



Pre-Purchase Building Inspector  
Builder/Carpenter/Joiner QBCC No: 79725  
Pool Safety Inspector QBCC No: 100579  
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## Inspection Details

Inspection Address: [Inspection.StreetName&Number] [Inspection.Town/City]

Inspection Date: [Inspection.Date]

Inspection Time: [Inspection.Time]

## Client Details

Client Name: [Client.FirstName] [Client.LastName]

Client Address: [Client.StreetAddress]  
[Client.City] [Client.PostalCode]

## Scope and Limitations of the Building Inspection and Report

The inspection will be carried out in accordance with AS4349.1-2007 Inspection of buildings (Property Inspections-Residential buildings) The purpose of the inspection is to identify major defects, the incidence of minor defects and safety hazards associated with the property at the time of inspection.

The report is intended to be read as a whole. Please read the detailed inspection information and the Scope & Limitations of the Building Inspection & Report sections before reaching any conclusions regarding the condition of the property.

The inspection will be a **VISUAL INSPECTION ONLY** and give attention to the items listed in Appendix C to AS4349.1-2007. It will include the structures within 30 metres of the building and within the site boundaries including fences.

The inspection and report compares and determines the overall condition of the inspected building with buildings of similar approximate age and type constructed to the generally accepted practice at the time of construction in its location, which has been reasonably maintained, so there has been no significant loss to the strength and performance of the building elements.

The inspection and report will normally report on the condition of each of the following areas: The Exterior of the Building, The Interior of the Building, The Roof Exterior, The Roof Interior, The Subfloor, The Site

Where the property is a strata or similar title, only the interior and immediate exterior of the specified dwelling will be inspected by the inspector. The inspection will be as outlined in AS 4349.1-2007 Appendix B. Therefore, it is advised that the client obtain an inspection of the common areas prior to any decision to purchase

The report does not include an estimate of the cost for rectification of defects.

Areas for inspection will cover all safe and accessible areas

**THE PURPOSE OF THIS REPORT** is to identify major defects or faults in the building **visible on the date of the inspection** for the intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

The report contains a number of observations but is not intended to list every minor defect. Minor defects are common to properties and are generally attended to during routine maintenance, redecoration and or renovation. Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults may not be included. These items will depend on your personal requirements and budget. As previously mentioned the property age and type also needs to be taken into consideration.

## **Limitations**

### **Safe and Reasonable Access**

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

**Reasonable access shall be determined in accordance with the provisions of the following information:**

- **Roof Interior** – Access Manhole – 450mm x 450mm – Crawl Space – 600 x 600mm & accessible from a 3.6m ladder
- **Subfloor** – Access Manhole - 500mm x 400mm - Crawl Space – Timber floor – 400mm, Concrete floor 500mm
- **Roof Exterior** – Accessible from a 3.6m ladder

Reasonable access does not include the use of destructive or invasive inspection methods. Therefore cutting, or making access traps, or moving heavy furniture or stored goods is not part of this type of inspection. Access to these areas would be subject to a Special Purpose Report. The purchaser should be aware that if the dwelling is occupied the occupant's furniture and belongings may prevent full view of all areas.

Safe access is at the inspector's discretion and will take into account safety conditions existing regarding all areas of the property at the time of the inspection. For example but not limited to: temperature of confined spaces & dilapidation of the building elements.

### **Concealed Areas**

The inspection DOES NOT include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or 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 or any other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any other invasive procedures. Visible timbers will not be destructively probed or hit.

Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, I cannot comment on the condition of the surfaces obscured by these items or otherwise concealed

The assessment or detection of defects (including rising damp or 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.

Occasionally interested parties deliberately conceal defects to prevent detection. You agree I cannot be held responsible for defects deliberately concealed by other parties.

Accordingly, the Report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector.

### **Certification and Building Approvals**

Unless otherwise specified, no examination has been made of any documentation of any type. I have not referred to statutory authority records nor have I examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party. The Report IS NOT a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law or as a warranty or an insurance policy against problems developing with the property in the future.

**I highly recommend that the purchaser obtain a building and plumbing records search from the relevant local council to ensure that the property is compliant with all local government laws, The Building Code of Australia and Australian Standards and to ensure that the property has no missing approvals or outstanding requisites against the property**

### **Timber Pests**

The Inspector WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections, by a qualified, licensed and insured Timber Pest Inspector. If Timber Pest Damage is found then it is reported. The Inspector will only report on damage which is visible.

### **Water Penetration**

Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.

### **Fire Protection Equipment & Ordinance Requirements**

These are not covered in the report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.

### **Hazardous Materials & Contamination including Asbestos**

Many building products with an asbestos cement component were in use prior to 1980 and are considered safe if left in their present state. The main concern with asbestos products is in relation to the sprayed Limpet Asbestos fibres which were generally used for acoustic and heat insulation in commercial buildings and these should not be tampered with before seeking expert advice. If asbestos is noted as present within the property then it is recommended that the Purchaser seek advice from a qualified asbestos expert regarding formal identification, safety risk, the amount and importance of removal and the cost of sealing or removal.

My inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.

### **Mould (Mildew) and Non-Wood Decay Fungi**

No inspection or report will be made for mould and non-wood decay fungi. It would be advisable to consult a specialist should this be mentioned in the Report.

### **Retaining Walls & Structural Columns**

I am not an engineer. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.

### **Appliances**

Reports DO NOT cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.

### **Cracking/Settlement/Movement & Structural Integrity**

Any cracking reported should be monitored for further movement. If further movement is noted, a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.

When reference has been made in the Report to cracking, settlement, movement or an opinion has been provided on structural integrity, **it is important to note that I am not an expert in this area** and my advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made relative to such matters.

### **General**

Windows and doors are randomly checked for correct operation. In many cases access to windows is restricted by window treatments, furniture or security locks. Older style timber windows can sometimes bind with the frame, generally due to paint build up. This is viewed as a general maintenance issue.

The condition of painted surfaces is often a subjective matter. Areas that appear to be acceptable when furnished may not always be considered so when devoid of obstructions. Paint work is normally not considered in Property Inspections and Reports. The opinions provided in my report are of a general nature only, given that there can be significant differences in the condition of painted surfaces in each area of the property. The reader of the report is urged to conduct their own detailed inspection before reaching a conclusion regarding the acceptability of painted surfaces.

To prevent wood decay of timber surfaces and deterioration of metal components, the condition of these surfaces should be monitored and repainting carried out regularly. Corrosion of any metal roof sheeting should be repaired, treated and painted to avoid water leakages. Painted surfaces can

mask areas where building elements have deteriorated. My visual inspection may not detect instances where this has occurred.

If a wet area was not in service prior to and or at the time of inspection and no elevated moisture readings were recorded by the pest inspection, or there was no visible evidence of water leakage, then it is entirely possible that an existing water leak will remain undetected.

The Inspection WILL NOT include the following: 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); the operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work: durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.

### **Brokered Reports**

No Responsibility will be taken for the inspection and reports supplied by others brokered by me on your behalf.

### **Special Purpose Reports and Invasive Inspections**

Where my report recommends another type of inspection including an invasive inspection and report or assessment then you should have that inspection carried out by a suitably qualified specialist. If you do not follow these recommendations, you agree and accept that you are responsible for any financial loss on your failure to act on my advice.

### **Third Parties**

This report is compiled solely for the client named on the report. Any third party relying on the report in whole or part does so entirely at their own risk.

### **Sale of the Report**

The Report may NOT be sold or provided to any other person without my express permission. If I give permission I may at my own discretion allow the report to be given on specific conditions. Fees may apply. I hold the right to supply the report to whomever I choose however I am not required to do so.

### **Complaints Procedure**

Most problems and or misunderstandings can be dealt with open conversation, however, should you have a complaint that you wish to have formally addressed please inform me as soon as possible in writing in order to address your concerns.

If you are still dissatisfied with the outcome, a Queensland Building and Construction Commission Complaints Form can be forwarded to you or obtained from the QBCC website.

## Definitions

**Access hole (cover)** means a hole in the structure allowing safe entry to an area.

**Accessible area** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

**Building Element** means a part of a building performing a particular function either singularly or in conjunction with other such parts.

**Client** means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "you/your" below)

**Defect** means a variation or fault in material or a component or assembled element that deviates from its intended appearance or function.

**Inspector** refers to Karen Logan of Karen Logan Building Inspection Reports

**Limitation** means any factor that prevents full achievement of the purpose of the inspection.

**Major defect** means a defect of such significance that without correction would not avoid Safety Concerns, loss of the intended practical performance of the building element or an additional decline in the existing condition of the property inspected.

**Minor defect** means a defect which is not a Major Defect.

**Person** means any individual, company, partnership or association who is not a Client.

**Property** means the structures and boundaries up to thirty (30m) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.

**Report** means the document and any attachments issued to you by me following my inspection of the property.

**Me/I** refers to Karen Logan of Karen Logan Building Inspection Reports that you have requested to carry out the property inspection and report.

**You/Your** means the party identified on the face page of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

## Agreement

You agree that in signing this document, you have read and understood the contents of the SCOPE AND LIMITATIONS OF THE BUILDING INSPECTION AND REPORT and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection and report at least 24 hours prior to the inspection date.

If you fail to sign this document and do not cancel the requested inspection, then you agree that you have read and understood the contents of the Scope and Limitations of the Building Inspection and Report and that I will carry out the inspection on the basis of this agreement and that I can rely on this agreement.

Cancellations made on the day of inspection will not be refunded.

I/we [Client.FirstName] [Client.LastName] have been provided with a copy of the Scope and Limitations of the Building Inspection and Report. I/we have read, understand and agree with the Scope and Limitations of the Building Inspection and Report.

*Signed* \_\_\_\_\_ *Date* \_\_\_\_\_