

TOOWOOMBA HOUSE INSPECTIONS & REPORTS

PRE-PURCHASE STANDARD PROPERTY REPORT

TOOWOOMBA AND SURROUNDING AREAS

Report number: 2004202

Inspection date:

Property address:



First Look

The information contained on this page is a quick first look at summary and conclusion findings.
The following Report MUST be read in full in conjunction with this Summary.

In the opinion of this Consultant:

- Comment 1: The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**
- Comment 2: The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**
- Comment 3: In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Summary comments: **None.**

Conclusion comments: **Overall, the house is in a fair condition for the age of the building.
There are a number of minor repair issues that will need to be addressed. These issues are typical for a house of this age and condition.**

Contents

Special conditions or instructions

The parties

Section A Results of inspection - summary

Section B General

Section C Accessibility

Section D Condition Report

Section E Conclusion

Section F Important note

Section G Additional comments

Section H Annexures to this report

Section I Certification

Definitions to help you better understand this report

Terms on which this report was prepared

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

(The Form/Server/Ref numbers below are for office use only)

Form: SPIR V3 - 1st September 2013

Server report no: 1

Ref no: 86

Special conditions or instructions

Inspect for any cracking to the Brickwork that may be occurring.

The Parties

Pre-engagement inspection
agreement number (if applicable): **2004202**

Name of Client:

Name of Principal (if applicable):

Address of Client:

Client's email:

Client's telephone number:

Consultant's name: **Jeff Boatfield**

Consultant's licence number
(if applicable): **QBCC 44769**

Consultant's mobile number: **0417623559**

Company name: **Toowoomba House Inspections & Reports**

Company address and postcode:

Company email: **jeffboat@bigpond.net.au**

Real Estate agent name:

Real estate agent phone number:

Pest Inspector:

Pest Inspector phone number:

Section A Results of inspection – summary

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

In respect of significant items:

Item 1: Evidence of Serious Safety Hazards **was not found**.

Item 2: Evidence of Major Defects **was not found**.

Item 3: Evidence of Minor Defects **was found** - see Section D Condition Report, Item D22.

Item 4: Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions

conducive to structural damage was considered: **TYPICAL** - see Section C.

Additional Comments: **None.**

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

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

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

Section B General

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

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

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

General description of the property

Residential building type:

Detached house.

Number of storeys:

Single storey.

Building Age (approx.):

Approximately built in the mid 70's

Smoke detectors:

1 fitted, but not tested.

IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

Type of Hot Water System:

Electric.

Size of Hot Water System:

250 litres.

Age of Hot Water System:

5 - 10 Years.

Type of Insulation in Roof Cavity:

Pumped in Paper Mulch.

Siting of the building:

Towards the front of a medium block.

Gradient:

The land is relatively flat.

Site drainage:	The site appears to be adequately drained.
Access:	Easy pedestrian and vehicular access.
Main utility services:	Electricity. Sewerage. Mains water. Rain water tank/s. Solar electrical panels.
Occupancy status	Unoccupied and unfurnished.
Orientation (to establish the way the property was viewed):	The facade of the building faces east.
Note. For the purpose of this report the façade of the building contains the main entrance door.	
Prevailing weather conditions at the time of inspection:	Dry.

Primary method of construction

Main building – floor construction:	Slab floor (infill).
Main building – wall construction:	Timber framed. Brick veneer (timber framed). Face brick. Internal gypsum plasterboard. Fibre-cement sheeting. Masonite wall sheets.
Main building – roof construction:	Timber framed. Pitched roof. Finished with roofing tiles.
Overall standard of construction:	High.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Reasonably maintained.
Other comments:	None.

Incomplete construction

The dwelling is not complete in every trade.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

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

Section C Accessibility

Areas inspected

The inspection covered the following Readily Accessible Areas:

Interior. Roof void. Steel framed shed. Exterior. Roof Exterior. Grounds. Fences.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties

Not Applicable.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

TYPICAL

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Condition report

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

Serious Safety Hazards

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

Minor defects

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

D22 Minor defects

Comment: **There are some Minor Defects.** Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

Additional Comments: **None.**

Section E Conclusion

In the opinion of this Consultant:

Comment 1: The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Comment 2: The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Comment 3: In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average (Normal).**

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Additional comments: **Overall, the house is in a fair condition for the age of the building. There are a number of minor repair issues that will need to be addressed. These issues are typical for a house of this age and condition.**

Section F Important note

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

Section G Additional comments

The following additional comments are noted:

SUMMARY-

From an overall VISUAL ONLY inspection of the Building, it currently appears to be STRUCTURALLY SOUND at the time of the inspection.

In context of the Buildings age and on the completion of the recommendations and repair work required as noted, I would consider the Building to be currently in FAIR CONDITION AND REPAIR.

While all care is taken to report on the house thoroughly, it is recommended to have a second opinion from a Qualified Builder or Engineer for possible building defects that may not have been noted in this report as some defects may not have been sighted.

Section H Annexures to this report

Any photos taken on day of Report.

Section I Certification

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

Authorised Signatory:

A handwritten signature in black ink, reading "JN Boatfield". The signature is written in a cursive, flowing style.

Name: Jeff Boatfield

Date of issue: 20-April-2020



ROOF SHEETING-

The roof sheeting and gutters appears to be in a **SOUND** condition.

There are some minor defects that is typical and normal for the age of the building.

Ensure that the gutters are kept free of leaves and dirt.

Periodically inspect the roof sheeting for any possible water leaks that may develop over a period of time.



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The roof sheeting and gutters appears to be in a **SOUND** condition.

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Ensure that the gutters are kept free of leaves and dirt.

Periodically inspect the roof sheeting for any possible water leaks that may develop over a period of time.



The metal apron flashing to the pergola area where it meets the roof tiles, has been carried out to a tradesman like standard and is in a good condition.

There are a number of areas that have had silicone applied to the joints laps. This silicone will eventually perish and need to be reapplied.



The lead flashing to the fireplace flue in good condition. There was no splitting to the lead flashing.



There is a hairline crack to a roof tile on the left-hand side of the building. It would be recommended to have this tile replaced or initially apply Silicon to this crack.



SOLAR PANEL-
The Solar panels appear to be visually in a good condition. It would be recommended to have a service agent inspect and test to confirm that the unit is working correctly and if there are any issues that could not be visually detected at the time of the inspection. It is suggested to have the solar panel washed regularly to maintain full efficiency.



The carport roof is in a good condition and is structurally sound.



Several of the gutter brackets have popped out of the gutter. These brackets will need to be adjusted. Seek further advice from a roof plumbing contractor or Handyman.



Generally the roof tiles are in a good and sound condition. There are several areas that have hairline cracking to the mortar joints on the ridge capping. These cracks are still watertight but would recommend to have these areas repaired in the future to maintain the integrity of the roof.



The external of the shed is in a good condition. The Alsynite roof sheeting is starting to show signs of aging. Eventually these alsynite sheets will need to be replaced.



TREES-

There are trees and shrubs around the house. It would be highly recommended to remove the trees or shrubs away from the building.

Their root system can cause movement to the footing system. This can cause cracking to the plasterboard and brick work within the house.

Having plants and trees near the house can also attract Termites into the building and obstruct visual inspection of the external walls.



ROOF CAVITY CYPRESS-

The roof cavity appears to be in a **SOUND AND GOOD** condition.

Not all areas of the roof cavity were inspected at the time of the inspection due to restrictive access to some areas.

The trusses are predominately constructed from **CYPRESS PINE** timber.

The wall frames are predominately constructed from **CYPRESS PINE** timber.

Periodically inspect the ceiling cavity for any possible water leaks and maintenance repair work that maybe required over a period of time.

Cypress would Pine is a Termite resistant timber that generally in most cases would **NOT** be eaten by Termites should they gain access to the Building.

Please note that there will be other types of timber species in the house that Termites will eat if they were to gain access into the house, e.g. door frames, mouldings and plasterboard. See pest report for more detail.

See foot notes regarding other species of timber used in houses.



The roof framing appears to be in a good condition and structurally sound for the age of the building. There were no significant structural issues noticed at the time of the inspection.

This type of construction is typical for the age of the building.



DRY ROT-

There were several minor areas that have dry rot on timber mouldings and Facia boards to the outside of the house. This is caused by moisture seeping into the timber over a long period of time and is most likely caused from poor painting standards.

Monitor these areas and repair as necessary.

This can normally be fixed by a Carpenter and a Painter.



DRY ROT-

There were several minor areas that have dry rot on timber mouldings and Facia boards to the outside of the house. This is caused by moisture seeping into the timber over a long period of time and is most likely caused from poor painting standards.

Monitor these areas and repair as necessary.

This can normally be fixed by a Carpenter and a Painter.



The inverter for the solar panels was working at the time of the inspection. The unit is currently producing electricity back into the grid. There does not appear to be any issues with this unit.

It would be suggested to confirm with a solar panel service agent.



The colorbond fences appear to be structurally sound and in a good condition.



The timber fence on the left-hand side of the property is showing signs of decay and aging.

This fence is going to require repair work or possibly replacing in the future.

Seek further advice from a fencing contractor.



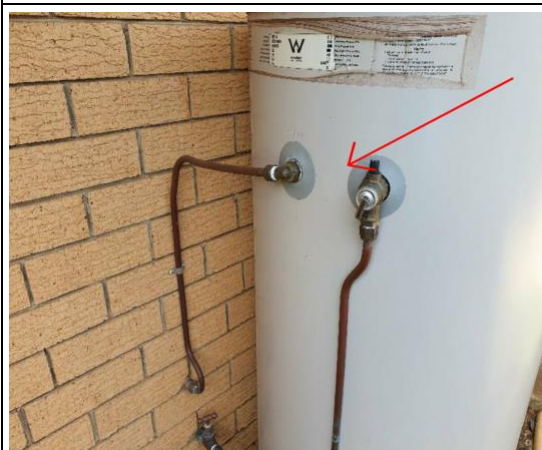
HOT WATER SYSTEM-

The Hot water system appears to be in a GOOD condition for the age of the unit.

The age of the Hot Water System is approximately 8 years old.

Confirm the working condition of the unit with a Plumber or service agent.

Note- The average age of a Hot water system if maintained is 15 to 18 years. After this time frame, the unit may need to be replaced. This is to be done by a Plumber.



TEMPERING VALVE.

This hot water system does not have a tempering valve installed. A tempering valve is designed so the water only reaches 55 degrees. This is so people cannot be scolded by hot water.

This would be a council requirement to have a tempering valve installed when the unit was installed. It would be recommended to have a Tempering Valve installed.

(The disadvantage of having a Tempering Valve, is the water will be cooler for when washing up and will be more difficult for removing grease.)

Seek further advice from a Plumber.



WEEP HOLES-

The weep holes to the brickwork are partially covered over by the concrete or garden bed. This can allow Termites to gain access into the building without being detected through the weep holes.

Remove the garden bed away from the weep holes so there is a 75mm clearance.

See Pest Report for further details if there is concrete breaching the weep holes.



CERAMIC FUSES-

The meter box does have an RCD safety switch. The safety switch was not tested at the time of the inspection. Basic testing was carried at the time of the of the inspection but it is recommended to have an Electrician inspect and report on the electrical wiring, power points, lights and appliances to the house to confirm .

The meter box still has old style ceramic fuses installed that were used in the era when the house was originally built. These fuses are still compliant, but it would be SUGGESTED to update the fuses. These ceramic fuses can be exchanged with circuit braker fuses that do not use a fuse wire that are easily reset should the circuit braker trip and turn off.

This should easily be able to be installed by an Electrician. It is recommended to test the RCD safety switch every month.



The safety switch in the metre box was working at the time of the inspection and is compliant. This switch is showing signs of aging. It would be suggested to have this safety switch replaced in the near future to maintain the integrity and safety reliability.

Seek further advice from an electrician.



SHED.

The shed appears to be structurally sound and in a good condition from what could be visually seen.

It would be recommended to have a structural Engineer confirm the design of the shed that the metal framing are the correct sizes.

Confirm with council if the shed has building approvals in place.



The overflow pipe on the rainwater tank has not been installed. It would be recommended to have a Plumber install this downpipe on the tank and the water diverted away from the building.



BRICK WORK-

The brick work appears to be in a GOOD CONDITION. There was no cracking noticed or sighted at the time of the inspection. There is a possibility that there will be "Hairline cracking" to some areas of the brick work that may not have been noticed. Depending on the amount of hairline cracks, this is a typical occurrence. Monitor the brick work and seek advice from an Engineer should any cracking starts to develop in the future.



The barge boards at the front of the house are going to require painting to maintain the appearance and prevent dry rot occurring to the timber over time.



The fibro on the soffit at the front of the house is coming out of the joiner strip. This will need to be repaired by a carpenter.



The carport at the front of the building appears to be structurally sound and in a good condition. There is some minor wear and tear to the paintwork that is to be expected for the age of the building.

COUNCIL PERMITS-

It will need to be confirmed if this area has acquired council approval and building permits before going unconditional as this area may not meet council requirements with the Building code. Seek advice from your Solicitor.



Several of the PowerPoints were tested at the time of the inspection. There does not appear to be any issues or faults with the Power Points.

This will need to be confirmed with an electrician.



SMOKE ALARM-

The smoke alarm is still compliant but would suggest to have replaced with a new Photoelectric smoke alarm as it is almost out of date.

Also remove the old smoke alarm.

Test smoke alarms before moving in to make sure that the alarms are working correctly and have new Batteries installed.

The smoke alarms may not of been tested at the time of the inspection.

New smoke alarm rules started January 2017. Smoke alarms must be replaced once they are 10 years old with a Photo Electric type smoke alarm. Ensure that the Bedrooms do have a smoke alarm outside in the Hallway protecting the room from possible fires from the Kitchen area.

With new rules being phased in over the years, all houses must be compliant by having either hardwired or tamper-proof Lithium battery smoke alarms. Smoke alarms are to be installed in every bedroom and hallway.

This is to be completed by 2022 for rental houses and 2027 for owner occupied.

Seek further advice from an Electrician or visit www.qfes.qld.gov.au for more details.



The roller door was working at the time of the inspection. The door is tending to close by itself when not fully opened. It would be recommended to have this door adjusted.



The weather seal to the back door has fallen off and will need to be reinstalled.



The sliding door in the garage has come off the track and would not open. Seek further advice from a carpenter.



The cooktop on the stove was working at the time of the inspection.
The door on the oven would not close fully and will need to be adjusted.



The range hood above the stove was not working at the time of the inspection. This rangehood will most likely need to be replaced.



The light shade to the ceiling fan in the main bedroom is not installed.



The cupboard doors in the main bedroom are out of alignment and will need to be adjusted.



There was no moisture or water leaks located behind the shower when tested with a moisture metre. There was no signs of swelling to the moldings on the outside of the shower at the time of the inspection.



The water was flowing away when tested. There does not appear to be any blockages to the drainpipes.



The rubber seals to several of the windows is coming away from the aluminium frame.

It would be recommended to have these seals replaced to maintain the windows.



TOILET HINGE.

The hinges on the toilet door are the incorrect type of hinge to be used on a toilet door. These hinges are to be a "lift off hinges". This is so the door can be removed in case of an emergency.

Seek further advice from a carpenter to have installed.



WEAR AND TEAR-

There are normal wear and tear marks throughout the building that is to be expected.

This can include minor dents to the walls, hairline cracks to the plasterboard walls and ceilings, dirt marks, ect throughout the building on the internal walls and ceiling.

This is FAIR for a house of this age that has been lived in. Not all defects have been noted in the report due to being minor defects.



COUNCIL PERMITS-

Closed in Pergola area.

It will need to be confirmed if this area has acquired council approval and building permits before going unconditional as this area may not meet council requirements with the Building code. Seek advice from your Solicitor.

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

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

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

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

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

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

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

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

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

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

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

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

"Minor Defect" A defect other than a Major Defect.

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

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

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

Terms on which this report was prepared

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

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

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

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

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

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

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

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

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

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

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

LIMITATIONS

The Client acknowledges:

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

EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

TOOWOOMBA HOUSE INSPECTIONS & REPORTS

Foot Notes

Asbestos

Asbestos was used commonly in the Housing Industry around the years of 1940 to 1990. It was used in many building products such as Fibro Sheeting, Lino Floor Coverings and Drainage Pipes just to mention a few.

Asbestos products are safe providing that the product is not broken and kept well painted and maintained. If the Fibro is broken or sanded, this can cause the Asbestos dust to become air born. If the dust is inhaled, it can become harmful to your health.

If there is ever to be renovation work carried out and there is possible Asbestos products in the building, it is recommended to have a sample of the product tested by a certified Asbestos testing company before starting any work.

If holes are to be cut into Asbestos Fibro for some reason, it is very important that the material is kept wet to stop dust particles from floating in the air. Seek further advice from a competent licenced person for more advice.

Asbestos can only be tested in a laboratory to confirm exactly what type of material it is.

Contact the following company to arrange a confirmation test. Test cost approximately from \$50.00

Asbestos Testing- **COHLABS 07 3015 7555** (There are also several other companies that also do testing).

For more detail visit - www.asbestossafety.gov.au

Lead based paint

Lead paint was used in Buildings up to approximately 1985. Lead based paint is not very common to find in buildings as they have most likely been painted since.

The lead paint can still exist if the building was originally painted with lead based paint and has been painted over. This is when it is important to confirm before sanding is commenced.

The dust particles caused from sanding lead based paint can be harmful to your health if breathed in over a period of time.

If there is going to be sanding carried out to the paint work it is highly advisable to purchase a test kit from a reputable paint store to confirm if the paint contains lead or not.

Seek advice from a Painting Contractor or Supplier if you have any doubt about what type of paint has been used.

For more information on lead based paint visit www.worksafe.qld.gov.au

Smoke Alarms

Test smoke alarms before occupying the house to confirm that the alarms are working correctly. It would be recommended to have new batteries installed at settlement. Check the date on the smoke alarm to confirm the unit is less than 10 years old.

The smoke alarms may not have been tested at the time of the inspection.

New smoke alarm rules commenced January 2017. Smoke alarms must be replaced once they are 10 years old with a Photo Electric type smoke alarm. Ensure that the Bedrooms have a smoke alarm outside in the Hallway protecting the room from possible fires from the Kitchen area.

With new rules being phased in over the years, all houses must be compliant by having either hardwired or tamper proof Lithium battery smoke alarms. Smoke alarms are to be installed in every Bedroom and

Hallway.

This is to be completed by 2022 for rental houses and 2027 for owner occupied.

Seek further advice from an Electrician or visit www.qfes.qld.gov.au

Minor Defects

Houses and Units that have been lived in before will most likely have dirt marks, blemishes, chips on paintwork, bumps, dents and scratches on surface areas and fixtures. These minor defects will not be noted in this report. Minor defects are to be expected for the age of the premises.

Surface water ponding against the building

Ensure water does not pond against the House or Unit. During rainy conditions monitor around the building and inspect to see if water is flowing away and not towards the building. Divert the water away from the building if this does occur. Seek the advice of a Plumber or Builder.

Plumbing and Electrical comments

The Building Inspector is not a licenced trades Plumber or Electrician. Any comment made in this report regarding Plumbing or Electrical issues does not necessarily mean it has been done to the Australian standards or Council regulation requirements. Any comments made in the report are given only as general advice. Seek further advice from the appropriate trade.

Types of Timber used in Buildings

Cypress

Cypress timber is the most preferred framing timber used in constructing a building. Cypress timber is a natural Termite resistant timber as they do not like the resin in the timber. If Termites were to gain access to the house, there is a very low risk that there will be structural damage caused to the house frame. The Termites can still cause superficial damage to the house, such as damage to timber mouldings and plasterboard which normally can be repaired. Cypress timber is not ideal if exposed to the weather as it will eventually develop decay and dry rot.

Hardwood

This is a very good structural timber as it can be used outside in the weather and will take a long time for dry rot to occur. Hardwood is a very strong type of timber and is used in framing where strength is required.

Termites have been known to eat Hardwood. It is important to have the Termite Management System kept updated to avoid structural damage.

Pine

Pine timber is a common type of timber that is used in the construction industry. It is a good timber to use in constructing wall and roof trusses as it is light and easy to work with. It is widely used in houses and units as it is cheaper than Cypress and Hardwood timber and readily available as it is grown in plantation forests.

The main issue with pine timber is that it is susceptible to Termite attack. It is very important that the Termite Management System is in place and annual Termite inspections are carried out.

Pine is not an ideal timber to be exposed to the weather or moist areas as it will develop dry rot very quickly and therefore must be kept dry. If Pine is used outside, it will need to be kept well painted.

Treated Pine

This type of timber is a Pine species (as noted above) but has been treated with a chemical treatment to prevent Termites from eating the timber. This timber is the most commonly used in the construction of houses since year 2000. The chemical used to treat the Pine is designed to last for 50 years. The chemical will eventually deteriorate after this period of time. It is highly recommended to keep Termite Barriers updated to protect the treated pine timber. It is recommended to have annual Termite inspections carried out.

Disclaimer Statement

The Consultants written report is for the Clients purpose only and not for a third-party person.

Whilst all effort is given to detect water leaks from water and drain pipes including roof coverings, it would be recommended to have a Tradesman Plumber inspect these areas for possible defects that were not noticed at the time of the inspection.

It is recommended to have a Tradesman Plumber inspect underground drain pipes for possible blockages or damage caused by tree roots and other foreign matter to the waste water drainage pipes. Have a Plumber inspect the storm water drainage that is under the ground and that cannot be visually inspected. Testing of the drainage pipes were not visually inspected or tested at the time of the inspection.

It would be recommended to have a Tradesman Electrician to inspect the electrical wiring and fixtures for any possible electrical issues and to confirm that the wiring to the premises is compliant with relevant electrical standards. This is highly recommended in older style houses.

It is recommended to have a Solicitor carry out a Council Building search to the property to ensure that there are Council Building permits in place. This includes structures that have been added onto the Building or other structures that have been constructed such as Sheds to confirm that they have Council Permits in place.

If there are insulation batts installed to the ceiling space, it will not be possible to determine if the Plaster board ceiling is coming away from the ceiling trusses and is sagging or any other defects that may be covered by the insulation that cannot be visually inspected. The insulation batts were not moved at the time of the inspection.

It would be recommended to have a competent person remove and inspect for possible issues that were not noticed at the inspection.

Not all of the roof cavity will be inspected if there are restrictive access areas or safety issues. The roof void will only be inspected from the Manhole access area only and the roof cavity will not be inspected to every area of the roof cavity.

This is a visual inspection only and is not an intrusive type of inspection. (There will be no dismantling of the building to investigate, unless given permission from the seller of the property.)

The report does not cover the following areas - Termites, Electrical, Plumbing, Engineering, Swimming Pool Inspection and Council issues. It is recommended to have the mentioned Inspectors report on the property being inspected.

The Inspector will not be responsible for moving any type of furniture, objects or personal belongings and will not visually inspect that particular area. It is recommended to reinspect before settlement once the house is fully vacant for possible defects that were not noticed at the time of the inspection.

Jeff Boatfield trading as Toowoomba House Inspections and Reports will not be held liable for any repair or rectifying work or any form of financial compensation for inspection work done with compiling this report on the mentioned property that has not been noted or mentioned in this report.

There is a HIGH possibility with the Building Inspection carried out that not every defect will be noted or mentioned in this report. Whilst all effort is humanly made to identify problem issues for the client to be aware of, there is a high possibility that some defects will be missed, whether it is an obvious or hidden defect.

Some of these defects do not become apparent until the house has been lived in and may have been missed in the report.

It is recommended to have a follow up Building inspection by another independent Inspector for a second opinion.

Refer to Australian Standard AS4349.1 2007

TOOWOOMBA HOUSE INSPECTIONS & REPORTS

If you require any work carried out to your property, this is a list of Tradesman that I use or know of and would recommended.

Please note- I do not receive any commission from these people for referrals and take no responsibility for their work that has been carried out.

Before engaging any work, ask for a quote or an estimate and what is included in the price.

Carpentry work- Harry Wheeler 0427 703 258

Builder- Nathan James 0448 177 776

Builder- Graham Neilson 0412 532 025

Electrician- DD Chill and Electrical 0439 780 869 Dan Reisinger

Electrician- Dean Hollands 0422123 498

Plumber- Paul Flanagan 0418 717 321

Plumber- Derek Holstein 0409 795 169

Plasterer- Small Jobs- Pat Wilson 0427 309 345

Plasterer- Larger jobs- Rob Bellinger 0419 782 911

Painter- Simon Cockburn 0408 067 511

Painter- Justin King 0418 788 835

Bricklayer- Ross Long 0417 748 583 (Small jobs and repair work)

Floor Tiler- Gavin Williams 0418 453 319

Floor Tiler- Paul Jurgs 0400 018 773

Roof Tiler- Paul Collins 0418 716 548

Bob cat work- Steve Brosnan 0428 724 994

Concreter- Steve Walk 0417 704 740

Cabinetmaker- Focus on Kitchens 07 4633 0069

Fencing and retaining walls- Bernie Moffatt 0417 742 757

Fencing and retaining walls- Chris Whale 0428 148 526

Air conditioners- DD Chill and Electrical 0439 780 869 Dan Reisinger

Shower & Fly screens-	Bradnam's Windows 07 4634 5366
Cabinet Maker-	Focus on Kitchens 07 4633 0069
Cabinet Maker-	C & N Wicks Joinery 07 4632 3277
Handyman-	Mick the Handyman 0438 569 042
Engineer-	Reid Consultants 07 4639 2800
Engineer-	Baker and Rossow 07 4638 5655
Asbestos Testing-	COHLABS 07 3015 7555
Roofing Contractor-	Mark Siebuhr 0409 482 068
House Re Stumping-	Glenn Myers 0419 730 902
Gutter leaf Guards-	0419 669 792
House washing-	0419 669 792