

ALROUND BUILDING INSPECTION SERVICES

Incorporating Jane's Envirofriendly Pest Management

Phone: 4973 89 89

- Building Inspections • Licensed Builder • Workplace Health & Safety Officer
- QBSA Licence No. 46794 ABN No. 60 870 524 472

SUPPLEMENTARY BUILDING REPORT QUOIN ISLAND RESORT

INSPECTION LOCATION: Quoin Island Resort
GLADSTONE QLD 4680

CLIENT: Mr Peter White
Raine and Horne
60 Goondoon Street
GLADSTONE QLD 4680

INSPECTION REQUESTED BY: Mr Peter White

DATE OF INSPECTION: Wednesday 5th March 2008

INSPECTION DETAILS: Commercial Building Inspection Report

The Inspection has been conducted by:

ERIC J BATTY

**BSA BUILDERS LICENCE NO. 46794
LICENSED BUILDING INSPECTOR – AUTHORISATION NO. 01360
LICENSED DOMESTIC & COMMERCIAL BUILDER
WORKPLACE HEALTH AND SAFETY OFFICER NO. 01703593**

**ALROUND BUILDING INSPECTION SERVICE
Incorporating Jane's Envirofriendly Pest Management**

27 Jarrah Drive, Boyne Island, Qld. 4680

Phone: 497 38989 Mobile: 0418 791079 Fax: 4973 9750

EMAIL: eric@abis.net.au

ALROUND BUILDING INSPECTION SERVICES

Incorporating Jane's Envirofriendly Pest Management

Phone: 4973 89 89

- Building Inspections • Licensed Builder • Workplace Health & Safety Officer
- QBSA Licence No. 46794 ABN No. 60 870 524 472

SUPPLEMENTARY BUILDING REPORT **(TO COMMERCIAL BUILDING INSPECTION REPORTS)** **QUOIN ISLAND RESORT, GLADSTONE** **5TH MARCH 2008**

Introduction

I, Eric Batty, of Alround Building Inspection Services, have attended Quoin Island Resort, Gladstone on Wednesday 5th March 2008, to fully inspect all buildings and structures in accordance with the Australian Standards.

In accordance with the inspection conducted at the time, a number of Building Inspection Reports have been compiled as well as this Supplementary Building Report.

This Supplementary Report is in addition to the other four Building Inspection Reports and therefore forms part of and should be read in conjunction with all of the Building Inspection Reports provided.

I have conducted this inspection in my capacity as an independent, qualified and licensed Building Inspector (QBSA Licence No. 46794).

Disclaimer

This Inspection Report is for the express purpose of the person/s named above and cannot 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 inspect all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The aforementioned is an opinion report, expressed as a result of the inspection carried out at the time.

SUPPLEMENTARY BUILDING REPORT
(TO COMMERCIAL BUILDING INSPECTION REPORTS)
QUOIN ISLAND RESORT, GLADSTONE
5TH MARCH 2008

This Supplementary Report comprises details of the inspection conducted on Units 5 through to 16 including comments on the condition of walkways and paths leading in and around these Units and also of the original staff accommodation beside the main building.

Walkway

The walkway to the front of Units 5 and 6 has collapsed from a landslip and this appears to have occurred sometime in the previous few weeks. The overall condition of this walkway is very unsafe and would need to be removed completely and replaced.

Unit 5

- There is extensive rusting to the exterior sheeting of this Unit revealing major holes.
- There is also extensive rusting to the foundation steel work.
- The front patio is unsupported and unsafe.
- The gutters and fascias are rusted.
- The external sheeting along the front and down the sides is rusted and basically it would appear that this structure is beyond repair.
- The interior of Unit 5 would be quite usable and appears serviceable.

Unit 6

This Unit is very similar to Unit 5.

- There is extensive rusting to the front patio support steel.
- Underneath the main donga itself is severely rusted.
- The walkway has collapsed in front of Unit 6.
- The front patio is unsupported and unsafe.
- The front and side eaves are rusted completely through and there is rusting down both sides and across the front of the building.
- The interior is generally in a habitable condition, albeit it just needs a general tidy up but overall condition would be considered fair.

Unit 7

This Unit is in similar condition to Units 5 and 6.

- Moderate to extensive rusting around the perimeter to the sub floor steel work is evident.
- The walkway at the front of Unit 7 has also collapsed, though not quite as bad, but is still unsafe and requires rectification.
- The front of the patio is unsupported.
- The interior appears to be quite tidy and the air-conditioner is missing.
- Bathroom and toilet are quite serviceable.

Unit 8

This unit is not quite as bad around the wall sheeting from rusting, but is starting to deteriorate to a similar degree as the other units.

- Minor to moderate rusting to the external walls and soffits down each side and across the front of the building.
- The sub floor steel work is extensively rusted away.
- The interior is quite serviceable and again the air conditioner is missing.
- Bathroom and toilet appear serviceable.
- External gutters and fascias are rusty and full of leaf debris.

Unit 9

This Unit appears to be in similar condition to Unit 8 though rusting around the front is not as bad.

- The soffit sheets and fascia have moderate rusting.
- Again, the sub floor is extensively rusted.
- The roof is completely littered with debris and the gutters are full of debris. This debris has more than likely caused the gutter to be rusted out.
- The interior is reasonable and the air conditioner is still in situ.
- There is a little bit of peeling paint at the back of the living area.
- Bathroom and toilet appear to be quite tidy, all in all, the inside is liveable.

Unit 10

- Moderate rusting to front soffit.
- Fascias and gutters are completely rusted away.
- The front patio joists are eaten out with termites.
- The decking itself is unsafe.
- The handrails are unsafe.
- Steel work under the main building appears to be inadequate due to rusting.
- The interior appears to be quite tidy and the air conditioner has been removed.
- All throughout, the inside is quite tidy with the bathroom and toilet again quite serviceable.

Unit 11

- Generally in the same condition (as Unit 10) with rusting to the front and sides of the Unit.
- The front patio is completely unsupported and the only thing holding it up is the roof.
- There is evidence of termite mudding at the top of the front post underneath the soffits, at the base around the floor and the floor joists have been eaten out.
- Gutters, fascia and soffit are all rusty.
- Steel work in the sub floor is rusty.
- There are live termites on the front patio sides and quite possibly throughout the sub floor and the remainder of the floor.

Unit 12

This Unit appears to be in the same vein as the previous units: -

- With extensive rusting to the front soffits, side soffits, steel work in the sub floor.
- Down the right and left sides the gutters are rusted, fascias are rusted.
- The front gable is eaten out with termites.
- The posts at the front are eaten out with termites.
- The sub floor to the front patio is unsafe due to termite damage and rusting. These defects extend throughout the main building sub floor.
- The interior of this unit has the air-conditioner in place and the overall condition appears to be quite tidy.
- Shower and toilet rooms are serviceable with paint peeling but otherwise condition inside is pretty good.

Unit 13

- Extensive rusting outside, right and left sides, front soffits, fascias, steel work in the sub floor.
- There is termites and decay in the front right post and the fascias are completely rusted.
- Unit 13 was locked at the time of inspection, therefore no entry to the interior areas was gained and no report can be given as to the condition of the interior of this Unit.

Unit 14

- Extensive rusting to the front, down both right and left sides, fascias and gutters.
- The front deck is completely rusted away and is unsafe.
- The steel work underneath is completely rusted and more than likely there will be termites in the sub floor – please refer to the Pest Inspection Report.

- The air-conditioner is in place and the interior generally appears to be quite tidy.
- Wet area and toilet is quite good and this Unit could be basically classed as habitable.
- The front patio post is decayed and not connected to the framework and all that is holding it in place is the handrail and the walkway adjoining No. 13.

Unit 15

- Extensive rusting to the front patio, front wall, front soffits, fascias, gutters and the front deck is completely rusted away.
- The sub floor steel is rusty and there are termites in the sub floor as advised by the Pest Inspector.
- There is moderate decay in the front right post of the patio.
- Unit 15 was locked at the time of the inspection, therefore no entry to the interior areas was gained and no report can be given as to the condition of the interior of this Unit.

Unit 16

- This Unit is extensively rusted and beyond repair. The rusting is evident on the front patio, right side, left side, floor joists, bearers, fascias, gutters and front awning.
- Extensive damage is evident to the timber in the sub floor from termites.

UNITS – GENERAL COMMENT

Based on the inspection conducted at the time, it is my professional opinion that the overall current condition of these units as outlined above, is poor. Due to the type and style of construction i.e. foam sandwich, the rusting evident to the exterior cannot be repaired without the re-installation of new panels and this therefore would be economically unviable. All of the Units are considered beyond repair and demolition is the only suitable option.

Main Building Staff Quarters

A complete inspection of this structure was not carried out due to the extensive termite damage and overall deterioration of the building.

No access was gained to the roof due to its extremely poor condition posing a potential hazard of falling through the roof i.e. extensive termite damage to the ceiling timbers.

It is my professional opinion that there is nothing salvageable or worth trying to salvage in this entire structure and the best course of action would be to completely demolish the structure and erect a completely new building.

PHOTOGRAPHS

During the course of the inspection a number of photographs were taken and these are now attached for your records and reference.

_____End of Report_____

Thank you for the opportunity of assisting you in this matter and if you have any questions or concerns regarding any information contained herein, please do not hesitate to contact the undersigned.

This Inspection was carried out by: **ERIC BATTY**

Alround Building Inspection Services

Authorisation No.: 01360

Builders Registration No.: 46794

Attachments

1. Photographs