

# RESIDENTIAL BUILDING REPORT

Complies with Australian Standard AS 4349.1 Property inspections – Part 1 Residential buildings

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Phone: 3111 2222 Mobile: 0412 000 333 Report No: SB2006

Purchaser: Joe Black  
95 Summerfield Road, Emerald Q

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Structure at: 36 Henry Street, East Brisbane Q

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Inspection Date: 31/08/2006

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## Important Information Regarding the Scope and Limitations of the Inspection and this 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, 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.

**Brief Description of Structure(s) Inspected:**

Highset dwelling with weatherboard cladding and tile roof.

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**SUMMARY:**

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot to rely 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.

The property on the day of inspection was generally in good condition, with no visual significant structural defects. The main items in the report being: the termite damaged house batten along the left side of the subfloor, the rusted guttering and the cracked concrete stump and the rotten front porch/balcony floorboards and joists. (Refer to main report for details). Other items mentioned throughout the report are general comments and minor defects relative to the age of the property and can be maintained / repaired over time.

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**For the purpose of this report, the front of the building is facing east and reference is made to either side as though facing the front of the building.**

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**Significant matters that require immediate attention and/or rectification:**

Not applicable

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**The Areas Inspected were:**

(Only structures and fences within 30m of the main building and within the boundaries of the site were inspected).

Subfloor, Exterior, Interior, Roof void, Fences

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

(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).

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

Building including garage would have to be completely unfurnished and containing no stored goods to allow unrestricted inspection to these areas currently obstructed.

- No comment is made on these concealed areas.
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**The Area(s) and/or Section(s) to which Access should be gained or fully gained:**

Not applicable.

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**Sub-floor Ventilation: Ventilation is important in minimising infestations by timber pests and preventing damp problems.**

It is considered that the ventilation in this property is:

Good       Adequate       Inadequate       Not Applicable

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## 1.0 THE PROPERTY REPORT

1.1 **The interior of the building** - The Consultant has inspected and assessed the general condition of the following parts of the building interior:

(a) Ceilings	Description and general condition - The ceiling sheeting throughout the dwelling appears to be fibrous plaster. The general condition of the ceiling sheeting is satisfactory for the age of the dwelling.
(i) sagging, cracking and defective lining	✓ Checked - Comment: No excessive sagging, cracking and defective lining was located during the onsite inspection.
(ii) nails popping	✓ Checked - Comment: No excessive nail popping was found to the ceilings throughout the dwelling.
(iii) damp damage	✓ Checked - Comment: No damp damage was located at the time of the onsite inspection.
(b) Walls	Description and general condition - The wall sheeting throughout the dwelling appears to be fibrous plaster. The general condition of the wall sheeting is satisfactory for the age of the dwelling.
(i) bulging, out of plumb	✓ Checked - Comment: No significant bulging or out of plumb walls were located at time of the onsite inspection.
(ii) nails popping, drummy plaster	✓ Checked - Comment: No excessive nail popping was found to the walls throughout the dwelling.
(iii) cracking, defective lining	✓ Checked - Comment: No significant cracking was located.
(iv) damp damage	✓ Checked - Comment: No damp damage was located to the walls from inside the dwelling.
(c) Timber Floors	Description and general condition - The flooring material throughout the dwelling is strip flooring. The general condition of the flooring is satisfactory.
(i) springy	✓ Checked - Comment: No springy flooring was located throughout the dwelling.
(ii) squeaky boards	✓ Checked - Comment: No squeaky flooring was located throughout the dwelling.
(iii) significantly out of level	✓ Checked - Comment: No significantly out of level flooring was located.
(d) Concrete floors	Not Applicable

(e) Timber windows / metal windows	Description and general condition - The windows throughout the dwelling are timber casement windows. The windows appear to be in satisfactory condition in relation with the age of the dwelling.
(i) putty, water staining, rotting frames or sashes (timber windows only)	✓ Checked - Comment: No significantly damaged putty, water staining, rotting frames or sashes were located to the windows at the time of the onsite inspection.
(ii) broken glass	✓ Checked - Comment: No broken glass panels were located to the windows at the time of the onsite inspection.
(iii) sash operation, sash fittings & hardware	✓ Checked - Comment: The windows throughout the dwelling operated satisfactorily in relation with the age of the dwelling.
(iv) glazing, seals or corrosion (metal windows only)	Not Applicable
(f) Doors and frames	Description and general condition - The doors throughout the dwelling are internal grade flush panel doors. The general condition of the internal door is satisfactory for the age of the dwelling.
(i) binding doors, loose or badly fitted doors	✓ Checked - Comment: The doors throughout the dwelling operated satisfactorily in relation with the age of the dwelling.
(ii) defective door hardware	✓ Checked - Comment: All door hardware worked satisfactorily in relation with the age of the dwelling.
(iii) corroded or rotting frames, damaged doors	✓ Checked - Comment: No corroded, rotting frames or damaged doors were located during the onsite inspection.
(iv) are lift-off hinges fitted to the WC Door	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
(v) safety glass	Comment – All glass lower than one metre from the floor level is required to be safety glass (including shower screens).
Is further inspection by a glass expert recommended?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(g) Bench tops and cupboards (kitchen & bathroom(s))	Description and general condition - The kitchen bench top/cupboard and bathroom vanity(s) material is laminated. The tops and cabinets are in satisfactory condition for the age of the dwelling.
(i) lifting or delamination	✓ Checked - Comment: No lifting or delamination was located to the bench tops and cabinets at the time of the onsite inspection.

- (ii) damaged ✓ Checked - Comment: No significant damage was located to the bench tops and cupboards. General wear due to the age of the tops and cupboards.
- (iii) water damaged ✓ Checked - Comment: No significant water damage was located to the bench tops and cabinet at the time of the onsite inspection.
- (iv) operation of doors and drawers ✓ Checked - Comment: All the kitchen and vanity doors and drawers were operating satisfactorily in relation with the age of the dwelling/cabinets.
- (h) Bathroom Mirrors (permanent only) ✓ Checked – Comment: Found to be satisfactory.
- (i) Taps
  - (i) operation ✓ Checked - Comment: The taps throughout the dwelling were operating satisfactorily at the time of the onsite inspection.
  - (ii) water flow ✓ Checked - Comment: The water flow and pressure was satisfactory.
  - (iii) waste/traps ✓ Checked - Comment: Waste/traps were located and did not appear to be leaking during the onsite inspection.
  - (iv) leaking ✓ Checked - Comment: No obvious leaks were located to the taps during the onsite inspection.
  - (v) water hammer ✓ Checked - Comment: No significant water hammer to the taps was noticed during the onsite inspection.
- (j) Tiled areas
 

Description and general condition - There are ceramic tiles installed to bathroom walls. The general condition of the tiled areas is satisfactory for the age of the dwelling.

  - (i) drummy, cracked, loose ✓ Checked - Comment: No significantly cracked or loose tiles were located at the time of the onsite inspection.
  - (ii) grouting and sealant ✓ Checked - Comment: The grouting and sealant were in satisfactory condition.
- (k) Floor waste ✓ Checked – Comment: Found to be satisfactory.
- (l) Cisterns and pans
 

Description and general condition - The toilet bowl is ceramic and the cistern is plastic. The general condition of the bowl and cistern are satisfactory for the age of the dwelling.

  - (i) cracking ✓ Checked - Comment: No cracking to the toilet bowl and cistern was located.

- (ii) leaking ✓ Checked - Comment: No obvious leaks were located during the onsite inspection.
- (iii) installation and stability ✓ Checked - Comment: Found to be satisfactory.
- (m) Baths, basins, sinks, laundry tubs  
 The laundry tub is a metal tub in a plastic unit, The bathtub is cast iron, the kitchen sink is a stainless steel, and the vanity basin is ceramic.
- (i) Damage ✓ Checked - Comment: The concrete laundry tub is cracked and corroded, is leaking and unstable. It is recommended to replace the laundry tub. No other significant damage to the items mentioned above was located at the time of the onsite inspection.
- (ii) adequately sealed and properly recessed at junction with wall ✓ Checked - Comment: Check/maintain all wall junction and tap sealants (including shower).
- (n) Showers  
 Description and general condition - The shower is installed over the top of the bath.
- (i) leakage ✓ Checked - Comment: No obvious shower leaks were located at the time of the onsite inspection. Refer to 1.5 (a) (v).
- (ii) screen ✓ Checked – Comment: No permanent screen to the shower/bath.
- (iii) broken glass Not Applicable
- (o) Bathroom/WC Ventilation
- (i) Is there permanent ventilation to the WC window? (✓) Yes ( ) No ( ) Not Applicable
- (ii) Is there an exhaust fan in the WC? ( ) Yes (✓) No ( ) Not Applicable
- (iii) Is there an exhaust fan in the bathroom(s)? ( ) Yes (✓) No
- (p) Stairs, handrails Not Applicable
- (q) Damp problems
- (i) obvious rising or falling ✓ Checked - Comment: No obvious rising or falling damp problems were located at the time of the onsite inspection.
- (ii) horizontal or laterally penetrating damp ✓ Checked - Comment: No obvious horizontal or laterally penetrating damp problems were located at the time of the onsite inspection.
- \* Refer to Page 1 No.3.**
- (r) Smoke Alarms
- (i) Have smoke alarms been fitted to the dwelling? (✓) Yes ( ) No  
 One smoke alarm in the hallway ceiling.

1.2 **The exterior of the building** - The Consultant has inspected and assessed the general condition of the Following parts of the building exterior:

- |   |  |
|---|--|
| (a) Masonry walls                                       | ✓ Checked – Comment: The brick base supporting part of the dwelling is in satisfactory condition in relation with the age of the dwelling.   |
| (b) External cladding                                   | ✓ Checked - Comment: Description and general condition - The cladding material is timber weatherboard cladding. The general condition of the weatherboard cladding is satisfactory for the age of the dwelling.<br>Not Applicable  |
| (c) Steel lintels (corrosion only)                      | Not Applicable   |
| (d) Concrete lintels (cracking and spalling only)       | Not Applicable   |
| (e) Window flashings, mouldings, sills                  | ✓ Checked - Comment: All mouldings and sills were found to be in satisfactory condition in relation with the age of the dwelling.  |
| (f) Painting  | ✓ Checked - Comment: The painting of external timbers as a protective coating was satisfactory in relation with the age of the dwelling.   |
| (g) Verandah, stairs, decks, pergolas, patios           | ✓ Checked - Comment: There is a balcony/porch attached to the front of the dwelling. Severe rot to the balcony/porch floorboards and joists due to water being trapped between the floor tiles and floorboards over a long period of time. Replacement of the rotten timbers is recommended. Refer to figure 2 on the photo page at the back of the report. Severe rust to the bottom of the front balcony/porch handrail steel supports. Rust removal, repair and future rust protection is recommended. Refer to figure 3 on the photo page at the back of the report. |
| (h) Chimneys  | Not Applicable   |
| (i) Has a safety switch been installed to the dwelling? | (✓) Yes ( ) No   |
| (j) Other   | ✓ Checked - Comment: It is recommended to remove all gardens away from against the dwelling. Refer to Pest Report. Refer to figure 1 on the photo page at the back of the report. All external timber members (timber posts, house battens, etc.) should have a minimum of 75 mm ground clearance.   |

1.3 **The roof exterior** - The Consultant has inspected and assessed the condition of the following parts of the roof exterior:

- |           |  |
|-----------|--|
| (a) Tiles | ✓ Checked - Comment: Description and general condition - The roof tiles are terracotta moulded roof tiles. The general condition of the roof tiles is satisfactory for the age of the dwelling. The roof was inspected from the ground and roof space only due to the brittle nature of the terracotta roof tiles. Loose/cracked hip/ridge pointing to parts of the capping. |
|-----------|--|

- |                   |   |
|-------------------|---|
| (b) Sheet roofing | Not Applicable  |
| (c) Roof flashing | ✓ Checked - Comment: No damaged flashings were located at the time of the onsite inspection.  |
| (d) Skylights     | Not Applicable  |
| (e) Valleys       | ✓ Checked - Comment: The valleys appeared to be in good condition with no obvious leaks from inside the roof space.   |
| (f) Guttering     | ✓ Checked - Comment: The guttering is painted metal and the fascia is painted timber. Moderate to severe rust to parts of the guttering (particularly along the back of the dwelling). Refer to figure 4 on the photo page at the back of the report. |
| (g) Downpipes     | ✓ Checked - Comment: The downpipes were in satisfactory condition in relation with the age of the dwelling.   |
| (h) Eaves/soffits | ✓ Checked - Comment: The eaves/soffits were in satisfactory condition in relation with the age of the dwelling.   |
| (i) Barges/facias | ✓ Checked - Comment: The barges/facias were in satisfactory condition in relation with the age of the dwelling.   |

1.4 **The roof space** - The Consultant has inspected and assessed the general condition of the following:

- |                                 |  |
|---------------------------------|--|
| (a) Reasonable Access available | (✓) Yes ( ) No   |
| (b) Roof framing (stick)        | ✓ Checked - Comment: The pitched hardwood roof framing was in satisfactory condition in relation with the age of the dwelling. Limited inspection due to insulation.   |
| (c) Insulation, sarking         | ✓ Checked - Comment: The insulation material installed to the ceiling is paper pulp. The installation of the insulation is satisfactory. No sarking in the roof space. |
| (d) Party walls                 | Not Applicable   |
| (e) Tie Down                    | ✓ Checked - Comment: The roof structure appears to be adequately tied down.  |

1.5 **The under floor space** - The Consultant has inspected and assessed the general condition of the following:

- |                                 |                |
|---------------------------------|----------------|
| (a) Timber Floors               |                |
| (i) reasonable access available | (✓) Yes ( ) No |

- (ii) bearers, joists and timber floors ✓ Checked - Comment: Description and general condition - The hardwood bearers, joists and timber floor were in satisfactory condition in relation with the age of the dwelling.
- (iii) piers/stumps ✓ Checked - Comment: Description and general condition – The subfloor structure is supported by concrete stumps. The general condition of the concrete stumps is satisfactory. Moderate to severe cracking to one concrete stump located to the back left corner of the subfloor area. Refer to figure 5 on the photo page at the back of the report. Various concrete stump footings have been exposed due to previous excavations. It is recommended to install additional support (brackets or alike) to the joint between the stump and the footing for additional support.
- (iv) dampness and drainage ✓ Checked - Comment: Various watermarks to the flooring underneath the bathroom from possible previous leakage.
- (v) cracked or leaking pipes ✓ Checked - Comment: No cracked or leaking pipes were located.
- (vi) debris ✓ Checked - Comment: It is recommended to remove all loose debris/storage from the subfloor area.
- (vii) ant caps ✓ Checked - Comment: Various walls/timbers are bridging the ant capping along the middle of the subfloor area. Severe termite damage to one house batten support along the left side of the subfloor area. Refer to Pest Report. Refer to figure 6 on the photo page at the back of the report. The fibrous cement sheeting along the right side of the subfloor area could contain asbestos. The sheeting is in poor condition (cracked, etc.).  
Not Applicable
- (b) Suspended concrete floors and balconies

1.6 **The site** - The person requesting the inspection should specify any items and areas on the site which have to be inspected in addition to the items listed below which form part of the Building Inspection Report. Report items, which are in addition to the following list, may require a special-purpose inspection report.

- (a) Car accommodation Not Applicable
- (b) Retaining walls ✓ Checked - Comment: Description and general condition - The retaining wall along the left side boundary is constructed from concrete blocks. The general condition of the retaining wall is satisfactory. Any retaining wall over 1m in height is required to be Engineer designed.
- (c) Paths and driveways ✓ Checked - Comment: Description and general condition - The path are plain concrete. The general condition of the path is satisfactory. Various cracks to the path/driveway and subfloor concrete slabs.

- |   |   |
|---|---|
| (d) Steps   | Not Applicable  |
| (e) Fencing   | ✓ Checked - Comment: Description and general condition - The boundary fencing around the property is a wire metal fence. The general condition of the fence is satisfactory.  |
| (f) Surface water drainage                                | ✓ Checked - Comment: Ground path levels should fall away from house to ensure water does not pond against house and enter subfloor area. The surface water drainage should be monitored during rain periods and drainage (pipes, etc.) installed if required. |
| (g) Site classification                                   |   |
| (i) has been carried out by others and report sighted     | No  |
| (ii) in accordance with AS2870 the site classification is | Not Applicable  |
| (h) Reactive sites (class M, H, E or P)                   |   |
| Possible causes for future foundation damage:             |   |
| (i) site classification available                         | No  |
| (ii) water leaks  | Not Applicable  |
| (iii) poor drainage                                       | No  |
| (iv) trees too close to structure                         | No  |

**RECOMMENDED FURTHER REPORTS/GENERAL REMARKS:**

- Due to the age of the dwelling there is a possibility that the fibrous cement sheeting found throughout the subfloor area could contain asbestos. A further specialized inspection and lab testing would be required to determine if the fibrous cement sheeting does contain asbestos.

## IMPORTANT DISCLAIMERS

**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 THE 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.

**ASBESTOS:- 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 will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contain Asbestos. Even buildings built after this date up until the early 90's may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 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. 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 of importance to the asbestos present and the cost of sealing or of 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.

**MOULD (Mildew and Non-Wood Decay Fungi):-** 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 general remarks 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 Health Department or a qualified expert such as an Industry Hygienist.

**ESTIMATING:** 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 the report.

**EXPERT WITNESS ESTIMATING:** 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. 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 the report.

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The Inspection and Report was carried out by: MARK STAM  
State Licence No: 056642

Dated: This 31<sup>st</sup> day of August 2006

SIGNED FOR AND ON BEHALF OF:  
Absolute Building and Pest Services Pty Ltd  
State Licence No: 1034711

Signature: \_\_\_\_\_

## REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

<b>Area</b>	<b>Access manhole Mm</b>	<b>Crawl space mm</b>	<b>Height</b>
Roof Interior	450 x 400	600 x 600	Accessible from a 3.6m
Subfloor	500 x 400	Vertical Clearance Timber floor:400 Concrete floor: 500	
Roof Exterior			Accessible from a 3.6m ladder