



New Construction Inspection - Handover Stage (QLD)

Inspection Date: Mon, 29 Apr 2019

Property Address: Lot 16 Dell Street, Rochdale Qld 4123



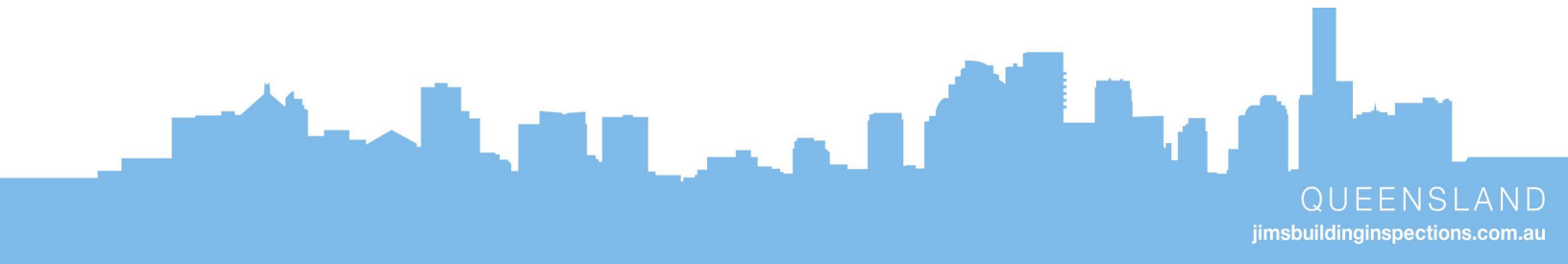
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	Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date	Mon, 29 Apr 2019
Modified Date	Mon, 29 Apr 2019



The Parties

Name of Client: Steve Zhu

Name of Principal (if applicable):

Job Address: Lot 16 Dell Street, Rochdale Qld 4123

Client's Email Address: sherry.she.au@gmail.com

Client's Phone Number: 0406 160 720

Consultant: Stephen Tye Ph: 0407 764 416
Email: gympie@jimsbuildinginspections.com.au

QBCC 63625

Company Name: Jim's Building Inspections (Gympie)

Company Address and Postcode: Weyba Downs Qld 4562

Company Email: gympie@jimsbuildinginspections.com.au

Company Contact Numbers: 0407 764 416

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Nil Applicable

Section A Results of inspection - summary

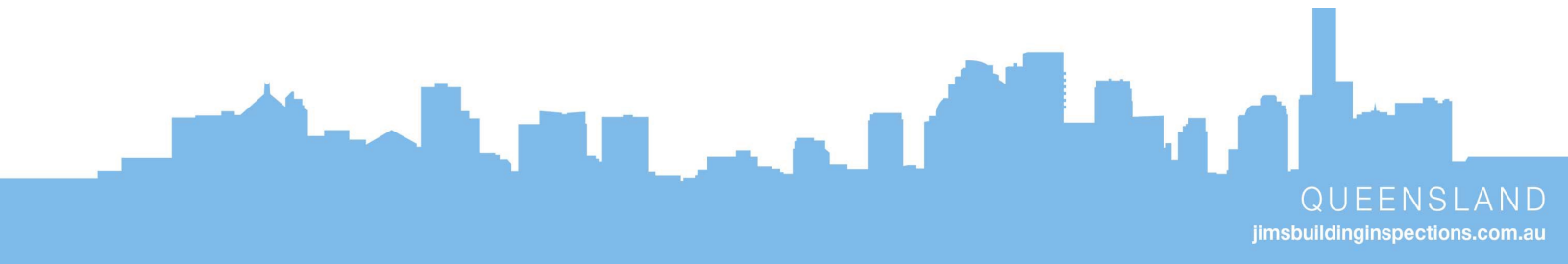
A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	✓	
Category 1	✓	
Category 2	✓	
Incomplete Works	✓	
NCC Non-Compliance Suspected		✓

Additional specialist inspections:

- Reinspection by Jim's Building Inspections

In summary the building, compared to others of similar age and construction is in the condition documented in this report.



Section B General

General description of the property

Building Type:	Residential, Detached
Number of Storeys:	Single
Main building – floor construction:	Concrete, Slab on ground
Main building – wall construction:	Brick Veneer (Timber Framed), Rendered
Main building – roof construction:	Timber Framed, Pitched, Corrugated Iron (e.g. Colourbond)
Other timber building elements:	Doors, Skirting Boards, Architraves, Door Frames, Veranda Posts
Other building elements:	Footpath, Driveway, Fence - Post and Rail Construction, Garage
Occupancy status:	Unoccupied
Furnished:	Unfurnished
Strata or company title properties:	Unknown
Orientation (to establish the way the property was viewed):	South West
Prevailing weather conditions at the time of inspection:	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Roof Exterior - First Floor Only
- Roof void
- Slab Edge
- Wall Exterior
- Exterior
- Interior
- Pool Surrounds

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Areas of low roof pitch preventing full inspection.
- Exterior Roof Surface - Second Storey.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Ceiling linings
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Insulation
- Sarking
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.



Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Low

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

Defects 1.01

Building: Yard

Location: Pool Area

Finding: Safe Work Practices - Concerns Noted

Information: It was noted during our inspection that there appears to be a deficiency in the safe work practices adopted by the builder. An inspection of the pool area indicated there is no fall restraint around the pool for the 1700mm fall into the concrete pool. There are also concerns in regard to the pool filling up with water after heavy rain and becoming a water safety hazard.

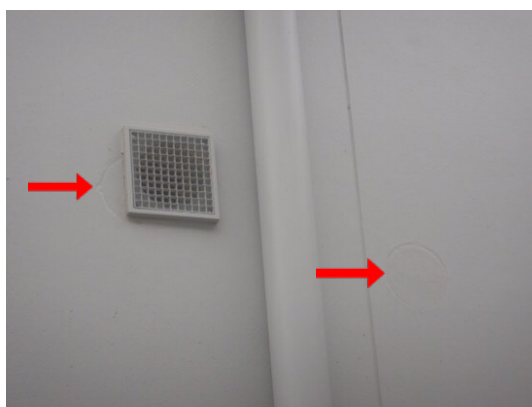
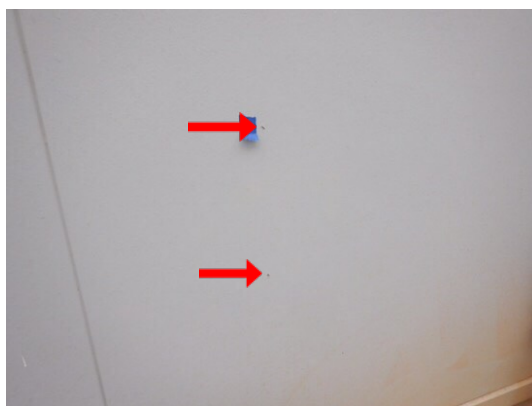
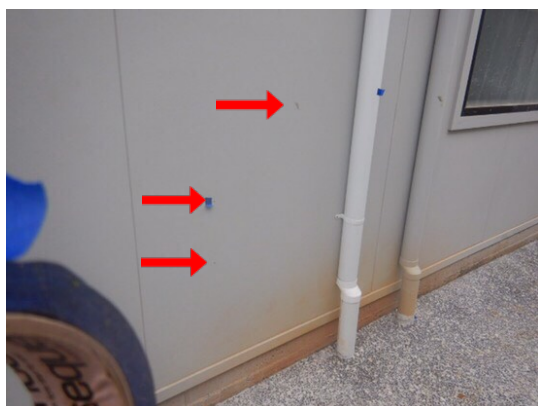
Reporting on the safe work practices of the builder is outside the scope of this report and this statement is made for the benefit of the builder to conduct further investigation so as to ensure a safe work environment.



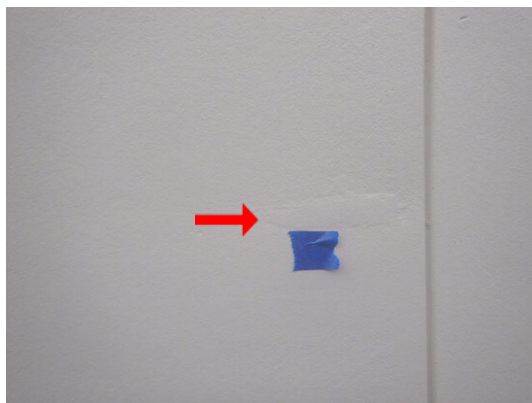
Category 1

Defects 2.01

Building: Main Building
Location: Exterior Walls - All Areas
Finding: Wall Cladding - Dents and Damage
Information: At the time of inspection it was noted there was a few popped nails and dents to the fibre cement wall cladding was identified and this is considered to be a defect under Standards and Tolerances.



Section D Significant Items



Defects 2.02

Building: Main Building

Location: All Areas

Finding: Painting - Unfinished (AS2311)

Information: The paint finish in these areas was found to be incomplete at the time of inspection. Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time.

Incomplete areas of paint finish exposes the area to moisture which could lead to deterioration of underlying building materials.

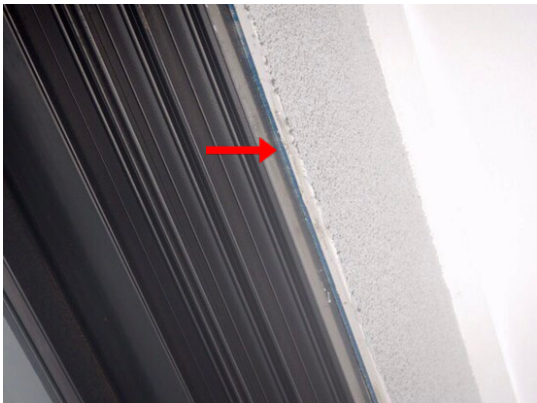
The incomplete painted areas have been marked for the painting contractor to touch up. These works are required to meet Australian Standards prior to final handover.



Section D Significant Items



Section D Significant Items



Section D Significant Items

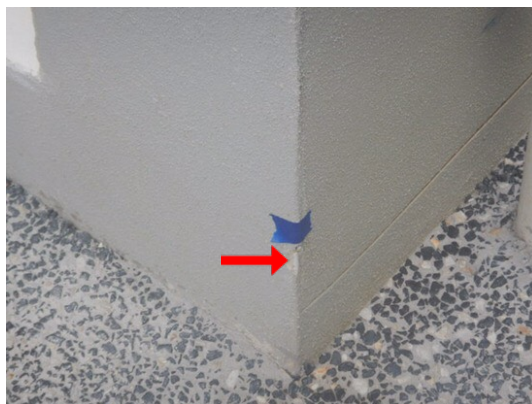
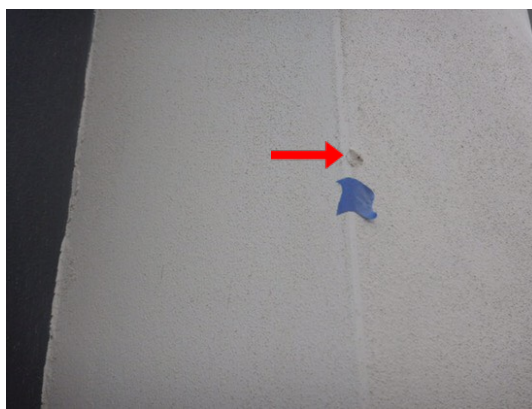
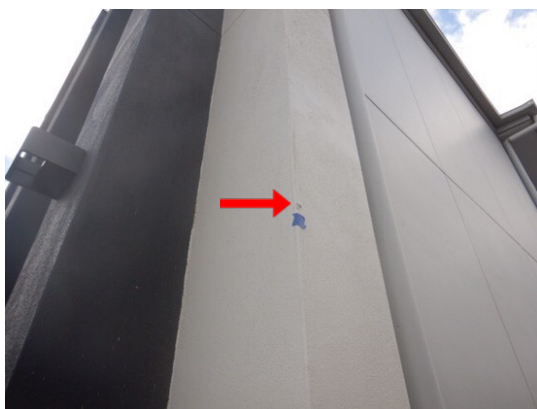
Defects 2.03

Building: Main Building

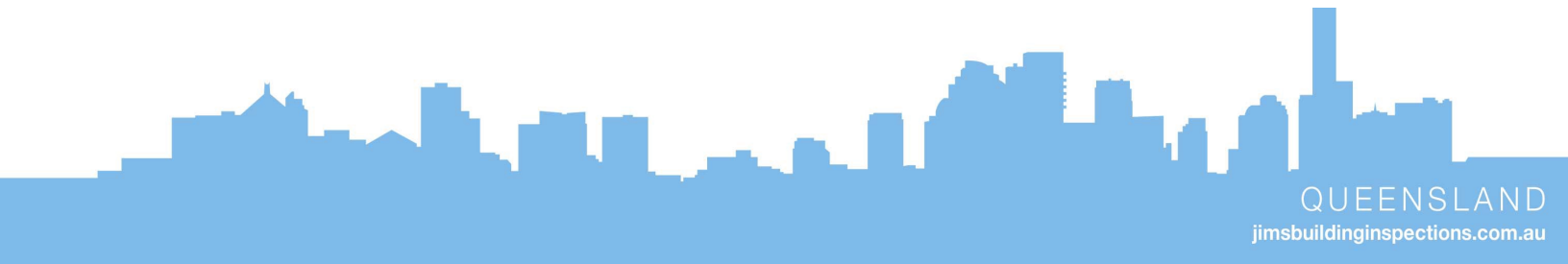
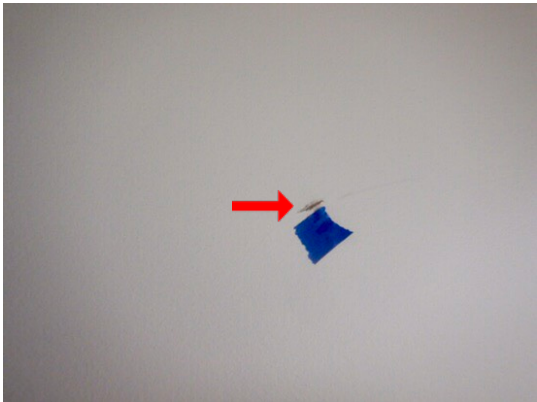
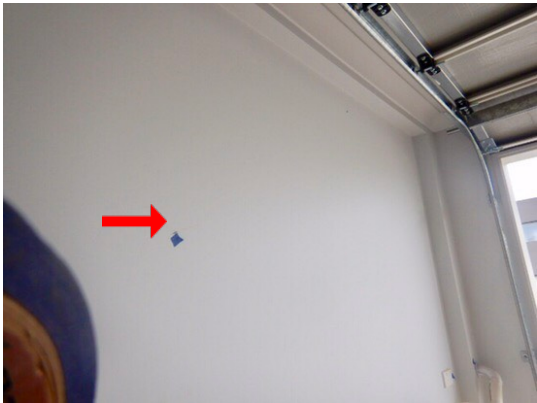
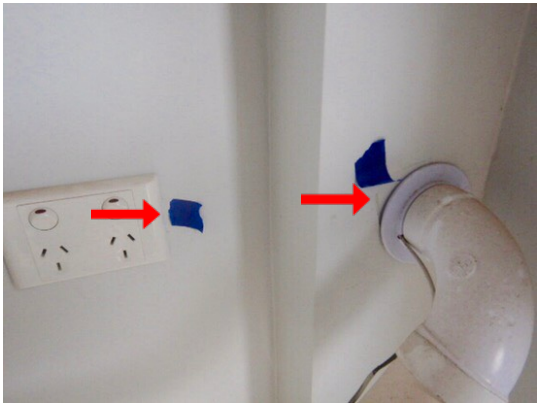
Location: All Areas

Finding: Paint Finish - Damage (mechanical)

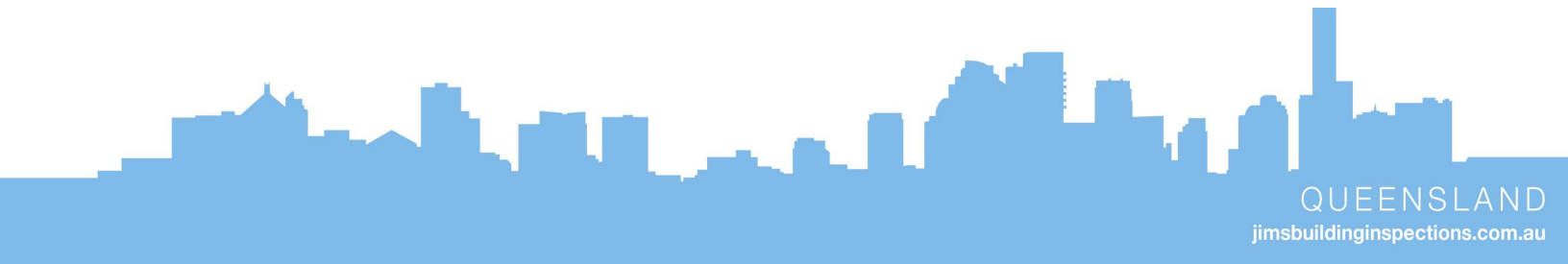
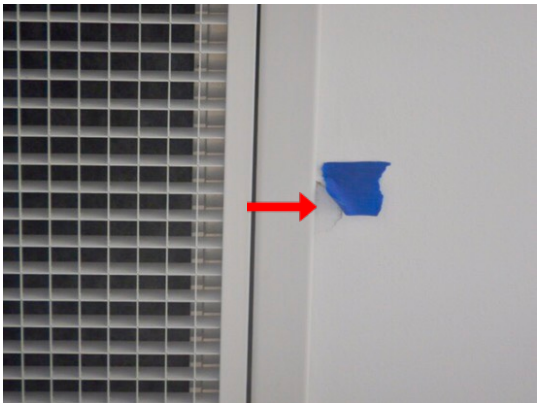
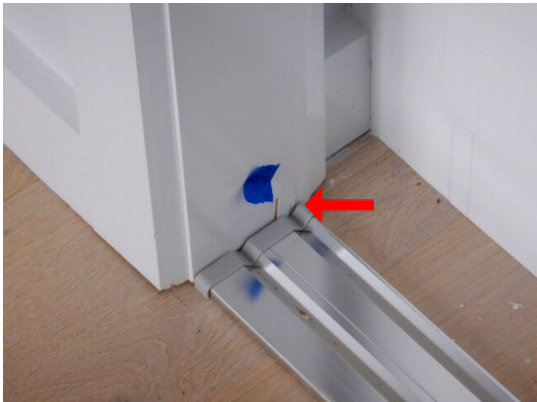
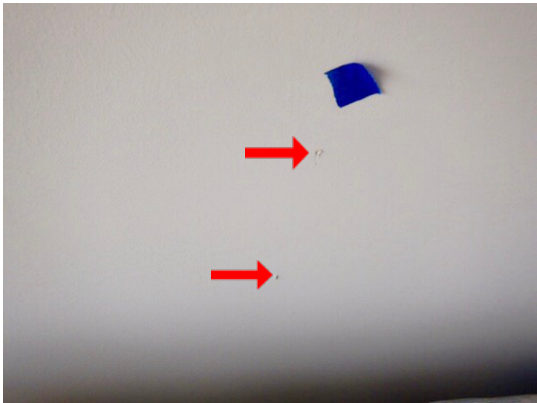
Information: Holes and / or other unfilled depressions resulting from mechanical damage are present to a number of different areas as indicated by the blue tape. Where these are visible from a normal viewing position they are considered a defect.



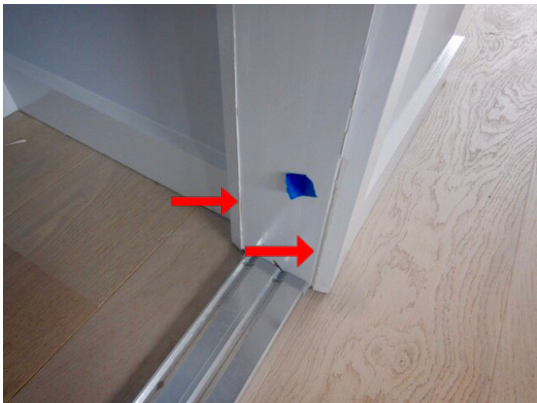
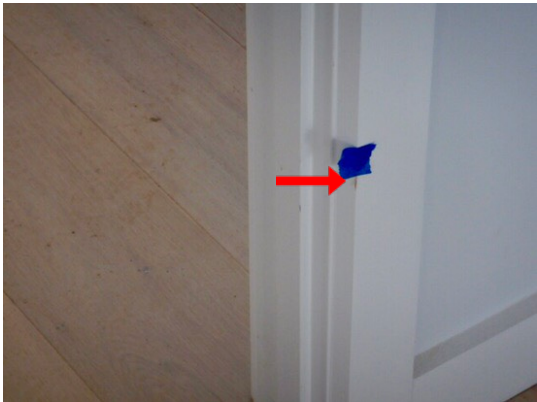
Section D Significant Items



Section D Significant Items



Section D Significant Items



Section D Significant Items

Defects 2.04

Building: Main Building

Location: Garage

Finding: Concrete Slab Finish - Not Suitable for Purpose (AS2870)

Information: It was identified at the time of inspection that the garage area finish to the concrete slab does not match the specification. The finish to a concrete slab is considered defective if it is not suitable for the documented purpose of use or applied finishes such as tiles, polished concrete, carpet or sheet flooring including set downs where required.

Polishing or applying a surface coating will be required to bring this finished surface up to an acceptable standard.

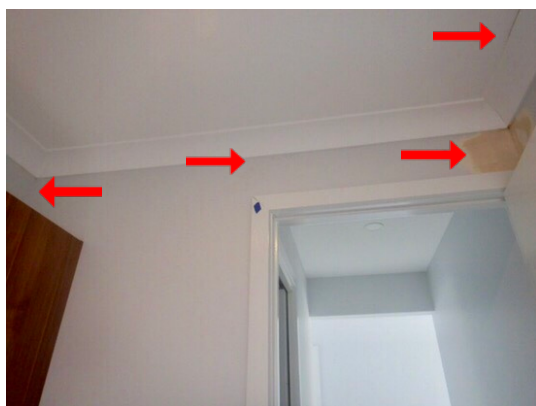


Section D Significant Items

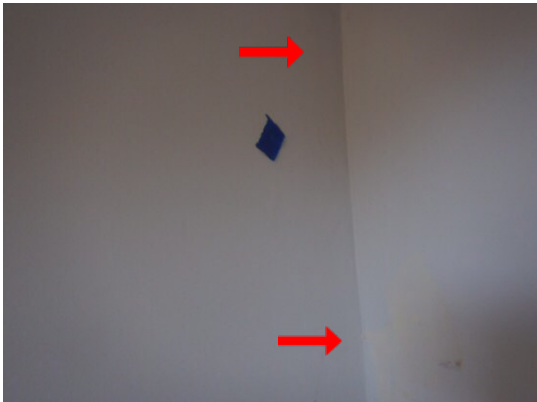
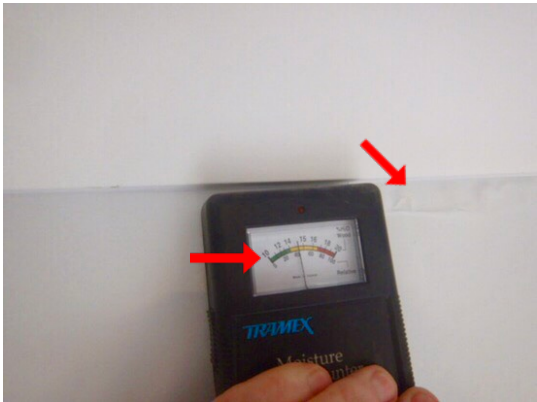
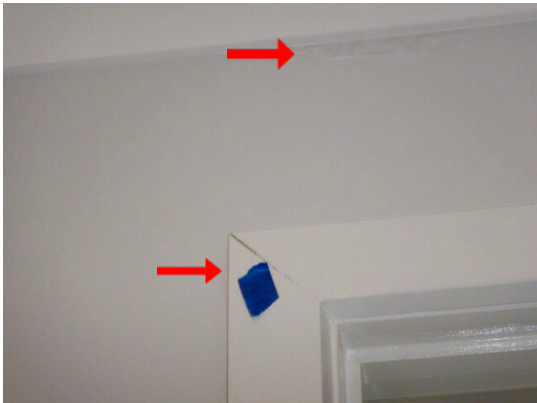
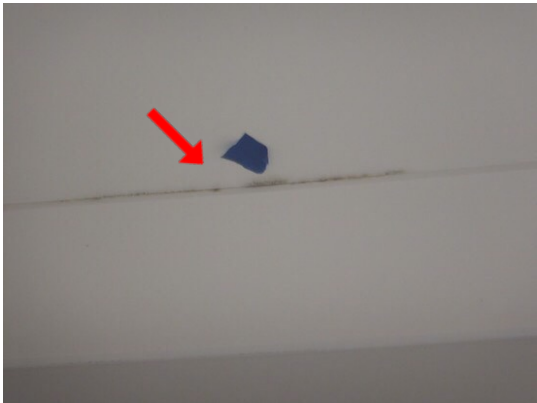
Defects 2.05

Building: Main Building
Location: Laundry
Finding: Water leak & Gyprock Damage- Internal
Information: A previous water leak was found to have affected the ceiling and walls in the laundry at the time of inspection. Internal water leaks can be detrimental to surrounding building elements, their potential causes include poorly installed plumbing fittings and fixtures, through to failing water proofing.

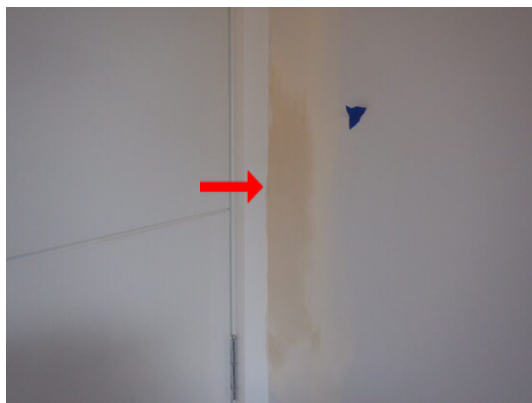
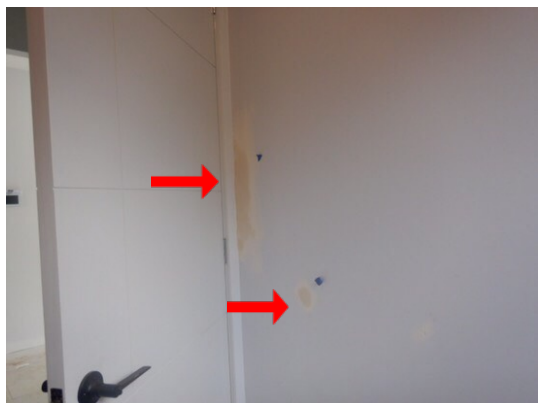
The plumber was there at the time of inspection and informed me he had carried out a pressure test with no problems encountered. We also ran the water in the upper shower in the ensuite for at least 10mins and no problems were recorded with my thermal camera in the lower ceiling area where the original damage was sustained. These areas should be monitored over the next few weeks to determine if this problem reoccurs.



Section D Significant Items



Section D Significant Items



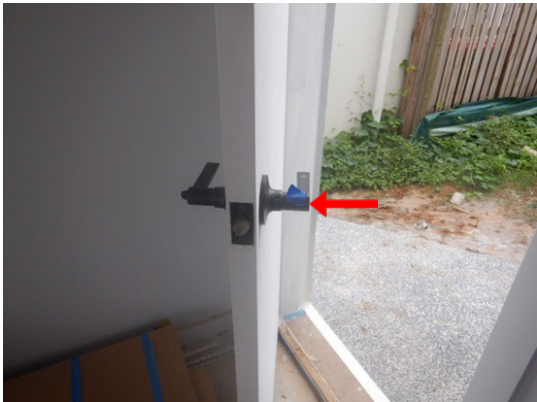
Category 2

Defects 3.01

Building:	Main Building
Location:	Rear Post
Finding:	Building Elements - Rusted or Corroded
Information:	These building elements are showing evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture and or inadequate coatings. As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanized (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment. Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

Section D Significant Items



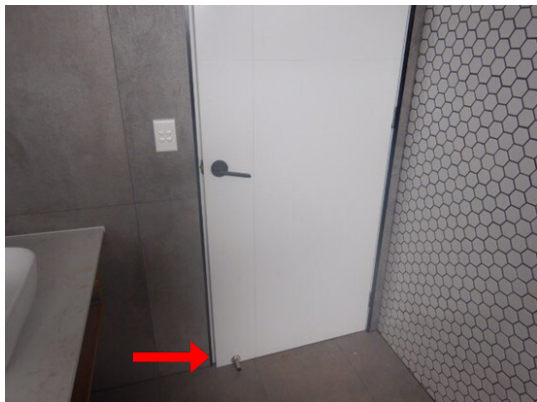
Defects 3.02

Building: Main Building

Location: Upper Bathroom

Finding: Door Binding

Information: Binding of the upper bathroom door was evident during standard operation. This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements. A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges.



Incomplete Works

Defects 4.01

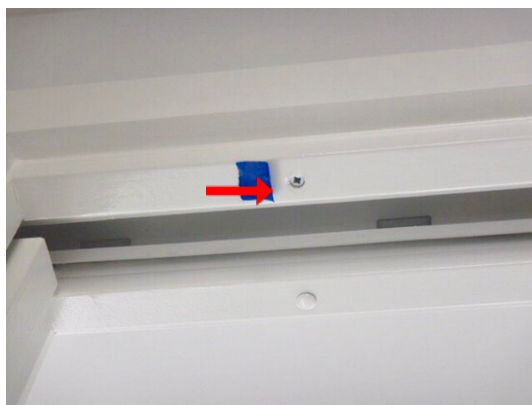
Building: Main Building

Location: All Areas

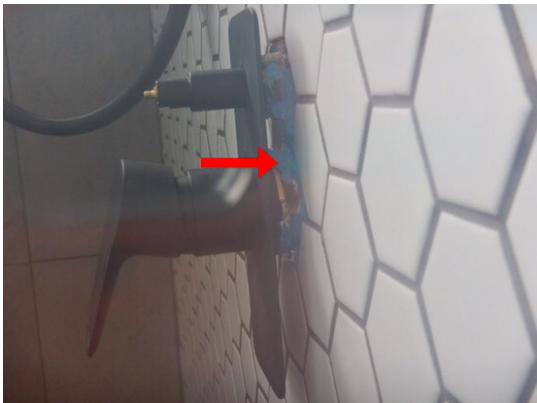
Finding: Installation - Substandard or Incomplete

Information: The installation of these building element appears to have been completed to a substandard level of workmanship or is incomplete. Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements.



Section D Significant Items



Section D Significant Items

Defects 4.02

Building:	Main Building
Location:	Ensuite
Finding:	Bath Tub - Installation Substandard
Information:	At the time of inspection it was noted the bath tub was loose and moving around as you lent on it and has not been fixed to the floor properly. A plumber should be engaged to perform these works before handover takes place.



NCC Non-Compliance Suspected

No evidence was found.

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -

- Reinspection by Jim's Building Inspections

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

The building at the time of inspection compared to similar homes of this type and age was considered to be in good condition, however there were quite a number of unfinished items and a number of minor defects found.

This home has been well designed and built with a high standard of finish in mind, however this inspection may have been a little early as there are many items not quite finished with a lot of the items identified of a minor nature and being related to the painting finishes.

There are a few items of concern like the safety hazard to the pool area, the previous leak and gyprock damage to the laundry area and the poor quality finish to the garage slab surface. A temporary safety fence should be erected to the pool area, regular monitoring of the laundry ceiling area is required to determine if there is a leak to the upper bathroom areas and resurfacing of the garage slab is recommended.

Re-Inspection is advised when the building is at handover or completion stage.

For further information, advice and clarification please contact Stephen Tye on 0407 764 416

Section E Attachments and Further Comments



The following items were noted as - For Your Information

Noted Item

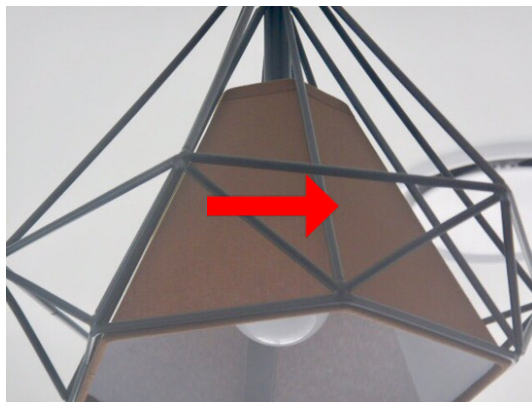
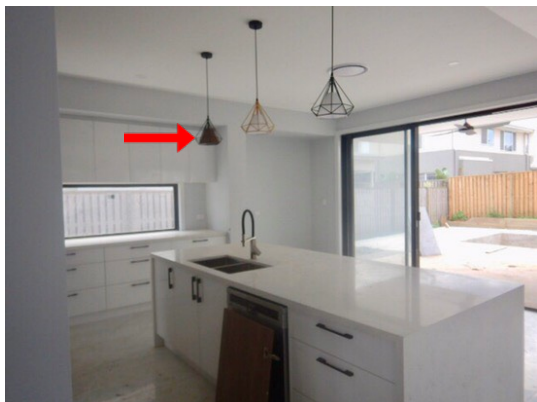
Building: Main Building

Location: Kitchen

Finding: Light Fitting Different Colour

Information: At the time of inspection it was noted one of the lights over the bench kitchen is a different colour as indicated in the photo's below.

This is noted as a caution only as I am not sure if this is a defect or it was meant to be like this.



Noted Item

Building: Main Building
Location: All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance.

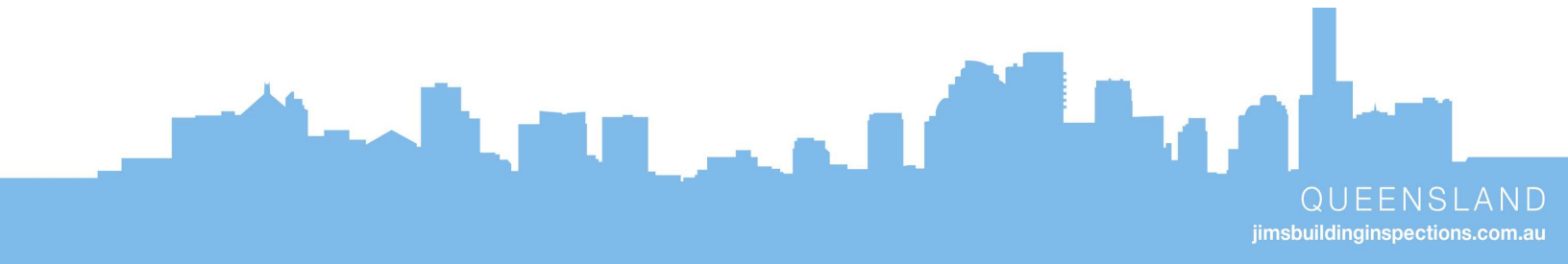
Please discuss these photos with your building consultant for clarification.



Section E Attachments and Further Comments



Section E Attachments and Further Comments



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
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.
Methamphetamine	An amphetamine type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high risk) drug under the Misuse of Drug Act.



Definitions to help you better understand this report

Methamphetamine contamination	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 0.5 micrograms/100 cm ² (Residential) or 10 micrograms/100 cm ² (Commercial).
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor defect	A defect other than a major defect.
Proper and Tradesmanlike Workmanship (Aust)	As defined in the Guide to Standards and Tolerances in your state.
Proper and Tradesmanlike Workmanship (NZ)	As defined in the Guide to Tolerances.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazard	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.



Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-purchase agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend be undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the Civil Law (Sale of Residential Property) Act 2003. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.



Terms on which this report was prepared

This is not an asbestos report. There are potentially products in the Property that contain asbestos that will not be identified in this report. In order to accurately identify asbestos we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

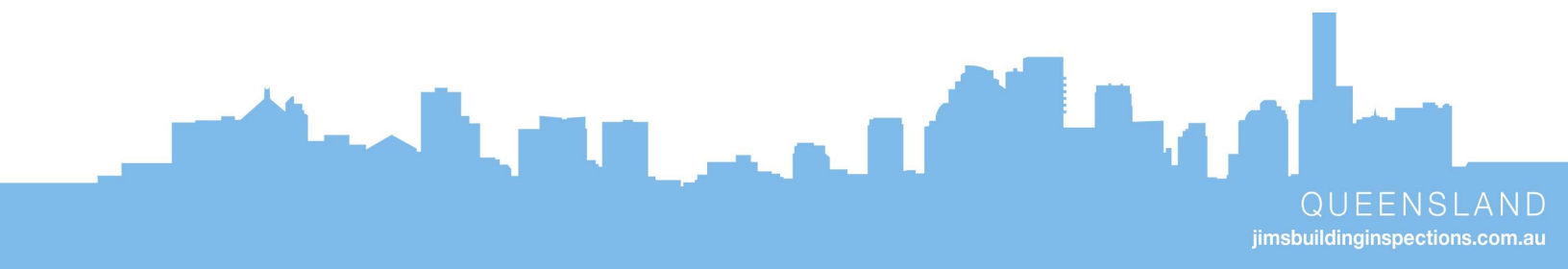
This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitute an approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability



Terms on which this report was prepared

is accepted for costing advice.

