

# **ALROUND BUILDING INSPECTION SERVICES**

Pre-Purchase Building Inspections Licensed Builder W.H. & S. Officer  
INCORPORATING JANE'S ENVIROFRIENDLY PEST MANAGEMENT

OBSA Licence No 46794 ABN 60 870 524 472 Page 1 of 14

Spa/Sauna  
Quoin Island



Eric & Sonya BATTY, 27 JARRAH DRIVE, BOYNE ISLAND Q. 4680

E-mail [eric@abis.net.au](mailto:eric@abis.net.au)

Phone 07 49738989 Fax 07 49739750 Mobile 0418 791079/0417 754122

# **ALROUND BUILDING INSPECTION SERVICES**

Pre-Purchase Building Inspections Licensed Builder W.H. & S. Officer  
INCORPORATING JANE'S ENVIROFRIENDLY PEST MANAGEMENT

OBSA Licence No 46794 ABN 60 870 524 472 Page 2 of 14

We would like to **"THANK YOU"** for selecting our firm to carry out your building inspection. We greatly appreciate the opportunity of conducting a building inspection on your behalf and if we can be of any further assistance to you, please do not hesitate to contact our office during business hours (7.30am to 5.30pm Monday to Friday).

For your further information, please find listed below our full range of services.

- **STANDARD PRE PURCHASE BUILDING INSPECTION**
- **COMPREHENSIVE PRE PURCHASE BUILDING INSPECTION**
- **NEW HOME EVALUATION / DEFECTS INSPECTION**
- **PRE PURCHASE PEST INSPECTION**
- **PRE PURCHASE ELECTRICAL INSPECTION**
- **PRE PURCHASE POOL INSPECTION**
- **INSPECTION FOR LOSS ADJUSTMENT AND CLAIMS INVESTIGATION REPORTS**

***WE HOPE YOU HAVE BEEN HAPPY WITH THE SERVICE PROVIDED BY  
ABIS***

*Remember*

***If you are happy - tell everybody***

*If you are unhappy - tell us!*

Eric Batty, Chief Inspector at ABIS, is a fully licensed, qualified and experienced Building Inspector, Domestic and Commercial Builder and a Certified Workplace Health and Safety Officer. ABIS is a Member of Qld. Master Builders Association (QMBA), Institute of Building Consultants (IBC) and National Safety Council of Australia (NSCA).

Eric & Sonya BATTY, 27 JARRAH DRIVE, BOYNE ISLAND Q. 4680

E-mail [eric@abis.net.au](mailto:eric@abis.net.au)

Phone 07 49738989 Fax 07 49739750 Mobile 0418 791079/0417 754122

# ALROUND BUILDING INSPECTION SERVICES

Pre-Purchase Building Inspections Licensed Builder W.H. & S. Officer

INCORPORATING JANE'S ENVIROFRIENDLY PEST MANAGEMENT

OBSA Licence No 46794 ABN 60 870 524 472 Page 3 of 14

5th March 2008

Peter White  
Raine and Horne  
Goondoon Street  
**Gladstone**

Dear Peter

## **RE: Spa/Sauna, Quoin Island**

At your request, a visual inspection of the above referenced property was conducted on 5th March 2008. This inspection report is for the express purpose of the person/s named above and can not be used by any other person/s. No warranties either expressed or implied will be passed on. The report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection.

This summary is a brief overview of the report only, **and should be read in conjunction with the full report** to form a complete and detailed description of the properties condition.

## **NOTABLE ITEMS**

### **External Areas**

#### Walls External:

#### Condition: \_

Poor overall condition Some timbers of this structure are in contact with ground/landscaping or paving. This situation can allow concealed termite entry and we recommend that modifications be made.

#### WARNING

#### LEAD PAINT OR ASBESTOS \_

Due to the age of this building it probably contains Asbestos, and if repairs or alterations are to be carried out it is recommended that testing to confirm the presence of Asbestos be preformed and caution should be exercised.

#### SUB/LOWER FLOOR OR CRAWL SPACE:

#### POST CONDITION: \_

Further evaluation is needed by a suitably qualified contractor. Poor condition, moderate to extensive rusting is noted around the base of the post.

#### OVERALL CONDITION OF THE LOWER/SUB FLOOR \_

The overall condition of the sub floor is poor and is in need of immediate attention. Earth-to-Wood contact is found, Whilst we are not qualified pest inspectors there appears to be minor damage consistent with termite attack to visible timbers. We strongly recommend that a licensed pest inspector be engaged to inspect the dwelling.

Minor decay is evident to some areas, A suitably qualified tradesperson or engineer should be called to make further evaluation and recommendations.

Eric & Sonya BATTY, 27 JARRAH DRIVE, BOYNE ISLAND Q. 4680

E-mail [eric@abis.net.au](mailto:eric@abis.net.au)

Phone 07 49738989 Fax 07 49739750 Mobile 0418 791079/0417 754122

# **ALROUND BUILDING INSPECTION SERVICES**

Pre-Purchase Building Inspections Licensed Builder W.H. & S. Officer

INCORPORATING JANE'S ENVIROFRIENDLY PEST MANAGEMENT

QBSA Licence No 46794 ABN 60 870 524 472 Page 4 of 14

## TIE DOWN

Appears to be insufficient, as the steel has moderate rusting evident

## **Roof External**

### Roof:

### Roof Covering Status:

The roof is in a poor state of repair Rust holes are evident Roof appears to be at/near the end of its useful life A licensed roofing contractor should be called to make further evaluation and repairs if needed.

Thank you for selecting our firm to do your building report. 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 understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you.

**Based on the report findings it may be necessary to organise another visit to the the property to view these items, this sometimes puts any defect into prospective and gives you a better understanding of the problems listed.**

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

This inspection was carried out by : Eric Batty

Inspector contact number : 0418791079

QBSA Licence No : 46794

Insurance Accreditation No : 01360

Dated this 5th March 2008

SIGNED FOR AND ON BEHALF OF: Eric Batty of Alround Building Inspection Services (ABIS)

Sincerely,

Eric Batty

Chief Inspector

Building Inspector

Workplace Health & Safety Officer

Licensed Builder - Domestic & Commercial.

Eric & Sonya BATTY, 27 JARRAH DRIVE, BOYNE ISLAND Q. 4680

E-mail [eric@abis.net.au](mailto:eric@abis.net.au)

Phone 07 49738989 Fax 07 49739750 Mobile 0418 791079/0417 754122

# **ALROUND BUILDING INSPECTION SERVICES**

Pre-Purchase Building Inspections Licensed Builder W.H. & S. Officer  
INCORPORATING JANE'S ENVIROFRIENDLY PEST MANAGEMENT

OBSA Licence No 46794 ABN 60 870 524 472 Page 5 of 14

## **Report Index**

COMPREHENSIVE PROPERTY INSPECTION REPORT	6
External Areas	10
Roof External	12

Eric & Sonya BATTY, 27 JARRAH DRIVE, BOYNE ISLAND Q. 4680

E-mail [eric@abis.net.au](mailto:eric@abis.net.au)

Phone 07 49738989 Fax 07 49739750 Mobile 0418 791079/0417 754122

# COMPREHENSIVE PROPERTY INSPECTION REPORT

## PRE PURCHASE BUILDING REPORT FOR

**CLIENT NAME:** Peter White  
Raine and Horne

**MAILING ADDRESS:** Goondoon Street

**Attention :** Peter White

**TOWN** Gladstone

**TIME OF INSPECTION:** 9.30 am

**DATE OF INSPECTION:** 5th March 2008

**INSPECTION SITE  
ADDRESS:** Spa/Sauna, Quoin Island

**CITY** Gladstone

**OTHER INSPECTIONS  
REQUESTED** Timber pest Inspection

**LOCATION DIRECTIONS GIVEN IN THIS REPORT ARE TAKEN FROM THE ROAD SIDE CURB  
FACING THE BUILDING**

### **TERMS AND CONDITIONS**

#### **THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1**

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 meters above the natural ground level.

#### **SCOPE OF REPORT**

The Comprehensive Property Inspection Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

#### **LIMITATIONS**

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

Comprehensive Property Inspection Report (as defined in AS4349.1-1995), covers noise factors, security and fire protection, health & safety issues including the presence of lead base paints & asbestos, surface drainage & building Act compliance issues.

#### **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 happen to be noticed then this in the general remarks section of the report. 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 removal.

## **MOULD**

**Mould (Mildew and non-wood decay fungi) disclaimer:** Mildew and non wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and there 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 was noticed in any part of the property it will be noted in the general remarks section of the report.

If mould is noted as present within the property and you are concerned as to the possible health risks 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

## **IMPORTANT INFORMATION**

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimer that follow define the Scope and Limitations of the inspection and form an integral part of the report.

**DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any problems in any 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 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.

## **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.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

**Shower Recesses:** 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.

**Swimming Pools:** If a swimming pool is present it should be the subject of a Pool Inspection Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, intercom systems, electrical and mechanical appliances, air conditioning systems and residual current devices have not been tested. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

**Rooms below ground level:** If there are any rooms under the house or below ground level (whether they be 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 enquires with the Council to ascertain if approval was given.

Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

**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 Comprehensive Pre Purchase 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.

#### **4.0 DEFINITIONS**

For the purpose of this inspection, the following definitions apply.

**4.1 Good** - The item or area inspected appears to be in sound condition without any significant visible defects.

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

**4.3 Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.

**Definition of Average as per the Macquarie Dictionary: Intermediate, or typical in amount/quality**

**4.4 Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.

**4.5 Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with dwellings of similar age or construction.

**4.6 Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.

#### **4.7 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 2.1m 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.

## **Property Description:**

---

<b>Building type:</b>	Midset demountable building
<b>External walls predominantly constructed from:</b>	Vertical or Horizontal timber slats
<b>Upper story external walls predominantly constructed from:</b>	Flat fibre cement sheeting
<b>Frame Type</b>	The framing is predominantly made from mixed species hardwood
<b>Roof Frame Type</b>	The framing is predominantly made from mixed species hardwood
<b>Internal ceilings covered with:</b>	Tongue and groove timber
<b>Internal walls covered with:</b>	Tongue and groove timber
<b>Windows are constructed from:</b>	Aluminium
<b>Roof Style:</b>	Gable
<b>Roof is covered with</b>	Trimdek
<b>Estimate Building Age:</b>	10 to 15 years

## **Climatic Conditions**

---

<b>WEATHER:</b>	Clear
<b>SOIL CONDITIONS:</b>	Dry
<b>APPROXIMATE OUTSIDE TEMPERATURE:</b>	30 deg

# External Areas

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Walls External:

### Materials:

Vertical or Horizontal timber slats

### Condition:

Poor overall condition Some timbers of this structure are in contact with ground/ landscaping or paving. This situation can allow concealed termite entry and we recommend that modifications be made.



## External Walls Upper story

### Material:

Fibro (Asbestos cement sheeting)

### Condition:

Good overall condition

## Eaves:

### Eaves Type & Condition:

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is good.

## WARNING

### LEAD PAINT OR ASBESTOS

Due to the age of this building it probably contains Asbestos, and if repairs or alterations are to be carried out it is recommended that testing to confirm the presence of Asbestos be preformed and caution should be exercised.

## **SUB/LOWER FLOOR OR CRAWL SPACE:**

---

### **ACCESSIBILITY:**

Crawl space was too low to enter

### **Items Inspected**

Posts/Columns Tie Down Bearers Joists Flooring

### **TYPE OF COLUMNS/ SUPPORT**

50mm steel columns

### **POST CONDITION:**

Further evaluation is needed by a suitably qualified contractor. Poor condition, moderate to extensive rusting is noted around the base of the post.



### **OVERALL CONDITION OF THE LOWER/SUB FLOOR**

The overall condition of the sub floor is poor and is in need of immediate attention. Earth-to-Wood contact is found, Whilst we are not qualified pest inspectors there appears to be minor damage consistent with termite attack to visible timbers. We strongly recommend that a licensed pest inspector be engaged to inspect the dwelling.

Minor decay is evident to some areas, A suitably qualified tradesperson or engineer should be called to make further evaluation and recommendations.



### **TIE DOWN**

Appears to be insufficient, as the steel has moderate rusting evident



# Roof External

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## Roof:

**Style:** Gable  
**Type:** Colorbond Trimdek  
**Roof Access:** Walked on roof

**Roof Covering Status:** The roof is in a poor state of repair Rust holes are evident Roof appears to be at/near the end of its useful life A licensed roofing contractor should be called to make further evaluation and repairs if needed.



## Exposed Flashings:

**Type & Condition:** Metal Appears serviceable

## Fascias & Barge Boards

**Type & Condition** Timber Appears serviceable

## Gutters & Down Pipes:

**Type & Condition:** Square type gutters with 90mm round PVC down pipes Appears serviceable

# Ceiling Cavity

## Ceiling Void

**Access Restrictions:** Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection.

## Type & Condition:

**Accessibility & Condition:** The roof structure is truss framing and is accessible appears serviceable

# Unit

## Entry/Foyer:

**Ceiling Type:** Tung & Groove timber  
**Ceiling Condition:** The condition of the ceilings is generally in good condition.  
**Wall Type:** Tung & Groove timber  
**Walls Condition:** The condition of the walls is generally good.

**Windows/Sliding Doors** Aluminium sliding glass  
**Condition:** The condition of the windows is generally good.  
**Floors Condition:** The condition of the floors is generally fair. Stained Carpet  
**Woodwork** Whilst we are not qualified pest inspectors there appears to be damage consistent with termite attack to some of the timbers. We strongly recommend that a licensed pest inspector be engaged to inspect the dwelling.

Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

**Main Bathroom:**

---

**Ceiling Type:** Plaster (Gyprock or equivalent)  
**Ceiling Condition:** The condition of the ceilings is generally in good condition.  
**Wall Type:** Plaster (Gyprock or equivalent)  
**Walls Condition:** The condition of the walls is generally good.  
**Windows/Sliding Doors** Aluminium sliding glass  
**Condition:** The condition of the windows is generally good.  
**Doors Condition:** The condition of the doors is generally good.  
**Floors Condition:** The condition of the floors is generally good.  
**Shower Recess Type:** Acrylic tray With Lamipanel sheeting to walls  
**General Condition:** Good  
**Shower Screen:** Good

**Toilet:**

---

**Ceiling Type:** Plaster (Gyprock or equivalent)  
**Ceiling Condition:** The condition of the ceilings is generally in good condition.  
**Wall Type:** Plaster (Gyprock or equivalent)  
**Walls Condition:** The condition of the walls is generally good.  
**Windows/Sliding Doors** Aluminium sliding glass  
**Condition:** The condition of the windows is generally good.  
**Doors Condition:** The condition of the doors is generally good.

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.

.....**End Of Report**.....

**PATIO #:**

---

**Position:** Front patio

**GENERAL CONDITION:** Good