

ABLE BUILDING INSPECTIONS PTY LTD
BUILDING INSPECTION REPORT

CLIENT

NAME: [REDACTED]

POSTAL ADDRESS: [REDACTED]

PHONE: (W) [REDACTED]
(H) [REDACTED]SERVICE \$ 200.00
FEE:**PROPERTY**ADDRESS: 48 Grehan Cr,
Mt Warren Park

DATE: 21/1/2008

TIME: 10.45am

AGENT/ AGENCY: Ray White

CONTACT: Hanna

PH: 3287 4122

Dear Dwayne,

Able Building Inspections Pty. Ltd. would like to thank you for choosing our home/building inspection service. To ensure you have a full understanding about the extent of this inspection and report, please read the "Terms and Conditions of Building Inspection/Report" carefully. Please also note that this home/building inspection is not a pest inspection.

DEFINITIONS

Functional – The item appears to be performing its intended function (i.e. the hot water system has no visible leaking, the roof appears to keep water from seeping into the house, etc.) This term should not be taken to mean that the item is in "like new" condition.

Functional Except - There is a deficiency or defect that may impair or adversely affect the item, a qualifying remark will be written next to the item.

Not Functional – The item does not perform its intended function, i.e. needs repair or replacement.

WEATHER / LIMITATIONS / MISC

Weather conditions during the past two days: Showers

Weather conditions at time of inspection: Fine

Some of the limitations of this inspection:

Present at the time of inspection: Agent

Pest Inspection by: Rob West Pest Control

Brian Doherty
117 Bahrs Scrub Rd
Beenleigh 4207
Licenced Plumber
and Drainer
ph 0738040016

4th Jan 08

To whom it may concern I Brian Doherty did work at property 48 Grehan Crescent Mt Warren Park to recitify some movement that was in the property since when we purchased it 10 years ago as recomended by CSIRO information leaflets attatched . I cut down two huge trees at the rear which were part of the problem and dug a trench the full lenth of the property 1 metre deep and 150mm wide filling it with concrete as at that time the property at the rear had 6 huge trees which they have since cut down.

Yours sincerely Brian Doherty

BUILDING INSPECTION REPORT

GENERAL COMMENTS

A pre-purchase building inspection was carried out on a property at 48 Grehan Cr, Mt. Warren Park, on a low set, brick veneer dwelling. This report is **not** a termite or pest inspection. The termite inspection (if requested), is usually carried out by another company licensed accordingly, and would be sent to you separately. The evaluation sheet overleaf lists the areas inspected and as you would have noted, some points are listed below for your perusal. This inspection was carried out on a "**visual**" basis and this report contains comment only what was visible at the time of the inspection.

1. The electrical power outlet points have a safety switch installed in the meter box. Great!
2. The windows are hard to slide and may need new rollers or guides in some sashes.
3. The kitchen cabinet door hinges need adjusting.
4. The plaster cornice in the lounge and kitchen have denting where the roof trusses are resting on the centre wall due to some dropping in the external walls.
5. The concrete mortar to the roof capping tiles has some deterioration in places. Some repair may be needed to prevent water entry into the ceilings. The roof contractors will only carry out a full re-point and not repair the concrete mortar.
6. The fences have some deterioration and are leaning in places. Some repair will be needed in the near future. The brick fence has some cracking in a few places.
7. The pergola and carport have been poorly built and need removing. These would not be Council approved.
8. The cracking in the driveway seems typical of non-structural concrete.
9. There has been some movement in the structure in the past. There are gaps between the bricks and the window and door frames. These are up to 10mm in width. Some openings have gaps of around 4mm-5mm. The movement in the structure should be referred to an engineer to assess the reason for the movement and give some expectations for the future of the structure.

Cont. page 8.

Field Evaluation Sheet – Schedule II

STREET / AREA

48 GREYAN

mid 1970's

		Functional	Functional Except	Not Functional	
					A/C = Asbestos cement sheet N/A = Not applicable NOTES
A	INTERNAL				
1	Floors	✓			
2	Ceilings	✓			Dents long & latched.
3	Walls	✓			
4	Doors	✓			
5	Windows	✓			HTS
6	Hot water (gas no check)	✓			golan
7	Stove Elements (gas no check)	✓			
8	Range hood	✓			
9					
10	Smoke Alarm Visible	-	-	(Yes) No	
11	Safety Switch Visible	-	-	(Yes) No	fuses
12	Bathroom x 2	✓			
13	Toilet x 2	✓			
14	Kitchen	✓			adj. drc
15	Laundry	✓			
16	Water – cold	✓			20mm Cu
17	Water – hot	✓			12mm Cu
18	Other				10mm LHS and 5mm Bthrm 3+4+45
B	EXTERNAL – Above Floor				10mm Reel Bdrng 5mm Reel drc x 2
19	Walls – brick/timber/other	✓			basin wood nearby 10mm Reel wood kitchen
20	Roof – iron/tiles/other	✓			Dented metal
21	Roof area/structure	✓			Pin fuses
22	Guttering	✓			Insulation: 50 Sat
23	Eaves/fascias	✓			
24	Down pipes/flashing	✓			
25	Decks	✓			
26	Steps	✓			
27	Rails – height	✓			N/A
28	Rails – secure	✓			
29	Garage doors RPA x 2	✓			Dents
30	Other				
C	SUB-FLOOR STRUCTURE				
31	Stumps	✓			
32	Bearers	✓			N/A
33	Joists	✓			
34	Base bricks/blocks	✓			
35	Tie down or anchor bolts	✓			
36	Other				

FAP

33230193

		Functional	Functional Except	Not Functional	
					GREEN
					NOTES
D	EXTERNAL GROUNDS				
37	Pergolas				✓ Poor const small kits too few, no gutters
38	Outbuildings				✓ Poor const " " " "
39	Retaining walls				✓ m
40	Driveway/paths				✓ cts
41	Fences/gates				✓ 5' deck tim, crks brks.
42	Other				
F	POOL				m
43	GUIDE ONLY				
44					
45	Gates/closers/latches				
46	Doors/closers/screens				
47	Fence type				
48	Fence height				
49	Decking				
50	Other				
NOTES					Rear panels have dropped