A QUALITY CONTROL REPORT**

## **1 DRAINAGE (surface).**

Always check with an expert before placing drains and if necessary, have the soil tested, water content in soil can affect footings in some circumstances.

- 1.1 Effectiveness of the surface and subsoil drainage systems **could not be determined at time of the inspection.**
- 1.2 Surface water may enter the subfloor car parking areas in adverse weather conditions if the drains are insufficient in their capacity. **Refer to photo 3.**
- 1.3 **Water may also rise** from drain of the subfloor area. **Refer to photo 4.**
- 1.4 I would **strongly recommend** checking the body corporate records for any possible problems with drainage also seepage.

### **Important notes:**

- Electric pumps are not likely to operate in a **power outage, when they are needed.** Check with body corporate for backup plan, **in case of power outages. I would strongly recommend** parking your car elsewhere (**not below the ground**) if extended periods of rain cause flooding to the subfloor area.
- Drains must be periodically checked, maintained and kept clear of debris for them to be effective.

## **2 DRAINAGE (sub-soil).**

- 2.1 Seepage may occur through retaining wall to parts of the subfloor area, **especially over prolonged periods of rain.** **Refer to photo 4.** This is a common occurrence with this type of building with car parking level being below the outside ground level.
- 2.2 Retaining walls of the subfloor area are unlikely to have been appropriately drained and waterproofed, during their construction.

## **3 PAVING.**

Access: reasonable to parts.

- 3.1 Seepage may occur through planter boxes and grass covered slabs, this may cause deterioration to concrete over the long-term. **Refer to photos 13 & 14.**
- 3.2 Paving is likely to move in places to varying degrees, common occurrence. Monitor and have attended to or replaced if significant movement occurs or **if it becomes a safety issue.**
- 3.3 Paving maybe slippery places, monitor and coat with a nonslip surface (if required) **especially where covered with tiles.**

#### 4 POOL.

Access: no access gained.

- 4.1 The pool and its equipment were not checked for functioning by the building inspector. Refer to photo 11. I would recommend having the pool and equipment checked by an expert for advice on attention and/or maintenance that may be required.
- 4.2 **The pool enclosure must be checked by a qualified certifier.**

##### Important notes:

- The pool enclosure must be periodically checked and maintained in accordance with Queensland Government requirements for safety also to avoid possible child access.
- Refer to: website: [www.qld.gov.au/poolsafety](http://www.qld.gov.au/poolsafety) Queensland Government Pool Fencing requirements. <http://www.dip.qld.gov.au/resources/guideline/building/pool-safety-guidelines.pdf>

#### 5 GARAGE (of unit 3) & PART OF THE SUB-FLOOR.

Access: limited.

- 5.1 Possible leaking around some plumbing pipes of the subfloor area. Refer to photos 5 & 7. Also monitor for possible leaking from stormwater pipes. Refer to photos 8 & 9. Advise the body corporate, if leaking occurs from them. Some water marks possibly from during construction.
- 5.2 Access was limited or not possible where numerous items were stored. Refer to photo 6.
- 5.3 Movement has occurred to parts of the sub-floor slab, common occurrence, **nothing for concern** to accessible areas at this stage. Refer to photo 10.
- 5.4 Surface drainage may be an issue with the subfloor areas at some stages in differing and adverse weather conditions. Also refer to drainage (sub-soil & surface) comments and photos for more information.

#### 6 BALCONY (of unit 3).

Access: reasonable.

- 6.1 Monitor floor tiles for possible cracking or lifting. Refer to photo 18. Cracks may occur to tiles from slab movement also expansion and contraction. Floor tiles maybe slippery when wet, monitor and have coated with a nonslip surface, if required.
- 6.2 Monitor edges of slab for possible deterioration and have attended to, if required. This may occur over the long-term, **especially with close proximity to sea water.**
- 6.3 Monitor around what appears to be a stormwater pipe above for possible leaking. Refer to photo 19.
- 6.4 Location of west side balcony. Refer to photos 1 & 17.
- 6.5 Securing of the balcony railing must be periodically checked and maintained, currently solid.

#### 7 BUILDING EXTERIOR.

Access: limited due to size of the building.

- 7.1 Seepage has occurred around parts of the southern windows and sliding doors. Monitor and fit additional flashings also sealant if this continues. Refer to photos 12, 16, 22, 23, 24.
- 7.2 Monitor concrete piers and enclosed beams for possible deterioration. Refer to photos 2, 11, 15.
- 7.3 Movement may occur to some external walls of the building from different rates of expansion and contraction between different materials also from foundation movement. **Whether serious movement** has occurred to parts of the building that could not be accessed by the building inspector **could not be determined. I would strongly recommend** checking with the body corporate records for any possible problems with movement of the building **that may have been brought to the attention of the body corporate by owners and/or tenants.** Access was extremely limited to the exterior of the building due to its size also from not being able to gain access to locked and private property areas.

## 8 WIRING.

The following comments are made by a qualified Registered Builder only. It is recommended that a qualified licensed electrician be consulted for expert advice on areas of specialized knowledge. This is a visual inspection only. **This is also in accordance with the Australian Standard AS 4349.1 property inspections.**

Always check with the relevant authorities in relation to location of any possible underground cables before carrying out any digging.

Access: limited due to majority of wiring being concealed.

- 8.1 Safety switch has been fitted but not checked for functioning, must be periodically checked and maintained. **Refer to photo 20.** I would strongly recommend having an additional safety switch fitted to the light circuit as a precautionary measure.
- 8.2 Smoke detectors have been fitted but not checked for functioning, must be periodically checked and maintained. **Refer to photo 21.**
- 8.3 **As of 1/01/17** Queensland Fire and Emergency service requirements for Smoke detectors in dwellings being sold, leased or an existing lease renewed, **have been changed.** For the latest information regarding current regulations on smoke alarms refer to links:  
<https://www.qfes.qld.gov.au/community-safety/smokealarms/Pages/resource-library.aspx>  
<https://www.qfes.qld.gov.au/community-safety/smokealarms/Pages/default.aspx>

### Tip:

- Although fittings and installations were not checked for functioning by the inspector, it is safe to assume that if they are older than five years, they may require attention or replacing in the not too distant future, **sooner rather than later, bank on it!**

## 9 PLUMBING.

The following comments are made by a qualified Registered Builder only. It is recommended that a qualified licensed plumber be consulted for expert advice on areas of specialized knowledge. This is a visual inspection only. **This is also in accordance with the Australian Standard AS 4349.1 property inspections.**

It is recommended obtaining a copy of the plumbing drainage plan from the local council or relevant authority through your solicitor, to help determine if any illegal plumbing has been carried out. These plans are also useful in having an approximate location of the pipes, also number of legal installations. It is also handy to have in case you carry out any digging around the property, to avoid damaging pipes also when planting trees or altering the plumbing to place a pool or other structures.

Access: limited due to type of construction with majority of the plumbing concealed.

- 9.1 Monitor braided and PVC water pipes and their joints for possible deterioration also leaking to their joints and have attended to or replaced, if required. **Refer to photos 31 & 45.** Recommend having them replaced with copper pipes **if these problems occur.**

### Tip:

- Although fittings and installations were not checked for functioning by the inspector, it is safe to assume that if they are older than five years, they may require attention or replacing in the not too distant future, **sooner rather than later, bank on it!**

## 10 PEST CONTROL.

The following comments are made by a qualified Registered Builder only. It is recommended that a qualified licensed pest control person/firm be consulted for expert advice on areas of specialized knowledge. This is a visual inspection only. Properties must be periodically checked by a qualified pest control person/firm. It is recommended obtaining literature from the Pest Controllers Association or Qld Master Builders Association for recommendations on preventative measures against termites.

- 10.1 Although the building is constructed with concrete, blocks and steel framing. Check with a qualified pest control firm **for advice on whether the unit requires ongoing inspections and treatment,** or if it is covered by the Body Corporate.

## 11 CEILING CAVITY (above the ensuite).

Access: reasonable.

- 11.1 Monitor below plumbing of the unit above for possible leaking and inform the unit owner or tenant above, **if leaking occurs. Refer to photos 38 & 40.** If leaking from other units causes damage to any part of your unit, **it is the responsibility of the unit owner from where the source of leaking has occurred.** Check with body corporate if these problems occur.
- 11.2 Internal wall framing this constructed with steel. **Refer to photos 39 & 40.**
- 11.3 Ducting and insulation must be clear of all electrical fittings to avoid potential fire hazards, require clearing. **Refer to photos 41, 42, 43. Ensure the power is turned off first.**
- 11.4 Recommend having a tray fitted below the air-conditioning unit, if condensation occurs from the unit or pipes. **Refer to photo 44.**
- 11.5 Monitor PVC water pipes and joints for possible deterioration or leaking. **Refer to photo 25.**
- 11.6 **Recommend obtaining a key** to the trapdoor from the owner for future inspections and maintenance.

## 12 UNIT 3, INTERIOR.

Access: reasonable to majority.

- 12.1 Cracks may occur to plaster linings in places **from different rates of expansion and contraction**, between different materials. Cracks may also occur where wall linings meet the ceilings, monitor. Not a problem at this stage.
- 12.2 Monitor around the air-conditioning outlets for possible condensation and attend to if required. Also monitor for possible condensation from the air-conditioning unit, pipes and ducting and have attended to if required. **Refer to photo 44.**
- 12.3 Monitor for possible seepage around the kitchen sink also leaking from plumbing and have attended to if required. **Refer to photo 32.**
- 12.4 Kitchen cupboards are in reasonable condition.
- 12.5 Hurline door hinges are prone to giving problems, monitor and have replaced if required.
- 12.6 Monitor for further leaking around the southern sliding doors also possibly from windows. **Refer to photos 22, 23, 24.**
- 12.7 Deviation to lower wall, most likely from during construction. **Refer to photo 33.**
- 12.8 Slight deterioration to lower section of the laundry tub unit, most likely from connection leak between washing machine and tub. **Refer to photos 35 & 36.**
- 12.9 Although the bathroom is in reasonable condition monitor for possible leaking from the bath plumbing. **Refer to photo 34.**
- 12.10 Leaking has occurred around the ensuite shower screen, common occurrence. **Refer to photo 26.** Monitor for possible leaking through wall to wardrobe of the main bedroom and have attended to as required. Not a problem at this stage where it could be accessed. **Refer to photo 27.** Some deterioration to the vanity unit. Waste required to basin where it's grate is missing. **Refer to photos 29 & 30.** Monitor for possible seepage around the ensuite bath and have sealed if required. **Refer to photo 28.** Some wall tiles of the ensuite are drummy. The ensuite could do with renovating in the not-too-distant future. **Refer to photo 25.**
- 12.11 Wardrobe sliding doors require maintenance, not sliding very well.
- 12.12 Monitor ceiling linings for possible sagging and have resecured before they sag beyond repair and require replacing rather than resecuring. **Currently within reason. Refer to photo 37.**
- 12.13 Monitor floor tiles for possible cracking or lifting, this may occur from expansion, contraction also slab movement.

### 13 REASONABLE ACCESS (in accordance with AS 4349.1)

Area:	Access manhole	Crawl space	Height
Roof interior	400mm by 500mm	600mm by 600mm	Accessible from a 3.6metre ladder
Sub-floor	400mm by 500mm	Vertical clearance Timber floor: *400mm Concrete floor: 500mm	
Roof exterior			Accessible from a 3.6metre ladder

\*To the underside of floor bearer, floor joist or any other obstruction that may block or limit access.

#### NOTES:

1. Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
2. Sub-floor areas sprayed with chemicals should not be inspected unless it is safe to do so.

### 14 THE SCOPE OF THE INSPECTION WAS TO COVER: The building and property within 30 metres of the building subject to inspection.

### 15 AREA'S INSPECTED WERE:

(Only structures and fences within 30metres of the main building and within the boundaries of the property were inspected).

- 15.1 Building exterior (limited).
- 15.2 Garage (of unit 3).
- 15.3 Balcony (of unit 3).
- 15.4 Unit interior (unit 3).

### 16 AREA\*(s) NOT ACCESSIBLE for any inspection and the REASON(s) why were:

- 16.1 Slab where covered.
- 16.2 Walls and floors covered with linings.
- 16.3 Majority of the building exterior, due to size of the building also locked and private property areas.

No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, wall hangings, appliances, stored items, insulation, hollow blocks/piers/posts or any other obstructions to visual inspection. Or where it is physically impossible to inspect without endangering the life or well being of the inspector. Also in accordance with Health Work & Safety requirements as stated in the State and/or local Government Bylaws.

**\*No comment was made on these concealed areas.**

### 17 AREA\*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:

- 17.1 Parts of the garage and unit interior where items were stored and furniture was fitted.

**\* No comment was made on these concealed areas.**

### 18 Area\*(s) and/or section(s) to which Access should be gained or fully gained:

- 18.1 Recommend having all stored items and furniture removed so a full assessment can be carried out.
- 18.2 The majority of areas were accessed.

**Further Inspection of these areas is strongly recommended once access has been obtained.**

**19 ITEMS REQUIRING ATTENTION:**  
**(not necessarily in order of priority)**

- 19.1 Recommend renovating the ensuite sooner rather than later.
- 19.2 Fit additional flashings and sealant to southern windows and sliding doors if further seepage occurs.
- 19.3 Wardrobe sliding doors require maintenance.
- 19.4 Insulation must be cleared of electrical fittings within void above the ensuite, ducting must also be cleared. Make sure power is turned off first.

**20 CLOSELY MONITOR THE FOLLOWING AND HAVE RECTIFIED OR REPLACED, IF REQUIRED:**  
**(not necessarily in order of priority)**

- 20.1 Below kitchen, bathroom, ensuite, laundry, toilets of the **unit above** for possible leaking.
- 20.2 Monitor for possible leaking from the showers and have attended to if required.
- 20.3 For condensation from the air-conditioning unit, outlets and pipes.
- 20.4 PVC and braided pipes and connections for possible leaking.
- 20.5 For water entry to sub-floor car parking area of the building, also **possibly rising water from the sub-floor drain.**
- 20.6 Fit tray below the air-conditioning unit and pipes if condensation occurs.
- 20.7 Plumbing and stormwater pipes above the garage for leaking.
- 20.8 Enclosed beams for possible deterioration.
- 20.9 Exterior of the building for possible spalling (concrete Cancer) due to close proximity to sea water.

**21 POTENTIAL SAFETY ISSUE(S):**  
**(not necessarily in order of priority)**

- 21.1 **Strongly recommend** having an additional safety switch fitted to the light circuit as a precautionary measure.
- 21.2 Insulation within ceiling void above the ensuite must be clear of all electrical fittings also ducting to avoid potential safety and fire hazards. **Require clearing.**
- 21.3 Floor tiles of the paved areas and balconies may be slippery when wet, monitor and have them coated with a nonslip surface, if required.
- 21.4 Check with a qualified installer for most effective location of smoke detectors also type required to comply with current legislation.

**22 REQUEST THE FOLLOWING FROM THE SELLER:**

- 22.1 Operating documentation on **all installations.**
- 22.2 Key to open trap-door above the ensuite.

**23 CHECK WITH BODY CORPORATE:**

- 23.1 Check with body corporate records for any possible problems with the building that may affect you as an owner. **In particular any movement, drainage issues also spalling (concrete cancer) to areas that could not be accessed by the inspector.**
- 23.2 Check body corporate responsibility and limitations also your responsibility.

**24 UNIT 3: QUICK OVERALL COMPARISON TO OTHER BUILDINGS OF ITS AGE & TYPE IN THE AREA:**  
**(age of the building/unit were taken into consideration)**

<b>Site drainage:</b>	Effectiveness unknown (monitor)	<b>Unit interior:</b>	Average
<b>Balcony:</b>	Average	<b>Kitchen:</b>	Average
<b>Garage:</b> (sub-floor)	Average (where accessible)	<b>Bathroom:</b>	Average
<b>Building exterior:</b>	Average (limited access)	<b>Ensuite:</b>	Average to below
<b>Plumbing:</b>	Average (limited access)	<b>Laundry:</b>	Average
<b>Wiring:</b>	Average (limited access)	<b>Toilets:</b>	Average
<b>OVERALL:</b>	Average	<b>Ceiling linings:</b>	Average

The Definitions above and below relate to the inspector’s 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.
- **Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring monitor repair or maintenance. There were no major matters that require attention or rectification.
- **Average to above:** The overall condition is slightly above what would normally be considered consistent with dwellings of approximately the same age and construction. There may be areas/members requiring monitoring, normal repair or maintenance.
- **Average to below:** The overall condition is slightly below what would normally be considered consistent with dwellings of approximately the same age and construction. There may be areas/members requiring monitoring, normal repair or maintenance.
- **Below-average:** The building and its parts show some significant defects and/or very poor and non-tradesman like workmanship and or/long-term neglect and/or **defects requiring major repairs or reconstruction of major building elements.**

## 25 CONCLUSION & OVERALL SUMMARY COMMENTS:

- The unit overall is consistent with others of its age and type although some items noted in the report require attention or replacing, maintenance and monitoring.

Please note: this is a general appraisal only and cannot be relied upon on its own. **The report must be read in its entirety.** 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.**

Age of the building was taken into consideration when compiling this report.

## 26 CONTACT THE INSPECTOR (only the buyer(s) employing the inspector and paying for the report).

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 and Report was carried out by:

Peter Weddell. Contact numbers: **0418 193930 or 3222 4383.**

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QBCC Builder's License No: 727670 Completed Building Inspection, General Building, House Building. Also License No: 18932

Website: **qbis.com.au**

Also trading as Qld Home Buyers Inspection Service and Building Inspections Brisbane.

Dated this 28th Day of April, 2021

## 27 CONFIDENTIALITY

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**DO NOT ALLOW UNQUALIFIED PEOPLE TO MISINTERPRET THIS REPORT.** Without a client consultation on completion of the inspection to put the report in the perspective of the Inspector the report is incomplete. **Contact the Inspector immediately and prior to acting on this report if you do not fully understand any part of the report.**

## GLOSSARY of BUILDING TERMINOLOGY (commonly used)

**AC sheet (asbestos cement):** A product manufactured from cement and asbestos fibers commonly used in the building industry before the early 1980's mainly in the form of sheeting. No longer used because of its asbestos content.

**Anchor-bolt:** A bolt attached to the stumps and bearers of the sub-floor structure also known as a tie-down or holding-down bolt to secure the building structure firmly to the stumps. Anchor-bolts can also be a threaded rod secured to concrete and the timber structure of a building for the purpose of tying down the structure.

**Ant cap (ant capping or termite shield):** A metal shield placed at the top of stumps, piers and walls to help stop termite entry also bring them to the surface so their tracks are visible and can therefore be appropriately treated.

**Architrave:** Moulding surrounding a door- or window-opening to cover the joint between the frame and the wall finish used internally and sometimes used externally.

**Basement:** Generally a storage area below the building and ground level. Usually not a legal living area.

**Barap bolt:** A rod with a thread to each end with prop(s) fitted between the ends, midway or evenly spaced. When tensioned it achieves support to parts of a roof structure where support is not possible (off internal walls). Used by some builders in the 1970's era.

**Barge or gable-boards:** A board attached to the raked section of a gable roof to finish it off and cover the end of the roof sheeting or tiles.

**Batten (roof):** A metal or timber member of which roof sheeting, tiles or other cladding is attached.

**Batten (ceiling):** A metal or timber member of which ceiling lining or other is attached.

**Bearer:** Sub-floor structural timber member supporting floor joists.

**Binder:** Beam placed at 90 degrees to the ceiling joists extending from wall plate to wall plate of which purlin struts are sometimes supported off. Also used to bind the bottom chords of roof trusses.

**Booker-rod:** Threaded rod attached to both stringers of stairs below the treads with nuts and washers, to prevent the stringers from spreading apart.

**Box gutter:** A horizontal concealed gutter, usually with reliefs holes to ends or sides.

**Brick veneer:** Where the outer wall of the building is brick/masonry (usually not load-bearing) has a cavity of approximately 50 mm between it and the internal load-bearing wall, usually constructed with a timber or steel frame. The brick/masonry walls are secured with ties between the brick/masonry and timber or steel frame.

**Cantilever:** A beam projecting out past a wall or post supporting it and being substantial enough to support a load above it without sagging and without being supported to the end. Roof trusses can also be designed to support an overhang without support to its end.

**Cathedral Ceiling:** A combined roof and ceiling structure that follows the rake or pitch of the roof. Sometimes with the structure exposed and the ceiling lining on top of the beams.

**Cavity Brick:** Where two brick or masonry walls are constructed with a cavity of approximately 50mm forming the external walls of a building, usually the inner wall is load bearing. The walls are tied together with wall ties.

**Chamfer-board:** External wall lining with a chamfer (bevel) edge to the top portion of the board. A form of weather-board with a particular profile.

**Concrete Cancer:** Refer to Spalling.

**Damp-course:** A water impervious material laid between the horizontal course of bricks to the lower external walls of a building to prevent rising damp. Also used in upper walls and above a roof to stop moisture travelling down the cavity between walls.

**Dutch gable:** A combination of two types of roof structures, hip and gable with the main supporting section being the hip at the lower and gable to upper section.

**Dormer:** A window protruding from a roof usually providing light and ventilation to an attic within the roof space.

**Eaves:** Lining attached to framing below the rafters where they extend past the external walls, sometimes referred to as the soffit.

**Fascia-board:** Horizontal board attached to ends of trusses or rafters of which guttering is attached.

**Flashing:** Water impervious material formed using iron sheeting, aluminium, copper or lead to cover the gap between roof sheeting, tiles, walls, vent pipes and chimneys, to prevent water entry to the interior of the building.

**Footing:** Concrete reinforced with steel, supporting the structure of a building.

**Foundation:** Soil or rock below the footings of the building, upon which the whole building is supported.

**Gable:** Vertical end of a pitched roof in the shape of a triangle.

**Granny flat:** A self-contained building on the property or part of the house.

**High-set house:** A house built off the ground supported by piers, stumps or columns with storage, workshop, garage area below it. **Usually not suitable for use as a habitable area**, due to the method of construction without damp-course barriers also a rebate to edges of the slab. Rising damp and/or seepage is usually a problem with this type of construction other problems may also develop. These are not purpose-built two-storey houses, and have not been designed or built for use as habitable areas to the lower floor.

**Joist (floor):** Horizontal beams supported by the bearers (usually at 90 degrees) at close intervals, with attached to the top of them.

**Joist (ceiling):** Horizontal beam supported by the internal walls at close intervals with ceiling linings or attached to the underside of them.

**Mezzanine floor:** An upper floor level overlooking another room, sometimes referred to as a loft.

**Mortar:** A mixture of sand and cement (sometimes with lime and additives) placed horizontally and vertical a trowel between the bricks or masonry blocks to form a wall and help bond the bricks together.

**Parapet:** A wall that extends up past the roof line, sometimes between units or to the perimeter or part of a roof.

**Patio roof structure:** A structure usually secured to a building with roof sheeting attached, for use as an outdoor protected entertainment area.

**Pergola:** Usually an exposed timber structure without roof sheeting attached, either on its own or attached to a building. Often used with plants growing over or hanging from them.

**Pier:** A column of bricks or concrete supporting a floor or roof structure such as roof beams or bearers.

**Pointing:** The finishing of mortar joints between bricks or bedding cement below the hip and ridge capping tiles or gable tiles of a tiled roof. Common types of pointing are flush and recessed pointing.

**Queenslander:** Traditional style of older house built in the early 1900's unique to the state of Queensland.

**Rafter:** Structural member used in the construction of a roof. Being the main supporting beams, attached to plates (at close intervals) of the external walls at 90 degrees and extending up to and attached to the ridge-beam. The lower section of the rafter extends past the external walls to form part of the eaves, fascia-boards and then the gutters are attached to the end of the rafters. Battens are attached to the top of the rafters to support the roof sheeting or tiles. The main rafters are called common rafters.

**Raked ceiling:** Ceiling following the same line or angle as the roof, sometimes with the roof beams (structure) being exposed. Refer also to cathedral ceiling.

**Ridge-beam:** Horizontal beam at the apex of a roof, with common rafters attached both sides at their highest point.

**Sarking:** Sheetting used in a roof area (usually under the tiles or roof sheeting) to prevent water entry from the roof to the building interior in the event of a severe storm. Sometimes referred to its manufacturers product name, sisalation.

**Sash:** Framed window unit with glass fitted which can be moved, identified as top and bottom sash in a double-hung window.

**Sill:** The horizontal member at the bottom of a window or door frame.

**Spalling:** Fracturing to concrete from moisture penetration causing rusting of the reinforcing within. Also commonly called Concrete Cancer. Most common occurrence is to buildings in seaside areas due to close proximity to sea water.

**Stud:** Vertical member between the top and bottom plates of a wall, usually transferring the roof load to the slab or sub-floor structure. Wall sheeting or linings are attached to the studs.

**Stump:** A vertical structural member supporting the bearers of a sub-floor structure. Consisting of reinforced concrete or timber supported at its base below ground level by a sole plate or concrete. With ant-capping to the top and secured by means of anchor-bolts to the bearers.

**Sub-floor:** Area below a timber floor structure or suspended slab.

**Truss:** A prefabricated structural frame supported at each end, designed to span large openings, usually without additional support. A standard truss consists of a top chord to the raked section with a horizontal bottom chord attached at each to the top chard with webbing running diagonally between the top and bottom chords, joints are usually secured by means of a steel plate known as a gang nail. Used mainly in the construction of roofs and usually constructed from timber or steel. Different types of trusses of varying shapes are used to form a particular style of roof.

**Two storey house:** As opposed to a high-set house this has been designed and built for both levels to be suitable for habitation.

**Under-purlin:** Horizontal beam placed and secured at 90 degrees below the rafters at the mid-way point between the top plate and the ridge-beam in the construction of a roof.

**Weep hole:** Vertical gaps to external brick walls of a building at floor levels to allow moisture seepage through walls to escape. Also to lower section of retaining walls to avoid build-up of pressure behind the wall.