

29 Brown Road
GRACEMERE QLD 4702

Report Prepared: 10 December 2013
Inspector: Karen Logan
1st Inspection



Karen Logan Building Inspection Reports
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Handover Report

REPORT DETAILS

Property Inspected	29 Brown Road, GRACEMERE QLD 4702
Client	John Citizen 2 Anderson Street THE GAP QLD 4061
Our Reference	000

Inspection Details

Inspection Date	10 December 2013
Time of Inspection	9.00 am
Persons In Attendance	Karen Logan (Building Inspector) & Bill Jones (Building Supervisor)
Weather Conditions	Fine
Recent Weather Conditions	Dry
Building Tenancy	Unoccupied
Builder	Quality Homes
Supervisor	Bill Jones – 0428 100 000

Description of Property

Type of Development

- Free Standing Domestic Dwelling
- Levels – one
- Kitchen & Living area
- Three bedrooms
- One bathroom and one ensuite
- Double Garage with Laundry in the garage
- Patio

Roofing

- Timber truss construction
- Corrugated metal roof covering
- Insulation batts to the ceiling

Exterior Walls

- Rendered and bagged block veneer

Interior Walls & Ceiling Linings

- Timber frame with plasterboard wall and ceiling linings

Flooring

- Floor construction - concrete slab

Motor Vehicle Accommodation

- Double garage with internal access

Other Services

- Gas hot water service
- Rainwater tank with pressure pump
- Air conditioning

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.

Location	Observation	Action
Exterior	External wall finish is transparent causing the cut in areas to stand out – re-paint external walls	Painter
	Re-paint downpipes	Painter
	Paint downpipe to rainwater tank and pipe to pressure pump	Painter
	Fix down pressure pump to the concrete slab	Plumber
	Fix wall domes flush to the wall	Plumber
	Repair wall at the wall dome of the pipe penetration to the pressure pump	Renderer
	Repair render at the base of the wall near the gas regulator	Renderer
	Install concrete pads for the gas bottles	Builder
	Install termite durable notice in meter box and at kitchen sink cupboard	Termite installer
	Install gas compliance plate at meter box or at regulator	Gas Installer
	Install drainage or divert air conditioner drain away from the building	Builder
	Seal sill tiles to door sill at the garage pedestrian door, front entry door and at the patio sliding door	Tiler
	Clean render from roof and remove loose screws, pop rivets etc	Builder
	Seal roof flashings to render	Builder
	Stabilise and seal the end of the gutter at front door entry	Builder
	Adjust gate latch on the R/H side of the building to close	Fencer
	Install pipe in the ground to stabilize gate bolt	Fencer
	Fill hole in ground beside patio slab	Builder
	Repair damaged concrete driveway slab at the footpath	Concretor
Interior	Remove protective film from front door glass	Painter

	Repair loose skirting and touch-up paint to hall, bedroom 1 & 2	Carpenter & Painter
	Complete final cleaning of walls, floors etc	Cleaner
Front Entry	Install striker plate boxes to prevent water from entering the wall cavity to the pedestrian door	Carpenter
	Adjust security screen to prevent catching at the top of the door	Installer
Bathroom	Complete tiling & seal between the skirting tile and door jamb/architrave	Tiler/Painter
	Seal between vanity cabinet and wall and touch-up paint	Painter
	Re-install toilet cistern flush to the wall	Plumber
Ensuite	Complete sealing at architrave & jamb both sides of the cavity sliding door	Tiler
	Seal between vanity cabinet and wall and touch-up paint	Painter
	Re-install toilet cistern flush to the wall	Plumber
	Repair loose tiles in the shower recess	Tiler
Living Area	Seal door frame of sliding door to floor tiles	Tiler
Kitchen	Seal benches to floor tiles and walls – touch-up paint as required	Painter & Tiler
	Remove plastic film from rangehood	Installer
	Seal rangehood to splashback tiles	Installer
	Seal sink to benchtop	Installer
Garage	Adjust cavity slider to close	Carpenter
	Repair jamb at striker plate for cavity sliding door and touch-up paint	Painter/Carpenter
	Install striker plate boxes to prevent water from entering the wall cavity to the external pedestrian door	Carpenter
	Install screws to hinges of external pedestrian door	Carpenter
Laundry Area	Paint/seal wall inside laundry tub	Painter
	Seal between skirting tiles and skirting boards	Painter

Painter to touch up **35** Blue markers

Specification Checked: **NO**

This house has achieved Practical Completion: **YES**

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 my role to conduct a thorough visual inspection and report only on areas of concern and identify defects or faults or incomplete items on behalf of the owner, insofar as a property inspector can reasonably identify those defects or faults.

The handover inspection identifies defects and incomplete items which would be required to be repaired or completed to the generally accepted standards & tolerances for residential construction prior to handover and after practical completion.

The report summary should be used to inform the builder of the areas of concern and as a request to rectify the defects, faults and omissions.

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 I am not an expert in this area and further advice should be obtained from a Structural Engineer.</i></p>

Floors, Coverings and Finishes

Timber Floor Construction

- springy boards/sheeting
- out of level
- squeaky boards/sheeting
- undulations
- dampness/water damage

Concrete Floor Construction

- cracking
- out of level
- dampness/water damage

Carpets

- wear
- seam splitting
- stains and marks
- undulations
- stretching
- dampness/water damage

Hard Flooring

- loose or drummy units
- stains and marks
- cracking
- dampness/water damage

Internal and External Doors and Door Frames

- binding doors
- loose/badly fitting doors
- defective hardware
- damage
- corroded frames

Timber and Metal Windows

- putty/glazing sealant
- loose/badly fitting doors
- fittings/hardware
- sills
- broken glass
- damage
- water staining of frames
- operation

Note

Windows are randomly checked for correct operation. In many cases access to windows is restricted by window treatments, furniture or security locks.

Paintwork

Generally the paint and plasterboard finishes are viewed 1500mm away from the surface. Defects identified are marked for the painter or plasterer for repair.

Wet Areas

- 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

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
- perpends

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 I am not an expert 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.

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 Handover 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.

I cannot see inside walls, between floors, inside skillion roofing, behind stored goods or any other areas that are concealed or obstructed. I did not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit.

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

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

Pests

Pest inspection does not form part of this report. I will check to ensure that the durable notice has been installed in the meter box and in the kitchen cupboard

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 (30) days from the date of inspection. No liability will be accepted or claims considered after the expiration of this period of liability.

This report supersedes any other report, verbal or written, given to you by this company in respect of this property. If items require clarification, please call me for assistance.

Signed on behalf of:

Karen Logan Building Inspection Reports



Karen Logan