

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

Pre-Purchase Inspection - Residential Building Report- (Except ACT)

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

Account to: Andrew Kohler
Phone: 0412189482 Fax: Not known Email Address: Not Known
Client: Andrew Kohler
Invoice No: 090309
Purchaser: Andrew Kohler
Vendor: Not Known
Re: Building at: 3 Peachtree Crt Parkwood

Details of the Inspection Agreement

Agreement No. 090309 **Date of Agreement:** 090309 **Time Agreement:** Am /Pm

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: Nil

Were 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: Nil

GOLDCOAST HOME INSPECTIONS PTY LTD

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Details of the Inspection

Date of the Inspection: 090309 **Time of Inspection** Am-Pm

Weather Conditions at the time of Inspection: Dry Comments:

Recent Weather Conditions: Dry Comments:

Building Furnished: Yes Comments:

Building Tenancy: Occupied Comments:

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

- 1. The Areas Inspected were: Only structures within 30m of the main building and within the boundary's of the site were inspected** - The areas inspected were The Building Interior, The Building Exterior, The Roof Space, limited access due to construction and insulation The Roof Exterior, The Subfloor, The Site,

Other Areas Inspected were: Recommend to seek advise from a licensed Pest Inspector

- 2. The Area*(s) NOT Accessible for any Inspection and the Reason(s) why were:** No access to some areas of subfloor due to construction - external brickwork due to foliage and zero boundary line - Fences due to foliage - vision was restricted to soffits and eaves - No access to voids beneath cupboards and bath tubs - No access to raked sections of roof due to construction and No access **to the roof exterior - Aus Standards higher than 3.6m**

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.)

- 3. The Area*(s) in which Visual Inspection was Obstructed and the Reason(s) why were:** Stored good to garage area obstructed - Property fully furnished including robes and cupboards - no vision to the bottom chords of trusses or the top plates due to insulation in the roof void

* No comment is made on these concealed areas

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:
Recommend access to all areas not accessible and obstructed areas

Further Inspection of these areas is Essential once access has been obtained and Prior to a Decision to Purchase.

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:

GOLDCOAST HOME INSPECTIONS PTY LTD

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Description and Identification of the Property Inspected:

Type: Free Standing Domestic House

Height: Single Storey

Construction Type: Brick Veneer

Interior: Plaster - Villaboard

Piers: Brick Comments:

Flooring: **Interior:** Tongue and Groove Pine wood, Tongue and Groove Particle Board
Plysheeting, Concrete, Tile, Compressed Fibro Sheeting,

Comments:

Verandahs: , **Patio:** , **Other:** .

Roofing: Skillion roof. Description:

Roof covering: Concrete Tile Description:

Out Structures:

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.

Timber Pest Inspection	Electrical Inspection	Plumbing Inspection
Asbestos Inspection	Mechanical Services	Drainage Inspection
Mould Inspection	Appliances Inspection	Airconditioning Inspection
Alarm/Intercom/Data Systems	Structural (Engineer)	Geotechnical Inspection
Durability of Exposed Surfaces	Hydraulics Inspection	Swimming Pool Inspection
Council Plan Inspection	Hazards Inspection	Fire/Chimney Inspection
Estimating Report	Garage Door Mechanical	Gasfitting Inspection

Other:

GOLDCOAST HOME INSPECTIONS PTY LTD

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TERMINOLOGY

The Definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Definitions

Damage	The fabric of the element has ruptured or is otherwise broken.
Distortion Warping Twisting	An element or elements has been distorted or moved from the intended locations.
Water penetration Damp Related	Moisture is present in unintended or unexpected locations.
Material Deterioration (rusting, rotting, corrosion, decay)	An element or component is subject to deterioration of material or materials.
Operational	An element or component does not operate as intended.
Installation (including omissions)	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions

HIGH	The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
TYPICAL	The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
LOW	The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

GOLDCOAST HOME INSPECTIONS PTY LTD

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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 reasonable 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 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.

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: A 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.

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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SIGNIFICANT ITEMS

Note: In accord with AS4349.1-2007 minor defects are not reported unless they are arising directly from a Major Defect.

1.0 INTERIOR OF THE BUILDING

Areas Inspected (Examples of possible defects in brackets)	Location	Type of Defects (Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
1.01 Ceilings (Sagging, Nails Popping, Defective Lining, Latch and Plaster key damage Fibrous plaster scrimming/grouting/strapping Cracking, Dampness / Damp Damage)	Throughout home	Nails popping	Nails popping repair	Contact a licensed plasterer for repairs
1.02 Walls (Bulging, Nails Popping, Defective Lining, Cracking, Dampness and damp damage, Distortion, vertically Drummy Plaster and render			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

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<p>1.03 Timber Floors (Damage, Decay, Out of level, Dampness and Damp Damage)</p>	Internal	Out of level 20mm	No Major defects found	Monitor the levels annually by a licensed building inspector
<p>1.04 Concrete Floors (Cracking, Surface damage, Out of Level, Dampness and Damp Damage)</p>	Internal	Out of level 20mm	No Major defects found	Monitor the levels annually by a licensed building inspector
<p>1.05 Timber Windows (Putty, Broken or cracked glass, Sash operation, Sash fittings and hardware, Water staining, Decaying frames and sashes)</p>			No Major defects found	
<p>1.06 Metal-Framed Windows (Glazing seals, Broken or cracked glass, Sash operation, Sash fittings and hardware, Water staining, Corrosion)</p>			No Major defects found	
<p>1.07 Doors and Frames (Binding doors, Defective door hardware, Corroded or decaying frames, Damaged doors, Loose/badly fitting door)</p>			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

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1.08 Skirting and Architrave			No Major defects found	
1.09 Kitchen (a) Bench Tops (Lifting or delamination, Damage, Water damage)			No Major defects found	
(b) Cupboards (Water Damage, Operation of Doors/drawers)			No Major defects found	
(c) Sinks/Taps (Chips, cracks, Water supply turned on, and taps operated. Waste/traps, Leaking, Water Hammer)			No Major defects found	
(d) Tiles (Drummy, Cracked, Loose, missing Grouting/Sealant)			No Major defects found	
1.10 Bathroom, WC and Ensuite (a) Floor (Grade, Floor Waste)			No Major defects found	
(b) Cistern and Pan (Cracking, Leaking, Installation/Stability Water supply to be turned on and			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

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the cistern flushed)				
(c) Bidet (Cracking, Leaking Installation/Stability Water supply to be turned on and the bidet flushed)			No Major defects found	
(d) Taps (Leaking, Water supply to be turned on and the taps operated)	All taps	service	Service all taps	Service all taps - by a licensed Plumber
(e) Tiles (Drummy, Cracked, Loose Grouting and Sealant)			No Major defects found	We recommend that you install wall vents on adjacent sides of your shower recesses for annual visual inspections
(f) Bath (Damage, Adequately sealed And Properly Recessed at the junction with the wall)	Bath	Sealant	Reseal wall junction	Reseal wall junction by a licensed plumber
(g) Shower (Visual signs of Leakage, Screen, Broken Glass, Water supply to be turned on and the shower operated)	Shower	Sealant	Reseal wall junction	Seek advice from a licensed plumber
(h) Vanity (Damage, Doors, Drawers)	Vanity	Sealant	Reseal wall junction	Reseal wall junction by a licensed plumber

GOLDCOAST HOME INSPECTIONS PTYLTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

(i) Wash Basin (Damage, Loose, Waste/Trap, Water supply to be turned on and the taps operated)	Wash basin	Sealant	Reseal wall floor	Reseal wall junction by a licensed plumber
(j) Ventilation (Natural, Mechanical)			No Major defects found	
(k) Mirrors (Cracking, Edging)			No Major defects found	
1.11 Laundry (a) Floor (Grade, Floor Waste)			No Major defects found	
(b) Taps (Operation, Leaking, Water supply to be turned on and the taps operated)	All taps	Service	Service all taps	Service all taps - by a licensed plumber
(c) Tubs/Cabinet (Condition)	Tub	Sealant	reseal wall junction	Reseal wall floor junction by a licensed plumber
(d) Tiles (Drummy, Cracked, Loose, Grouting and Sealant)			No Major defects found	
(e) Ventilation (Natural, Mechanical)			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTYLTD

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1.12 Stairs (Stringer, Handrails/ Balusters, Newel Posts, Treads and Risers)			No Major defects found	
1.13 All Damp Problems (Rising, Falling, Condensation, Horizontally or Laterally Penetrating Damp)			No Major defects found	
1.14 Electrical Installation	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.		Note only a licensed electrician can verify the adequacy of the installation of a safety switch as a visual inspection can not test this	*Its recommended that a licensed electrician be consulted for further advice
1.15 Plumbing	All plumbing needs to be inspected and reported on by a plumber.			Its recommended that a licensed plumber be consulted for further advice
1.16 Smoke Detectors	Location and Number installed 2 - passage and lounge			AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.
1.17 Hard Floor Coverings e.g. Ceramic Tiles, Slate, Parquetry (Drummy, Cracked, Loose,			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

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Grouting)				
1.18 Wet areas			With all homes which are older than 3 Years old it is possible for moisture stains or moisture decay to be found in behind Bathrooms , Toilets and Laundries from previous leaks which can only be found when renovating damage which is not detectible from a visual inspection	

GOLDCOAST HOME INSPECTIONS PTYLTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

2.0 EXTERIOR OF THE BUILDING				
Areas Inspected <small>(Examples of possible defects in brackets)</small>	Location	Type of Defects <small>(Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)</small>	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
2.01 Walls Lintels			No Major defects found	
2.02 External Cladding <small>(Integrity, Paint, protective coating, Evidence of missing damp-proof course or flashing)</small>			No Major defects found	
2.03 Doors and Windows <small>(Flashings, Mouldings, Sills)</small>			No Major defects found	
2.04 Timber or Steel Frames and Structures			No Major defects found	
2.05 Chimneys <small>(Vertically, Flashings, Brick Deterioration, Mortar)</small>			No Major defects found	Both fire boxes/fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and a

GOLDCOAST HOME INSPECTIONS PTY LTD

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Erosion, Lack of support if fireplace is missing, Missing Pots)				recommendation is that you have these units inspected and tested for peace of mind before purchase.
2.06 Stairs (Structural Integrity, looseness, Safety Issues)			No Major defects found	
2.07 Balconies, Verandahs, Patios, Decks, suspended concrete floors, balustrades. (Structural Integrity, Looseness, Safety Issues)			No Major defects found	Handrails are required were a person has the potential to fall one meter or more.
2.08 Other				

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.com

3.0 THE ROOF EXTERIOR

Areas Inspected (Examples of possible defects in brackets)	Location	Type of Defects (Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
3.01 Roof (Tiles, Shingles/Shingles. Sheeting, Roof, Gables, Flashing)			corners of some roof tiles were cracked repairs are recommended - silicone will require ongoing maintenance	Seek advice from a licensed roofing specialist
3.02 Skylights, Vents and flues			No Major defects found	Both fire boxes/fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and it is recommended that you have these units inspected and tested for peace of mind before purchase.
3.03 Valleys				
3.04 Guttering	Perimeter	Minor rust	Minor rust	Recommend a Plumber inspect and detail the requirements to ensure

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

	roof Gutters			that the gutters are functional and adequate for the situation.
3.05 Downpipes	Front and rear	Minor Rust	Minor rust	Recommend a Plumber inspect and detail the requirements to ensure that the downpipes are functional and adequate for the situation.
3.06 Eaves, Fascias and Barges			No Major defects found	
3.07 Other				

GOLDCOAST HOME INSPECTIONS PTYLTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

4.0 THE ROOF SPACE

Areas Inspected (Examples of possible defects in brackets)	Location	Type of Defects (Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
4.01 Roof Framing			No Major defects found	
4.02 Roof Covering				
4.03 Insulation			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

4.04 Sarking			No Major defects found	
4.05 Party Walls			No Major defects found	
4.06 Other			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

5.0 THE SUBFLOOR SPACE

Areas Inspected (Examples of possible defects in brackets)	Location	Type of Defects (Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
5.01 Timber Floors (Supports, Floor drainage, damp)			No Major defects found	
5.02 Suspended Concrete Floors (Condition of Concrete, Dampness and Damp Damage, Drainage, Ventilation, or Leaking Pipes, Debris)			No Major defects found	
5.03 Other				

Sub-floor ventilation:

Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: Adequate .

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

6.0 THE SITE

Areas Inspected <small>(Examples of possible defects in brackets)</small>	Location	Type of Defects <small>(Example- Damage, Distortion, Warping, Twisting, Damp Related, Operational etc.)</small>	Description of Defect/ Safety Hazard	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
6.01 Car Accommodation			No Major defects found	
6.02 Detached Laundry			No Major defects found	
6.03 Ablution Facilities			No Major defects found	
6.04 Garden Sheds			No Major defects found	
6.05 Retaining Walls <small>(Retaining walls supporting other structures. Landscaping retaining walls more than 700mm high.)</small>			No Major defects found	Where a major defect is identified in any retaining wall regardless of height it is essential that an engineers report be obtained.
6.06 Paths <small>(Subsidence, Integrity Trip</small>			No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

Hazard)				
6.07 Driveways (Subsidence, Integrity Trip Hazard)			No Major defects found	
6.08 Steps (Subsidence, Integrity Trip Hazard)			No Major defects found	
6.09 General Fencing (Inappropriate Loading)				
6.10 Swimming Pool Fencing (Self Closing and self-latching gate)			Recommend seeking advice re compliance from your local council - recommend seeking advice from a licensed pool professional	Recommend seeking advice re compliance from your local council - recommend seeking advice from a licensed pool professional
6.11 Surface water (Drainage Effectiveness)	Front and Rear	Improve drainage	Improve drainage repair	Recommend seeking advice from a licensed Plumber
6.12 Stormwater run off	Front and Rear	Improve drainage	Improve drainage repair	Recommend seeking advice from a licensed Plumber
6.13 Other				

Additional Comments:

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

Cracking of Building Elements

Is there cracking to the Building Elements: Yes

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.

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.

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.

As with any cracks in buildings – we recommend seeking advise from a structural engineer – a structural engineer can give advice on possible underpinning of a dwelling and the stabilization of subsoils and the expected consequence of this cracking is unknown until further information is obtained.

Cracking to rendered finish at damp coarse level , it is good building practise for a joint to be cut in at this level - if further cracking occurs this may need to be carried out - recommend seeking further advise from a licensed solid plasterer .

7.0 CRACKING OF BUILDING ELEMENTS			
Areas Inspected	Location	Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural)	Significance of the Defect. Recommended Action. (Duty to Warn) (Also refer to Important Advice Section)
7.01 Concrete Slabs		No Major defects found	
7.02 Suspended Concrete Slabs		No Major defects found	
7.03 Masonry Walls		No Major defects found	

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

7.04 Piers		No Major defects found	
7.05 Retaining Walls			
7.06 Timber Building Elements		No Major defects found	Recommend inspection by a licensed pest inspector
7.07 Paths		No Major defects found	
7.08 Other Areas			

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

Comment on Cracking :

<u>Where is the cracked Area?</u>	Description of the Cracking Defect at the time of the Inspection. (Eg. Appearance, Serviceability, Structural)	<u>Width and Length of Crack</u>

GOLDCOAST HOME INSPECTIONS PTY LTD

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GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

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.

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

GOLDCOAST HOME INSPECTIONS PTY LTD

ACN 114 310 066 QBSA LIC 1075354 FAX 55631652 PH 0412 189482 gchi@hotmail.net.au

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.

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 dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or

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other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

- 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.

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IMPORTANT DISCLAIMERS

The information gathered in this report is owned by Gold Coast Home Inspections until full payment is made .

We recommend client or client's solicitor to make the necessary enquiries with the local council into the legality of any structure or additions on the property. Where possible, the records or the local authority should be checked to determine or confirm whether the ground which the building rests has been filled, is liable to subside, or if it is flood prone and whether council has issued a building certificate or other notice for the dwellings

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: - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

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: Gold coast home inspections Pty Ltd

Address: 3 peach tree court Parkwood Licence: 107 5354

Insurance Accreditation Number: 05-6479

Dated this Day of March 2009

SIGNED FOR AND ON BEHALF OF: Gold coast home inspections Pty ltd

Signature: Andrew Kohler