

20 Smith Road
COOEE BAY QLD 4703

Report Prepared: 18 January 2014
Inspector: Karen Logan



Karen Logan Building Inspection Reports
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Building Report

REPORT DETAILS

Property Inspected	20 Smith Road, COOEE BAY QLD 4703
Client	John Citizen 17 Brown Street GLADSTONE QLD 4680
Our Reference	000

Inspection Details

Inspection Date	17 March 2014
Time of Inspection	9.00am
Persons In Attendance	Karen Logan (Building Inspector) & David Cooper (Pest Inspector) John Citizen (Purchaser)
Weather Conditions	Fine
Recent Weather Conditions	Mostly Dry
Building Tenancy	Unoccupied
Furnished	No

Access for Inspection

Restricted access caused by stored goods, furnishings, window treatments, security devices, vegetation, duct work, confined spaces, insulation and other impediments may limit the scope of this inspection.

- Interior access is acceptable
- Ceiling cavity - access was restricted by: restricted crawl space
- Roof Exterior - was not accessible from a 3.6m ladder and therefore outside the scope of this report - further inspection of the roof would be subject to a special purpose report once safe access was determined

Report Summary

IMPORTANT - Please read the complete report and "Scope of Limitations" section before making any decisions with regard to the condition of this property.

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 have not been 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.

Having completed a visual inspection and assessment of the dwelling on the subject property it is my opinion that:

- The property is of an **Average Condition** giving consideration of similar buildings of age and type in its location

Definitions:

Above Average – The overall condition of the building is above that consistent with dwellings of approximately the same age and construction in its location. Most items and areas are well maintained and show a reasonable standard of workmanship when compared to similar buildings of age and construction

Average – The overall condition of the building is consistent with buildings of approximately the same age and construction in its location. There will be areas or items requiring some repair or maintenance.

Below Average – The building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Please Note: It is not uncommon for council approved buildings, or subsequent additions to not have building and or plumbing finals completed. It is highly recommended that the purchaser contact Livingstone Shire Council for confirmation that all required building and plumbing finals have been completed.

Description of Property

Type of Development

- Free Standing Domestic Dwelling

Upper Floor

- Living room
- Dining & Stairs area
- Kitchen
- Hallway
- 2 Bedrooms
- Study/other off Bedroom 2
- Bathroom with toilet
- Toilet
- Enclosed verandah area
- Verandah

Lower Floor

- Entry, Internal Stairs & Living area
- Kitchen
- Laundry area
- 3 Bedrooms
- Hallway
- Study nook
- Bathroom
- Toilet
- Patio
- Double Carport
- Storage room

Roofing

- Cut hardwood construction
- Corrugated metal roof covering

Exterior Walls

- Timber frame with weatherboard cladding to the upper floor and corrugated metal sheeting to the lower floor

Interior Walls & Ceiling Linings

- Timber frame with masonite/cement sheet and timber strip linings to the upper floor and mostly plasterboard to the lower floor

Flooring

- Floor construction - concrete slab to the ground floor, suspended timber to the upper level with some steel bearers

Motor Vehicle Accommodation

- Double carport

Other Structures & Services

- Retaining walls
- Electric hot water service
- Gas supply
- Tool Shed

Approximate age of the Building

- The original building appears to have been constructed in the early stages of the last century. It is also possible that the building may have been moved from another location to its present site. It appears that renovations have been recently completed within the last 10 years. Further information regarding the building, particularly the recent renovations may be obtained from Livingstone Shire Council records by way of a building records search.

Scope of Inspection and Standard Indicators

This report is written considering the Australian Standard AS4349.1—2007 Inspection of buildings (Property Inspections—Residential buildings) and is the result of a VISUAL INSPECTION ONLY - IT IS INTENDED TO BE READ AS A WHOLE.

The report is not designed to quantify features of the property; rather it is our role to conduct a thorough visual inspection and report only on areas of concern and identify critical defects or faults for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

When reading this report, the age of the building needs to be taken into consideration. Some items may not have been detailed, as they are considered a normal occurrence or general wear and tear for a building of this age. Electrical appliances and utilities such as water reticulation, electrical wiring or gas installations, swimming pool and spa equipment were not tested. Qualified technicians should be consulted in regard to these items.

Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults will not be detailed.

The Property Inspector uses three terms when describing the standard of a building or a particular item being scrutinised. They are:

Acceptable - The feature or area subject to comment is, in the inspector's opinion, of sufficient standard to not require any remedial or repair work. There may be minor imperfections in the finish. Some surfaces may benefit from cleaning or retouching.

Fair - The feature or area subject to comment is, in the inspector's opinion, usable but has deteriorated and would benefit from remedial or repair work. For instance, painting may be required, render may require patching, and door or window fittings may require adjustment or repair.

Poor - The feature or area subject to comment, in the inspector's opinion, requires substantial remedial or repair work, or replacement. Faults are major and possibly structural. Repairs are considered necessary rather than discretionary.

Note

All of the above terms are used having regard for the age, quality of workmanship, style and type of construction of the building being inspected. For example, the features and finishes considered "Acceptable" in a 50 year old building are not necessarily going to be so in a modern dwelling. A new or near new building without significant defects would usually be described as "Acceptable".

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishing or household items may be concealing defects.

What the Inspector Examines

To provide relevance and value for the reader, at the end of this report we have included a matrix showing aspects that are considered during an inspection. We recommend that you read this information to gain perspective about the detail of our examination. Comment on many items will only be provided in the event of an adverse finding worthy of mention.

For your information

Some comments made throughout this report may appear repetitive. However, this is designed to inform the reader that the elements commented on have been inspected.

Areas Inspected

If applicable and accessible

*The Site
The building Exterior*

*The Building Interior
The Roof Cavity*

The Roof Exterior

The Site

Driveways & Paths

Overall condition: acceptable

- Comments -
 - Mostly gravel paths and driveway



Retaining Walls

Overall condition: partially inspected – foliage reduced ability to inspect

- Comments -
 - The retaining wall on the R/H side of the property does have some significant deterioration requiring repair



Surface Water Drainage

Overall condition: acceptable

Tool Shed

Overall condition: fair

- Comments -
 - The structure appears to require additional fixings and some repairs – recommend consultation with licenced builder for further assessment and repair



Carport

Overall condition: acceptable/fair

- Comments -
 - There is some deterioration of the timber architrave, skirting & jamb requiring repair



Fences

Overall condition: not inspected, I cannot apply a condition

- Comments -
 - Most of the fences were significantly obscured from view by vegetation - further investigation once, vegetation was removed, would be beneficial to determine the condition of the fencing



The Building Exterior

External Walls

Overall condition: acceptable

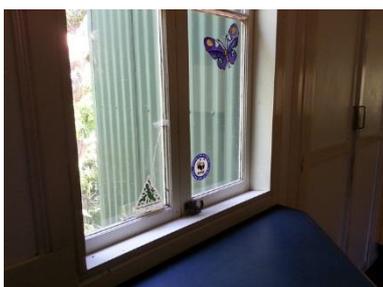
- Comments -
 - The installation of blocking between the joists at the area under the front upper floor entry and the rear verandah would be beneficial to prevent access by vermin to the lower floor ceiling
 - There is some minor deterioration of the weather boards at the external corners – recommend maintaining paint finish to prevent further deterioration



External Doors & Windows

Overall condition: acceptable/fair

- Comments -
 - There are missing windows to the upper floor toilet, enclosed verandah & bathroom requiring installation to prevent water from entering the building
 - There is broken glass to the windows at the dining area & kitchen requiring repair
 - There is missing window latches to the kitchen windows facing the verandah
 - The flyscreen frame is binding on the wall at the dining room
 - There is door furniture missing to the door opening from the dining room/stairs to the verandah that would benefit from installation
 - The door from the laundry requires painting
 - The front entry door lock to the upper floor was not operational at the time of inspection requiring repair



Verandah – Upper Level

Overall condition: acceptable/fair

- Comments -
 - There is a baluster missing to the balustrade requiring installation
 - The gable end over the kitchen windows is incomplete requiring completion
 - The joists protruding from the verandah would benefit from cutting for aesthetic purposes



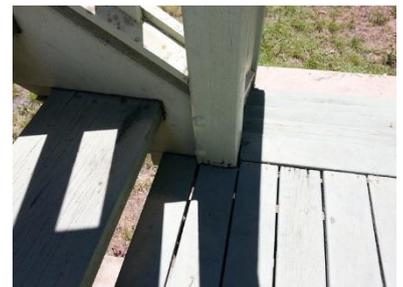
Rear Patio – Lower Level

Overall condition: acceptable

Front Stairs

Overall condition: acceptable/fair

- Comments -
 - There is a baluster missing requiring installation
 - There is some minor deterioration of the base of the post at the landing that would benefit from repair
 - The newel posts are cracked at the base of the stairs – recommend monitoring for any further deterioration or movement and repair as required
 - The top of the stairs at the entry doors requires the installation of a nosing board for completion





External Plumbing

- Comments -
 - There is a temporary tap fitting outside the lower floor toilet requiring completion – installation of tap and flange over the pipe penetration to prevent water from entering the wall



The Building Interior

Bedroom 1 – Upper Level

Overall condition: acceptable/fair

- Comments -
 - There is damage and excessive flex in some of the flooring most likely caused by damage to the tongue and grooves of the flooring boards that may not withstand heavy point loads – recommend consultation with a licenced builder for further assessment and repair as required



Bedroom 2 – Upper Level

Overall condition: acceptable/fair

- Comments -
 - There is damage and excessive flex in some of the flooring most likely caused by damage to the tongue and grooves of the flooring boards that may not withstand heavy point loads – recommend consultation with a licenced builder for further assessment and repair as required



Bedroom/Study – Upper Level

Overall condition: fair

- Comments -
 - There is some previous termite damage to the flooring requiring repair
 - Generally the floor boards are rough sawn causing the floor to be of an uneven finish with excessive gaps which may allow water and dust etc. to affect the ceiling below – consideration may be given to replacing this flooring



Bedroom 3 – Lower Level

Overall condition: acceptable

- Comments -
 - There is some minor distortion of the plasterboard in the top L/H corner of the room that would benefit from repair on the next re-paint – also recommend monitoring this area for any further deterioration
 - The wardrobe would benefit from the installation of doors to protect contents from dust and sunlight



Bedroom 4 – Lower Level

Overall condition: acceptable

- Comments -
 - The wardrobe would benefit from the installation of doors to protect contents from dust and sunlight



Bedroom 5 – Lower Level

Overall condition: acceptable

- Comments -
 - The wardrobe would benefit from the installation of doors to protect contents from dust and sunlight



Bathroom – Upper Level

Overall condition: acceptable/fair

- Comments -
 - This bathroom appears to have been recently renovated however it appears that no consideration has been made for waterproofing – the area appears to rely heavily on the seals around the vinyl floor covering to prevent water from affecting the ceiling below, the flooring & timber bearers & joists and the adjacent flooring in the enclosed verandah – regular monitoring of the seals and vinyl would be required to prevent water damage
 - Generally a window is required to prevent water from entering the building
 - There is a tile missing behind the toilet that would benefit from installation



Bathroom 2 – Lower Level

Overall condition: acceptable



Toilet – Upper Level

Overall condition: fair

- Comments -
 - The door is binding on the door jamb requiring adjustment
 - The skirting tiles are incomplete and would benefit from completion
 - The junction between the wall and ceiling is incomplete requiring a finishing moulding
 - Generally a window is required to prevent water from entering the building
 - There is some deterioration of the taps and basin however still functional



Toilet 2 – Lower Level

Overall condition: acceptable/fair

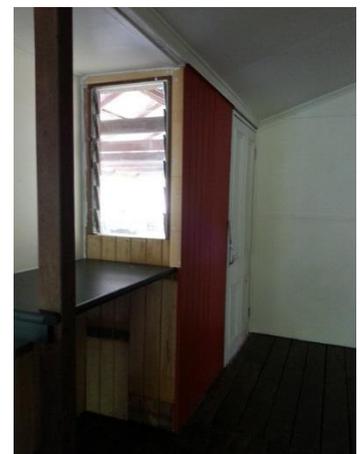
- Comments -
 - There is some deterioration of the architrave at the base of the door jamb requiring repair



Kitchen – Upper Level

Overall condition: acceptable

- Appliances - not tested -
 - under bench oven
 - gas cook top
- Cabinets - acceptable
- Benchtop - acceptable
- Splashback - acceptable
- Comments -
 - Some areas of the walls, posts and cabinets are un-painted and would benefit from completion
 - Also see 'External Doors and Windows'



Walk In Pantry

Overall condition: acceptable

Kitchen 2 – Lower Level

Overall condition: acceptable

- Appliances - not tested -
 - dishwasher
 - electric cook top
- Cabinets - acceptable
- Benchtop - acceptable
- Splashback - acceptable



Dining Room – Upper Level

Overall condition: acceptable/fair

- Comments -
 - The flyscreen frame is binding on the window requiring repair
 - The wall over the internal stairs requires patching and re-painting
 - Generally the floor boards are rough sawn causing the floor to be of an uneven finish with excessive gaps which may allow water and dust etc. to affect the ceiling below some of the boards are loose and or damaged requiring repair – consideration may be given to replacing this flooring





Living Room – Upper Level

Overall condition: acceptable

- Comments -
 - The door furniture requires adjustment for effective operation
 - There is a hole cut in the wall lining that would benefit from finishing mouldings



Living Room 2 – Lower Level

Overall condition: acceptable/fair

- Comments -
 - There is some delamination of the door to the study nook caused by the hinge screws requiring repair
 - There are some significant cracks to the concrete floor– recommend monitoring these cracks for any further deterioration





Hallway – Upper Level

Overall condition: acceptable



Hallway 2 – Lower Level

Overall condition: acceptable



Enclosed Verandah Room

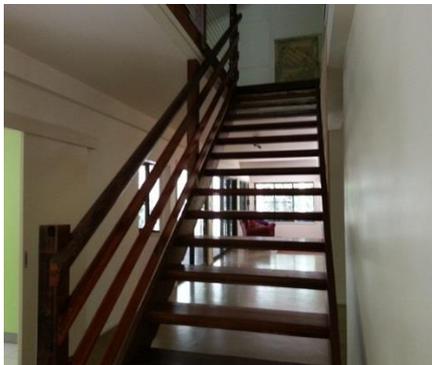
Overall condition: acceptable/fair

- Comments -
 - The floor boards at the toilet/bathroom end of the enclosed verandah are rough sawn causing the floor to be of an uneven finish with excessive gaps which may allow water and dust etc. to affect the ceiling below some of the boards are loose and or damaged requiring repair – consideration may be given to replacing this flooring
 - The remainder of the flooring to the area will still allow water to penetrate to the ceiling below – consideration may be given to covering or sealing the gaps in the flooring to prevent water penetration
 - There is a significant lip to the flooring (pictured below) that would benefit from repair
 - Generally the french doors have only been partially re-painted. Some of the doors require new putty to be installed and there is a missing glass pane to the door for bedroom 2 requiring replacement. Most of the doors require the installation of door latches etc.
 - The air conditioning conduit would benefit from extension to the floor to protect the pipes and power cable



Steps and Stairs Internal

Overall condition: acceptable



Store Room

Overall condition: acceptable

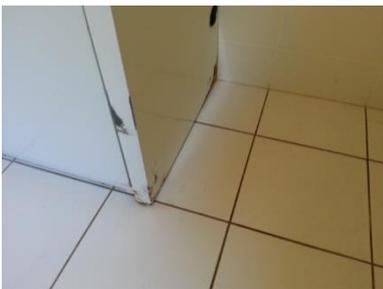
- Comments -
 - The skirting board beside the pedestrian door requires re-fixing



Laundry – Lower Level

Overall condition: acceptable/fair

- Comments -
 - There is some deterioration of the architrave at the base of the door jamb that would benefit from repair
 - The laundry tub requires fixing and sealing to the wall
 - There is some minor deterioration of the laundry tub cabinet that would benefit from rust treatment to prevent further deterioration



The Roof Space

Overall condition: acceptable

- **Roof Construction** - acceptable
 - Cut hardwood construction
- **Roof Covering Underside** - not inspected, I cannot apply a condition due to the installation of blanket insulation installed under the roof sheet
- **Insulation** -
 - 'Anticon' blanket type insulation installed under the roof sheet
- **Ceiling** - acceptable
- **Access - Roof Cavity** -
 - Ceiling cavity - access was restricted by: limited crawl space

The Roof Exterior

Overall condition: acceptable/fair

- **Access - Roof Exterior** - Roof Exterior - was not accessible from a 3.6m ladder and therefore outside the scope of this report - further inspection of the roof would be subject to a special purpose report once safe access was determined
 - Access was gained on a previous inspection to view the roof from the rear at the verandah only via a supplied extension ladder however I considered the ladder unsafe to access the roof
- **Roof Covering** - fair
 - Corrugated metal roof covering
 - There appears to be deterioration of the paint finish to the roof sheeting and in some areas the paint finish has been removed by tree branches brushing against the roof sheet – consideration may be given to re-coating the roof
- **Gutters, Downpipes, Flashing** - acceptable/fair
 - Some areas of the roof do not appear to be adequately guttered particularly at internal wall corners. The barge rolls do not end in the gutters – recommend consultation with a licenced roof plumber for further assessment
 - Some of the downpipes require downpipe brackets to fix the downpipes to the walls and post
- **Eaves, Fascia and Barge Ends** - acceptable/fair
 - There is an area at the junction between the kitchen roof and the verandah roof that is incomplete requiring repair
 - Some of the eaves appear to require blocking to prevent access by vermin
- **Vents & Flues** - not inspected, I cannot apply a condition





What Your Inspector Examines

To provide relevance and value for the reader, The following pages show (but do not limit) aspects of the property that may be examined, where visual inspection is possible. These items are considered as the inspector reviews each room or area. In many cases comment on a particular area will only be provided in the event of an adverse finding worthy of mention.

<p>Ceiling Construction</p> <ul style="list-style-type: none"> • sagging • dampness/water damage • cracking • cornices • defective lining • nail popping 		
<p>Wall Construction</p> <ul style="list-style-type: none"> • bulging • dampness/water damage • distortion (significant) • nail popping • cracking • defective lining • defective or damaged plaster/render <p><i>Note</i> <i>Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that we are not experts in this area and further advice should be obtained from a Structural Engineer.</i></p>		
<p>Floors, Coverings and Finishes</p> <p>Timber Floor Construction</p> <ul style="list-style-type: none"> • springy boards/sheeting • out of level • squeaky boards/sheeting • undulations • timber decay (rot) • dampness/water damage <p>Concrete Floor Construction</p> <ul style="list-style-type: none"> • cracking • out of level • dampness/water damage <p>Carpets</p> <ul style="list-style-type: none"> • wear • seam splitting • stains and marks • undulations • stretching • dampness/water damage <p>Hard Flooring</p> <ul style="list-style-type: none"> • wear • loose or drummy units • stains and marks • dampness/water damage • cracking 		
<p>Internal and External Doors and Door Frames</p> <ul style="list-style-type: none"> • binding doors • loose/badly fitting doors • defective hardware • damage • rotting/corroded frames 		

Timber and Metal Windows

- putty/glazing sealant
- loose/badly fitting doors
- fittings/hardware
- sills
- broken glass
- damage
- water staining of frames
- operation
- rotting frames or sashes (timber)
- rotting frames, corrosion (metal)

Note

Windows 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.

Paintwork

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 here 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 this 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 timber has deteriorated. Our visual inspection may not detect instances where this has occurred.

Wet Areas

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

- floor grade
- taps, basins, tubs
- drummy tiles
- sealants
- vanity
- fixtures and fittings
- floor waste
- leakage
- cracked/missing tiles
- shower leakage
- ventilation
- cistern/pan
- water hammer
- grout defects
- broken/cracked screen glass
- mirrors

Kitchen

- bench tops
- taps
- drummy tiles
- sealants
- cupboards
- leakage
- cracked/missing tiles
- ventilation
- doors & drawers
- sink
- grout defects
- excessive water hammer

Note

This report does 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.

Internal and External Staircases

- stringers
- newel posts
- handrails
- treads (goings)
- balustrades
- risers

Internal Roof Space

- framing
- party walls (if applicable)
- insulation
- sarking

Note

Sarking is a foil insulation/vapour barrier. Used in conjunction with bulk insulation, sarking provides an ideal insulation system for the control of heat and condensation. Sarking can only be installed during construction.

External Roof Covering, Gutters and Downpipes

- tiles/slates
- skylights
- valleys
- fascia boards
- sheet roofing
- vents
- guttering
- barge ends
- flashing
- flues
- downpipes
- eaves

Note

Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.

The stormwater system was not tested at this inspection. Blocked or non-existent stormwater drains are sometimes accountable for problems relating to roof drainage.

If noted, gutters that retain water should be cleaned and monitored to determine the extent of the problem. Constant immersion in water will result in accelerated deterioration of metal gutters. Re alignment of the gutters to facilitate better drainage may be required.

External Walls and Non Structural Retaining Walls

- bricks
- cracking/movement
- weep holes
- decay
- mortar
- dampness
- joint sealants
- render
- visible flashing
- perpend

Note

Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.

SCOPE AND LIMITATIONS OF THE INSPECTION

*Inspection of the subject property and this report has been completed considering Australian Standard AS4349.1—2007 Inspection of buildings (Property Inspections—Residential buildings) The inspection is a **VISUAL INSPECTION ONLY**.*

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

Limitation of Liability

Report on the property is on the date of inspection. No responsibility is accepted for any matter not existing or evident or for any deterioration occurring after the inspection date.

This inspection is completely visual. *Concealed areas where access is unavailable are unable to be inspected and are not reported on; such defects could include, but are not limited to:*

- *Breakage, blockage or interference with any concealed pipes, broken window mechanisms (sash cords) etc.*
- *Any part of the structure which is underground or concealed e.g. footings, wall framing, under floor coverings. Areas concealed by furnishings or stored goods etc.*

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.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building.

There has been no electrical, data, security or fire detection system testing or investigation.

Special Purpose Reports

*This Property Report does not contain any assessment or opinion in relation to any item which is the subject of a **Special Purpose Property Report**, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; Noise levels; Health and safety issues including, but not limited to the presence of asbestos, lead or other hazardous materials; Heritage concerns; Security or fire protection systems; Climate control or water heating systems; Analysis of site drainage apart from surface water drainage; Swimming pools and spas; Detection and identification of illegal and unauthorized plumbing work; Durability of exposed finishes.*

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.

*This report has been prepared as a result of a **VISUAL INSPECTION** of the building on the date stated and it is limited to the condition of those areas and sections of the building that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection.*

This report does not and cannot make comment upon: defects which may have been 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; the presence or absence of timber pests; gas fittings; 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.

Safe and Reasonable Access

AS 4349.1 – 2007 3.2.2 *The ability to safely access an area shall be determined by the inspector at the time of inspection, based on the conditions encountered during inspection. 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:

Area	Access Manhole MM	Crawl Space MM	Height
Roof Interior	450 x 500	600 x 600	Accessible from a 3.6 m ladder
Subfloor	500 x 400	Timber Floor: 400 Concrete Floor: 500	
Roof Exterior			Accessible from a 3.6 m ladder

Accordingly, this 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. This report is not a warranty against problems that may develop in the future.

Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

Purpose of This Report

The purpose of this report is to identify major defects or faults in the building for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

This 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 have not been included. These items will depend on your personal requirements and budget. The property age and type also needs to be taken into consideration.

Occupational Health & Safety Act

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Occupational Health and Safety Act,

The owners of workplaces must ensure that:

- *premises are safe and without risk*
- *plant and substances are used without risk*
- *workers are trained in OH&S, are aware of their obligations and do, in fact, act in a safe manner*

A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.

Safe Working Temperatures for the Inspector

When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to OH&S guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector decides that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.

Concealed Surfaces

The inspection did 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 did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been 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.

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 by this 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

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 which is freely available from Workcover. 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.

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

This report does 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

When reference has been made in this 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.

Electrical, Gas & Other Service Installations

I am not a licensed electrician, gas fitter or mechanical engineer. This report does not cover any matters relating to electrical and gas installations or any apparatus operated by electronic, mechanical or hydraulic means. You should satisfy yourself as to the operation and condition of any appliances or other installations. Any comments made in this regard are from general observation only.

Plumbing & Drainage

I am not a licensed plumber and a specialist inspection of the water service, plumbing and drainage system is excluded from this report. We recommend an inspection by a licensed plumber and drainer to identify any plumbing faults or drainage problems.

Pests

We strongly recommend that an independent inspection and report be obtained from a specialised, accredited Pest Inspector to determine whether the property is free from infestation (whether active or dormant).

Boundaries

Unless otherwise stated the inspector has not gained access to any neighbouring properties and is therefore unable to comment upon the external state of any boundary fences and walls.

Warranty and Use of This Report

This report is made solely for the use and benefit of the Client named in this report

NO LIABILITY or responsibility whatsoever, in contract or tort is accepted to any **Other Party** who may rely on the report wholly or in part. Any **Other Party** acting or relying on this report, wholly or in part, does so at their own risk.

The report is only an opinion of Karen Logan Building Inspection Reports and is valid for ninety (90) days from the date of inspection. No liability will be accepted or claims considered after the expiration of this period of liability.

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Signed on behalf of:
Karen Logan Building Inspection Reports



Karen Logan