



LLOYD WOODS BUILDERS



PRE-PURCHASE HOME INSPECTIONS
REGISTERED BUILDERS FOR OVER 30 YEARS
QBA REG. 63768

Date 4/11/2015

VISUAL PRE-PURCHASE RESIDENTIAL BUILDING INSPECTION REPORT

Carried out in accordance with Australian
Standard AS 4349.1-2007 Part 1 – Appendix C

Purchaser	DELETED
Your Contact Phone	MOB
Your Ref / email	
Inspection Date	4/11/2015
Property Address	Currumbin Waters.
Agreement Date	4/11/2015.

1.0 PROPERTY DESCRIPTION

Building type:	SINGLE STORY FREE STANDING HOUSE
External walls constructed from	FACE BRICK.
Roof Construction.	TRUSS.
Roof type	TILE.
Internal walls covered with.	PLASTERBOARD.
Internal ceilings covered with:	PLASTERBOARD.
Windows are constructed from.	ALUMINIUM.
Estimate Building Age:	25 YRS.

1.1 Overall Condition

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building **AVERAGE.**

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report. Also see Section - Definitions.

2.0 SUMMARY OF AREAS INSPECTED

2.1 Details

Internal area: Garage: External Areas: Roof and roof interior.

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

2.2 Services

Heating may be installed in the house, but heating appliances and fireplaces have not been inspected. Air-conditioning may be installed in the house, but has not been inspected. Gas may be connected to the house but has not been inspected.

Important note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc. checked by appropriately qualified contractors.

Where comments are made in this report regarding the electrical installation it should be noted that we are not electricians and we recommend that a qualified electrician be consulted for a more detailed report. Where comments are made in this report regarding the plumbing or drainage it should be noted that we are not qualified plumbers and we recommend that a qualified plumber be consulted for a more detailed report.

2.3 Roof Void

Access restrictions: A section of the roof may be of skillion style construction and there is no accessible roof void for inspection and therefore the framing over this section of the roof is concealed.

Inspection restrictions: Where insulation is present in the roof cavity, this restricts inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building report. Sarking paper covering the tile battens restricts inspection. Ducting associated with air-conditioning or heating restricts inspection.

2.4 Site Drainage

Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate, but during periods of heavy rain may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains. The site should be monitored during heavy rain to determine whether the existing drains can cope. Additional drains may be required if water ponding occurs.

2.5 Roof Exterior

The foregoing is an opinion of the general quality and condition of the roofing material. The inspection cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during a prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factors, further investigations should be carried out prior to purchase.

3.0 OUTSTANDING DEFECTS – SUMMARY

Items listed are for convenient reference to the overall report carried out and are not to be considered a complete and comprehensive list of faults. The complete reports need to be read in conjunction with this brief summary.

POOL GATES NEED ADJUSTMENT.

DRUMMY COPING TO POOL.

DRAINAGE TO CARPORT AREA NEEDS CLEAN OUT.

CARPORT DOWN PIPE NOT CONNECTED TO STORM WATER.

REAR SIDE FENCE AND TIMBER RETAINING WALL NEED REPAIRS.

RETAINING WALL UNDER SHED HAS DETERIORATED.

LEAKING WATER FILTER TO KITCHEN.

CONVERTED GARAGE FLOOR TOO LOW FOR HABITABLE ROOM.

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.

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.

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. Structural defects that are readily visible will be noted in this report. The inspection DID NOT include breaking apart,

dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation / sialation, 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.

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); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; issues relating to neighbouring properties; 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.

Furthermore 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.)**

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.

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 report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed to prevent exposure. 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 people's health. You should seek advice from a qualified asbestos removal expert. Asbestos material should not be disturbed or damaged and should only be removed or altered by a licensed asbestos removal contractor. Strict guidelines are set down by WorkCover NSW with regard to handling this product. It is strongly recommended that anyone relying on this report contact WorkCover (131 555) or the Department of Health NSW (029391 9000) with regard to this matter.

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

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.

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.

Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

- As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.
- **SHOWER RECESS.** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a

temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they are habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked, It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection, These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information, It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise, This information forms an integral part of the report.

DEFINITIONS

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

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

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.

Reasonable Access - Only areas to which reasonable access is available were inspected, The Australian Standard 4349, 1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector'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 it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening =450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1 m step ladder or 3.6m ladder placed against a wall.

Subfloor - Access opening =500 x 400mm - Crawl space (timber floor) =400mm to bearer, joist or other obstruction, (concrete floor) =500mm.

Roof Exterior - Must be accessible from a 3.6m ladder.

Major Defect: A defect requiring rectification to avoid further damage occurring to building and creating a safety hazard.

Minor Defect: a defect not a major defect.

Structural Defect: A defect effecting the structural integrity investigation by a structural engineer to determine the cause of the defect.

RECOMMENDED INSPECTIONS.

Some inspections fall outside the expertise and qualifications of this Building Report and are recommended to be carried out to enable the purchaser to have a comprehensive knowledge of the property before commitment.

The inspections recommended include:

Electrical----Plumbing----- Appliances.

BUILDING INSPECTION REPORT.

ONLY MAJOR DEFECTS ARE DETAILED IN THIS REPORT. MINOR DEFECTS ARE NOT.

THIS INSPECTION AND REPORTING IS LIMITED TO APPENDIX C AS 4349.1-2007 INCLUDED. AND OVERALL COMMENT IS ON PAGE TWO.

DATE:	4/11/2015
PROPERTY ADDRESS:	CURRUMBIN WATERS.
WEATHER CONDITIONS:	DRY
TIME:	1.00 PM

SITE	
Driveway	GOOD.
Fences.	POOR.....TO REAR LH SIDE. NEW POSTS AND RAILS NEEDED
Gate house.	NIL.
Surface Water	FAIR.....DRAINAGE TO PERGOLA AND CARPORT AREAS NEED TO BE MONITORED DURING HEAVY RAIN PERIODS. PAVED SURFACE TO THESE AREAS SHOWS WATER MARKS.
Gates.	POOR.....POOL GATES AND SIDE GATE NEED ADJUSTMENT.

Paths.	GOOD.
Retaining Walls	GOOD.....BLOCK WALLS. POOR.....SLEEPER WALLS HAVE FAILED.
Pool.	FAIR.....DRUMMY BRICK COPING. POOR.....GATES NEED ADJUSTMENT.
Sheds	GOOD.....SEE SLEEPERS UNDER.
Water tank	NIL
Air Conditioning	FITTED.....SPECIALIST INSPECTION REQUIRED.
HWS	GOOD.....PLUMBER TO CONFIRM. RELIEF VALVE PIPE SHOULD BE EXTENDED AWAY FROM FOOTING.
Exterior Paintwork.	FAIR.

HOUSE EXTERIOR	
Carport.	GOOD.
Garage.	NIL.....CONVERTED TO LIVING AREA. POOR.....IF USED AS A HABITABLE ROOM. FLOOR LEVEL SHOULD BE 70 mm ABOVE EXTERIOR GROUND LEVEL TO BE LEGAL.

Front Porch.	GOOD
Rear Porch.	GOOD
Pergola.	FAIR.....CLEAR PLASTIC ROOF PANELS ARE DAMAGED.
Roof Interior.	<p>TRUSS FRAME WITH NO INSULATION TO CEILINGS. SARKING FITTED TO UNDER SIDE IF TILED ROOF.</p> <p>KITCHEN WALLS HAVE BEEN REMOVED TO OPEN UP THE LIVING AREA.</p> <p>BULKHEAD AND POST NEED TO REMAIN IN THE KITCHEN TO SUPPORT TRUSSES.</p>
Floor construction.	CONCRETE SLAB.
Brickwork.	GOOD.
Cladding	NIL.
Render.	

	NIL.
Roof / Flashing	FAIR... TWO CRACKED ROOF TILES AND ONE RIDGE TILE NEED REPLACEMENT. RIDGE NEEDS REPOINTING. VALLEY HAS OVERFLOWED IN THE PAST.
Down pipes.	GOOD.....TO HOUSE. POOR.....TO CARPORT AND PERGOLA, THESE AREAS ARE NOT CONNECTED TO THE STORM WATER SYSTEM.
Gutters.	FAIR.....HOLDING WATER IN TWO AREAS.
Eave / Fascia	FAIR.....SOME MARKING.
Paintwork.	GOOD.
Deck to ground level.	NIL.
Safety Switch.	FITTED TO METER BOX. ELECTRICIAN TO CONFIRM.
Under floor area.	NIL.
Handrails.	NIL.
Decking tiled.	NIL.

Stairs exterior.	NIL.
Exterior floor tiling.	NIL.

INTERIOR	
Entry.	GOOD.
Hall.	GOOD.
Smoke detector.	FITTED.
Laundry.	GOOD.
Toilets.	GOOD. THE DIVIDING WALL BETWEEN THE ADJOINING BATHROOM CAN BE REMOVED WITHOUT ANY STRUCTURAL DAMAGE TO ROOF TRUSSES.
Main Bath.	FAIR. TILES TO VANITY KICK BOARD ARE MISSING.
Second Bath.	NIL.
Taps and Rose.	GOOD.

Wall tiles.	GOOD.
Floor tiles.	FAIR.....SOME DRUMMY TILES TO KITCHEN AND HALL.
Ensuite.	NIL.
Showers.	GOOD.
Bed 1.	GOOD.
Dressing room	NIL.
Bed 2.	GOOD.
Bed 3.	GOOD.
Bed 4.	FAIR.....POSSIBLE CONVERTED GARAGE USED AS BEDROOM. FLOOR LEVEL IS LOW COMPARED TO EXTERIOR GROUND LEVEL.
Den.	NIL.
Staircase and landing.	NIL.
Doors Locks.	GOOD.

Storage.	FAIR.
Fans / Lights.	GOOD.
Kitchen.	POOR.....WATER LEAK TO WATER FILTRATION SYSTEM UNDER SINK. GOOD.....POST AND BULKHEAD NEED TO REMAIN TO SUPPORT TRUSSES. WALLS HAVE BEEN REMOVED IN THIS AREA AND CEILINGS HAVE BEEN REPAIRED.
Pantry.	GOOD.
Windows.	GOOD.
Sliding Doors.	GOOD.
Fly screens.	GOOD.
Security Screens.	NOT FITTED TO BED ROOM WINDOWS AND DOORS.
Paintwork.	GOOD

Walls.	GOOD.
Ceilings.	GOOD.
Dining.	GOOD.
Family room.	GOOD.
Lounge.	GOOD.

Important Advice:-

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.

Strata & Company: 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.

Note:

The exterior upkeep of this dwelling and surrounds may fall under the responsibility of the Body Corporate and fees may be payable for this service. This possibility needs to be clarified.

Pest Management: This is not a timber pest inspection report. It is recommended that a pest inspection be undertaken by a Licensed Pest Inspector prior to the purchase of the property. Further information as to the previous history with regard to pest activity and any treatments that may have been carried out should be obtained from the vendor prior to purchase.

Exhaust fans: Where fitted, ducting exhaust fans to external air is recommended. This will help reduce damp air to roof voids and floor cavities that could possibly create deterioration to building components.

Down Lights: Where down lights are fitted to the ceiling, you should be aware of possible fire disk. These lights could possible create an unsafe condition where located close to flammable materials. They are also prone to overheating when covered and this may reduce the life of the lights. If you have any doubts or concern regarding any fitted down lights, you should contact a Licensed Electrician for advice.

Gardens: Generally it is not recommended that gardens be placed against the building. Excessive and irregular watering of gardens may possibly produce a differential movement to the foundation materials, mainly due to the variation in moisture content between different sections f the footings. This could result in cracking to the footings or foundations.

Weep Holes: These are open vertical slots to the base of the external brickwork. It is important that weep holes be kept clear to allow ventilation to the wall cavity, they also allow moisture to drain from the cavity.

Septic Tanks: Where installed, these should be inspected by a Licensed Plumber.

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.

CAUTIONARY NOTES

Please note that houses constructed on clay foundations will have movement and cracks occurring.

The following are some of the causes of cracking:

- Clay foundations.
- Constant watering of gardens adjacent to walls and the constant change of the soil
- Moisture level.
- Tree roots.
- Long term settlement.
- Brick growth.
- Timber shrinkage.
- Corrosion of steel lintels.

IF CRACKING IS SIGNIFICANT HOMEOWNERS SHOULD CONSULT A STRUCTURAL ENGINEER.

Note:

Due to the extreme changes in temperature from one day to the next, cracking to ridge cappings and general movement may have been occurring and regular inspections and repairs may be required.

EXCLUSIONS

A pre-purchase property inspection report does not cover or deal with:

- Any minor fault or defect, which in view of the age, type and condition of the property being inspected, does not require substantial repairs or immediate attention and rectification.
- Providing a solution or providing an estimate of costs for any rectification or repair work.
- The adequacy of any structural element of construction.
- The detection or non-detection of subterranean termites and timber borers.
- Any defects with the operation of fireplaces and chimneys.
- Any appliances such as dishwashers, ovens, stoves, ducted vacuum and air conditioning systems, hot water systems or the like.
- Occupational health and safety issues, such as asbestos content, or the provision of safety glass or swimming pool fencing.
- Whether the building complies with the requirements of any building Act, code, regulation or by-law.
- The geotechnical condition of the ground on which the building is constructed or if it is flood prone.

INVOICE DETAILS.
PAYMENT CAN BE MADE DIRECT TO BANK ACCOUNT.....THANK YOU
TOTAL AMOUNT PAYABLE FOR BUILDING REPORT
DIRECT BANK DETAILS WESTPAC - BSB: 734610 / ACCOUNT: 548949

THE INSPECTION REPORT WAS CARRIED OUT BY LLOYD WOODS

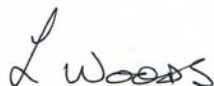
15 Ocean Grove Currumbin 4223 Mob 0419702340

Building Licence Residential Building Inspection 63768 QLD

Professional Indemnity Insurance not included.

4/11/2015

SIGNED FOR AND ON BEHALF OF LLOYD WOODS.



Signature _____