



# Building Inspections

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## Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

Clients Name: Queensland

Inspection Address: Hermit Park

Clients Address:

Phone No: M-  
H-  
W-

Email Address:

### Details of the Inspection Agreement

**Date of Agreement:** 09-June-2017

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

**Acceptance Criteria:** The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

**Are there Special Requirements / Conditions requested by the Client/Client's Representative regarding the Inspection and Report: No**

The following list details the Specific Requirements/ Conditions agreed to:

**Where there any changes to the Inspection Agreement: NO**

• **Date the Changed Agreement was accepted: N/A**

• **Time the Changed Agreement was accepted: N/A**

The following list details the changes to the Inspection Agreement requested:

**Details of the Inspection**

**Date of the Inspection:** 10-June-2017 **Time of Inspection:** 9:30:00 AM

**Weather Conditions at the time of Inspection:** fine

**Recent Weather Conditions** fine

**Building Furnished:** Yes

**Building Tenancy:** Occupied

**The Scope of the Inspection was to cover:** The Building and the property within 30m of the building subject to inspection.

**1. The Areas Inspected were:** The Building Interior, The Building Exterior, The Roof Space, The Roof Exterior, The Subfloor, The Site,

Other Areas Inspected were:

**2. The Area\*(s) NOT Accessible for any Inspection and the Reason(s) why were:**

**Further Inspection of these areas is strongly recommended once access has been obtained.** (No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts or any other obstructions to visual inspection.) parts of the roof void which have a low pitched roof or parts which are concealed by insulation and sisalation, roof voids which are not accessible by a manhole 450x400mm or greater. Areas concealed by concrete floors, eaves cavities, under low buildings, below ground, areas of low light and poor visibility, roofs with a high pitch and which are too high to access.

**3. The Area\*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:**

1. Areas which were concealed by household items and vegetation because access could not be gained to these areas.
2. Parts of the cupboards and wardrobes because house hold items obstructed access.
3. Parts of the roof interior and eaves interior because of restricted access.
4. The interior of the exterior and interior walls because of wall sheeting.
5. The property was furnished at the time of the inspection which restricted access to parts of the house.

**Further Inspection of these areas is strongly recommended once access has been obtained.**

**Therefore the Area(s) and/or Section(s) to which Access should be gained or fully gained are:**

1. Parts of the roof interior and eaves interior.
2. Parts of the cupboards and wardrobes.

**Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, has effected the Inspection are:**

**Details of Apparent concealment of possible defects:**

**Information provided to the Inspector that has a bearing on the Inspection and/or Report and who and when that information was provided:**

## Abbreviations:

The following abbreviations highlighted in **(bold)** will be attached to defects found in this report. Refer to this section for the full explanation of the abbreviations.

**(Carpentry repairs required):** It is recommended that a licensed carpenter inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Builders repairs required):** It is recommended that a licensed builder inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Plumbing repairs required):** It is recommended that a licensed plumber inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Plumbing & Tiling Waterproofing repairs required):** It is recommended that a licensed plumber and licensed tiler waterproofer inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Tiling Waterproofing repairs required):** It is recommended that a licensed tiler waterproofer inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Plastering repairs required):** It is recommended that a licensed plasterer inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

**(Electrical repairs required):** It is recommended that a licensed electrician inspect the defects, report on the scope of work required to repair or rectify the defects and quote a price for this work.

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## **Description and Identification of the Property Inspected:**

Type: Queenslander  
Height: High Set on Stumps/columns

### **Type of construction used on the property**

<b>Parts of the Building</b>	<b>Materials Used</b>
Foundation	Stumps & Columns
Stumps & Columns	Concrete stumps
First floor Frame	Timber
Floor	T&G Floor Pine
Exterior Wall Frames	Timber
Interior Wall Frames	Timber
Exterior sheeting	Cladding (siding) , Fibrous cement sheeting
Interior sheeting	VJ Board, Fibrous cement sheeting
Interior doors	Timber Panel, French Doors
Exterior Timber doors	Timber Panel
Windows	Timber casements, Louvers
Roof frame	Pine
Roof sheeting	Galvanised Iron
Kitchen cupboards	Laminated Top, Laminated Board

## **Other Inspections and Reports Required:**

**It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS4349.1-2007 and are excluded from this Report.**

An inspection by a licensed plumber including a roof inspection and bathrooms and laundry inspections.

An inspection by a licensed electrical.  
Council Plan & Permit Inspection

The building inspection does not include an inspection and report of the council records of this property. A local authority plans and permit inspection and report of the property is recommended.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

### Definitions

ABOVE AVERAGE	The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.
AVERAGE	The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.
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.

**Accessible area:** An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**Appearance Defect:** Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Building element:** Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

**Major Defect:** 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. Major defects in this report are highlighted with ***bold italic***.

**Minor Defect:** A defect other than a major defect.

**Safety Hazard:** Any observed item that may constitute a present or imminent serious safety hazard.

**Serviceability Defect:** Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Site:** Allotment of land on which a building stands or is to be erected.

**Structural Defect:** Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

**Note:** Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

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### Definition of terms :

**N/A:** Not applicable

**Not Visible:** Unable to gain access to view

**SGD:** Sliding Glass Door

**Drummy tiles:** A hollow sound when tapped and may become loose in the future.

**Barges:** Facia boards which run up the gable ends with the angle of the gable.

**Major defects:** Major defects that require immediate attention and/or rectification in this report are highlighted with ***bold italic***.

**Rot:** Fungal wood decay.

✓ **Beside the item indicates:** The item has been inspected and there are no significant issues for this item.

**Orientation:** R/H and L/H means right hand side and left hand side of the property as you look at the front of the property from the road.

## 1.0 INTERIOR OF THE BUILDING

Item	Comments & Defects
<b>Living/Dining</b> Doors  Windows, SGD  Walls & Ceiling	A loose front entry door lock.  Some rubbing timber casements and a small number of broken window catches.  A wall has been removed between the dining room and the living room. There is no significant sag to the ceiling at this time, however, there is a loose timber prop to the roof interior above this area which needs refixing.
<b>Front Entry</b> Doors  Windows, SGD  Walls & Ceiling	✓  Some loose and broken window catches. A small number of panes of broken glass.  ✓
<b>Kitchen</b>  Doors  Windows, SGD  Walls & Ceiling  Cupboards	The tap spout is leaking above the sink, leaking orings to the hot tap which needs to be repaired by a licensed plumber.  N/A  One timber casement cannot be opened because the catch is jammed by the insect screen.  ✓  The hot and cold sink taps are on the wrong side. An old timber and ply kitchen with a small amount of wear.
<b>Bedroom 1</b> Doors  Windows, SGD  Walls & Ceiling	A warped french door and missing bolts to the french doors.  Missing window catches and rubbing and hitting timber casements.  ✓
<b>Bathroom</b>  Doors  Windows, SGD  Walls & Ceiling  Bath, Shower  Vanity or Basin  Shower screen	The floor under the bathroom is chipboard and needs to be kept free of moisture to prevent damage.  ✓  ✓  ✓  The floor tiles to the shower floor and main floor are poorly laid and are lipping in places. There is staining to the laundry wall under the bathroom which may be the result of a leak from the shower above. There was no visible leaks to this area at the time of the inspection. <b><i>The shower is leaking beside the shower screen either from a leak through the shower wall tiles or a leak through the shower screen.</i></b> It is recommended that a licensed plumber inspect the shower/bath cubicle, report on the scope of work required to repair or rectify the defects and quote a price for this work. A wet seal water-proofing certificate needs to be provided for the shower cubicle.  ✓  ✓

<b>Bedroom 2</b>	
Doors	✓
Windows, SGD	Rubbing timber casements and broken window catches.
Walls & Ceiling	✓
<b>Bedroom 3</b>	
Doors	A missing entry door. No access to the study door.
Windows, SGD	Some broken window catches.
Walls & Ceiling	✓
Wardrobe	Some wear to the wardrobe with rubbing doors. A factory built wardrobe.
<b>Study</b>	
Doors	✓
Windows, SGD	Some broken window catches.
Walls & Ceiling	✓
<b>Toilet</b>	
Doors	✓
Windows, SGD	✓
Walls & Ceiling	✓
Bowl & System	✓
<b>Laundry</b>	
Doors	Heavy rust to the bottom of the rear exterior door frame.
Windows, SGD	Missing louver blades to the window.
Walls & Ceiling	✓
Laundry Tub	✓
Shower	A small number of cracked shower wall tiles and a cross-threaded hot water tap nut. Shower/bath cubicles older than 10 years can have some deterioration to the sealant behind the tap flanges and to the sealing to the wall tiles, shower trays, baths and shower floor tiles. These minor defects if present can cause leaks. It is recommended that a licensed plumber inspect the shower cubicles and carry out necessary maintenance and resealing.

## 2.0 EXTERIOR OF THE BUILDING

Walls	✓
Exterior Paint	✓
Doors	✓
Windows	✓
Verandahs, Patios, Decks,	The rear verandah floor is slightly out of level.
Window Sills	✓
Attached Structures	The rear attached awnings roofs are not properly built and will not be council approved and need rectification work or removing. The shade pergola has rust to the steel frame.

## 3.0 THE ROOF EXTERIOR

Roof , Valleys	<i>There is rust to the laps and ends of the roof sheets and loose lead head nails throughout the roof. Rust is starting to come through the roof paint and there is rust and dints to the rear lower roof. The roof will need restoration work or replacing. Restoration work will only prolong the life of the roof for a short time and then the roof will need replacing. It is recommended that a licensed roof plumber inspect the roof, report on the scope of work required to repair and rectify the defects and quote a price for this work.</i>
Guttering Down Pipes	✓
Eaves & Gablends	✓
Facias & Barges	✓

## 4.0 THE ROOF SPACE

Roof Frame	There is a loose timber prop to the roof interior above the living room which needs refixing. Termite mudding to the front gable area with a small amount of visible termite damage.
Roof Covering	<i>There is rust to the ends and laps of the roof sheets.</i>
Insulation & Sarking	There is no insulation to the roof interior for this property.
Party Walls	N/A

## 6.0 THE SITE

Carport	The carport steel columns are undersize and have rust to the bottom. The carport will not be council approved and will need rectification work or removing.
Detached Garage	Concrete floors to part, dirt floor elsewhere. Termite mudding and a small amount of visible termite damage. Rust to the roof and wall sheeting which needs replacing. Cracked louver blades. Rust to the steel columns heavy rust in places. The shed needs major restoration work or demolishing.
Driveways	Part of the driveway is cracked, damaged and needs replacing.
Fencing	Rusted and damaged wire fence to the L/H side. Some sagged timber fence to the R/H side.
Stormwater Drainage	The ground floor concrete slab level is close to the exterior ground level and stormwater will enter the enclosed ground floor area. Additional stormwater drainage is required to the yard to divert stormwater run-off away from the house and to the road.

**Additional Comments & Recommendations:**

1. As from the 1st January 2017, there are new requirements for smoke alarms (smoke detectors) and you may need new smoke alarms (smoke detectors). The smoke alarms (smoke detectors) need to be inspected by a licensed electrician for their correct installation and type.
2. Asbestos Content: Parts of the buildings on the property contain asbestos. Fibrous cement sheeting (Fibro) may contain asbestos. See page 12 for additional information.
3. The timber casements have a small number of cracked panes of glass, broken window catches and some are rubbing. Rectification work is required. Some windows were not inspected because of restricted access.
4. There is termite mudding to the ground floor area and to the roof cavity; this could result in concealed termite damage. To determine if there is concealed termite damage, the extent of any termite damage and the scope of work required to repair or rectify any damage, further invasive investigations are recommended.
5. The building inspection does not include an inspection of the council records. It is recommended that a local authority plans and permit inspection should be carried out either by the building inspector, the local authority or a competent person.

**5.0 THE SUBFLOOR SPACE & GROUND FLOOR AREA**

Comments	There is termite mudding to the ground floor area.
Concrete Ground Slab	✓
Bearers & Joists	The floor frame was concealed by ceiling sheeting and only the bearers were visible. There was no significant issues to the bearers.
Piers, Stumps & Columns	✓
Bolts & Connections	Mainly covered by ceiling sheeting.
Windows & Doors	A small number of missing and cracked louver blades. Rust to the wire inside the glass louver blades.
Walls	A damaged fibro sheet to the front wall needs replacing.
Cupboards	The kitchen cupboards have some wear, moisture damage and swelling.
Front stairs	The outside step stringer and balustrade post are leaning out of plumb and there is filled and painted over rot to the bottom of the outside step stringer.
Rear stairs	Rot to the bottom tread and the bottom of the stringers. A slightly out of level inside balustrade post and step stringer.
Timber floors	The timber floor was only partly visible from the top. There was no significant issues.



**Photo Page**

There is a loose timber prop to the roof interior above the living room.



Termite mudding to the front gable area with a small amount of visible termite damage.

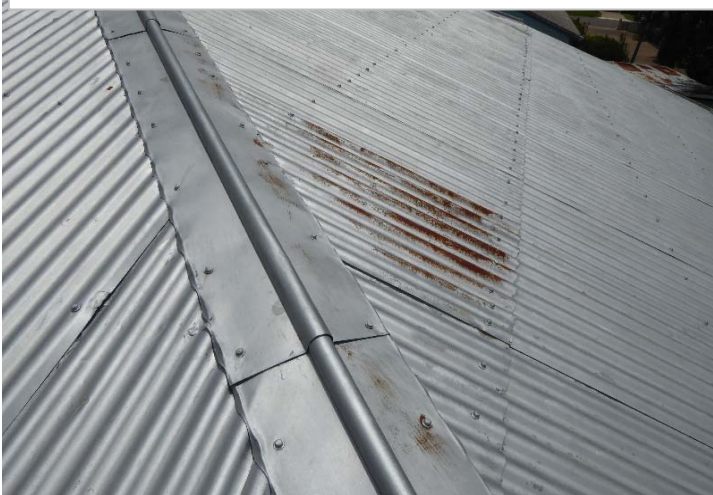
The shower is leaking beside the shower screen either from a leak through the shower wall tiles or a leak through the shower screen.



There is staining to the laundry wall under the bathroom which may be the result of a leak from the shower above.



There is rust to the laps and ends of the roof sheets and loose lead head nails throughout the roof. Rust is starting to come through the roof paint and there is rust and dints to the rear lower roof.



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## **Additional Comments & Recommendations:**

### **Electrical Installations:**

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice.

### **Plumbing Installations:**

All plumbing and drainage needs to be inspected and reported on by a plumber. It is recommended that a licensed plumber be consulted for further advice.

### **Smoke Detectors:**

AS 3786 - Advises that smoke detectors are required for all buildings where people sleep.

As from the 1 st July 2007 it is compulsory for smoke detectors to be installed in all homes and units in Queensland. If smoke detectors are present they will need to be inspected by a licensed electrician for the correct installation and compliance. If there are none present they will need to be installed by a licensed electrician. As from the 1st January 2017 smoke alarms more than 10 years old must be replaced with a photoelectric smoke alarm.

## **Conclusion and Summary**

The purpose of this inspection is to provide advice to regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

### **Typical**

The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered

### **Typical**

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: **Average. Requiring repairs and maintenance.**

Please Note: This is a general appraisal only and cannot be relied on its own – read the report in its entirety.

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.**

### **Important Advice: -**

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

**Termite activity:** Termite activity or old termite activity in the building could result in concealed termite damage, and if there is evidence of termite activity in the building, further invasive inspections to the building are recommended.

**Shower Recesses & Bath Recesses:** Tests may be made on shower and bath recesses to determine leaks (if water is connected). The test may not reveal leaks or show incorrect water-proofing if silicon liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary water-proofing measure and may last for some months before breaking down. The test on the shower and bath recesses is limited to running water within the recesses and visibly inspecting for leaks.

**Roof Sheeting:** Iron roofs older than 5 years can have some slightly loose roof screws and there can be some deterioration to the silicon seals to the ridge and hip flashing. These minor defects if present can cause roof leaks. It is recommended that a licensed roof plumber inspect the roof and carry out necessary maintenance.

**Insulation & Sarking:** Insulation to the roof interior to the ceiling can cause electrical hazards by over heating down lights which will cause a fire hazard. Aluminium foil insulation can cause an electrical short circuit which will cause any person in contact with the insulation to be electrocuted. It is recommended that if insulation is installed in the ceiling or if insulation is to be installed at a later date, a licensed electrician be engaged to inspect the roof interior for possible hazards.

**Important Information Regarding the Scope and Limitations of the Inspection and this Report**

**Important Information:** 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.

1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ 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 in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) **This Report does not and cannot make comment upon:** defects that may have been concealed; the assessment or detection of defects (including rising damp and 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 (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; 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); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4) **CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

5) **ASBESTOS DISCLAIMER:** “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”

6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**7) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

**8) CONDITIONS :-**This standard property report is conditional upon or conditional in relation to –  
the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;  
information provided by the person, the employees or agents of the person requesting the report;  
the specific areas of ‘expertise’ of the consultant specified in the report;  
apparent concealment of possible defects; or  
any other factor limiting the preparation of the report.

**IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

**DISCLAIMER OF LIABILITY TO THIRD PARTIES:-** This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

**CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Bob Gillis

**Address:** PO Box 1644, Thuringowa Central Q 4817

**Licence:** QBSA No 17803

**Insurance Accreditation Number:** AUS-08-5419

Date: 10-June-2017

SIGNED FOR AND ON BEHALF OF: Bob Gillis

Signature: 