

**KAREN LOGAN**

**Building Inspector**

Builder

Carpenter & Joiner

QBSA Lic. 79725

**Pool Safety Inspector**

PSC Lic. 100579



Email: [karentlogan@bigpond.com](mailto:karentlogan@bigpond.com)

[www.buildinginspectionreports.com](http://www.buildinginspectionreports.com)

33 Meiland Street

YEPPOON QLD 4703

Mobile: 0411 741 127

Phone: 07 4925 0315

Fax 07 4925 0316

# Inspection Agreement

## SCOPE AND LIMITATIONS OF THE BUILDING INSPECTION & REPORT

*As part of our undertaking to comply with **Australian Standard AS4349.1—2007** Inspection of buildings (Property Inspections—Residential buildings), it is important that our clients are made aware of the Scope and Limitations of our inspection and the subsequent report that is produced.*

### Scope of the Inspection and the 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 (details supplied at the end of this document). 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 a building of similar approximate age and type constructed to the generally accepted practice at the time of construction 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*

*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 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.

## Agreement

You agree that in signing the **Inspection Agreement** (supplied in the accompanying attachment), you have read and understand 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 on or before the delivery of the report.

If you fail to sign and return a copy of the Inspection Agreement to Me and do not cancel the requested inspection then You agree that you have read and understand 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.

## 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:**

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

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 occupants furniture and belongings may prevent full view of all areas.

Safe access is at the inspectors 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 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*

*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 owners or other interested parties deliberately conceal defects to prevent detection. You agree I cannot be held responsible for defects deliberately concealed by the owner or 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.*

### **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 by our 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 which is freely available from Workcover. If asbestos is noted as present within the property then it is recommended that You 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 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.

### **General**

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 prior to your contractual obligations, 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 and 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 Services Authority Complaints Form can be forwarded to you or obtained from the QBSA website.*

### **Definitions**

*In order for you to properly understand the Scope and Limitations and the Report it is important that you read and understand the following definitions:*

<b>Access Hole (Cover)</b>	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow entry to carry out an inspection, maintenance or repair.
<b>Accessible Area</b>	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection
<b>Appearance Defect</b>	Fault or deviation from the intended appearance of a building element
<b>Building Element</b>	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.  Note: For example supporting, enclosing, furnishing or servicing a building space.
<b>Client</b>	The person for whom the inspection is being carried out
<b>Defect</b>	Fault or deviation from the intended condition of a material, assembly, or component
<b>Inspections</b>	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reasonable conclusion as to the condition of the building
<b>Inspector</b>	Person or organization responsible for carrying out the inspections
<b>Limitations</b>	Any factor that prevents full or proper inspection of the building
<b>Major Defect</b>	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property
<b>Minor Defect</b>	A defect other than a major defect

<b>Serviceability Defect</b>	Fault or deviation from the intended serviceability performance of a building element
<b>Significant Item</b>	An Item that is to be reported in accordance with the scope of work of the inspection.
<b>Structural Defect</b>	Fault or deviation from the intended structural performance of a building
<b>Structural Element</b>	Physically distinguishable part of the structure Note: For example wall, columns, beam, connection
<b>Sub Floor Space</b>	Space between the underside of a suspended floor and the ground
<b>Roof Space</b> <b>Roof Interior</b>	Space between the roof covering and the ceiling immediately below the roof covering
<b>Site</b>	Allotment of land on which a building stands or is to be erected
<b>I/Me</b>	Karen Logan of Karen Logan Building Inspection Reports
<b>You Your</b>	Party identified on the Inspection Agreement and Building Report

### **Areas of Inspection**

To provide relevance and value for the reader, the following notes 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.

#### **Ceiling Construction**

- sagging
- dampness/water damage
- cracking
- cornices
- defective lining
- nail popping

#### **Wall Construction**

- bulging
- dampness/water damage
- distortion (significant)
- nail popping
- cracking
- defective lining
- defective or damaged plaster/render

*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 should be obtained from a Structural Engineer.*

#### **Floors, Coverings and Finishes**

##### **Timber Floor Construction**

- springy boards/sheeting
- out of level
- squeaky boards/sheeting
- undulations
- timber decay (rot)
- 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**

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

### Internal and External Doors and Door Frames

- 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.*

### **Paths, Paving and Driveway**

- cracking
- sinking
- movement
- alignment
- uplifting
- root penetration

## Fences and Gates

- palings/panels
- sagging
- rails
- timber decay (rot)
- posts

## Sub Floor

### Timber Floor Construction

- bearers & joists
- dampness
- cracked or leaking pipes
- framing
- drainage
- debris
- piers/stumps
- ventilation

### Suspended Concrete Floor Construction

- concrete condition
- debris
- cracked or leaking pipes
- cracking
- drainage
- dampness
- ventilation

#### *Note*

*If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.*

## Special Purpose Reports

*Improvements such as swimming pools and spas are subject to a Special Purpose Report and are not included in our inspection and reports. We recommend that a qualified technician be engaged to report on these items and to advise on current regulations relating to safety fencing and equipment.*

**Do not hesitate to contact us if you have questions about any aspect of our service. Have a great day!**