



LOT 13 MOON CRESCENT, STRETTON RESERVE

## **Pre-Purchase Standard Property Report**

**PCI - RSA - Pre-Purchase Standard Property Report****09 Mar 2024****Service**

As requested and agreed with the Client, the inspection carried out by the Building Consultant is a Standard Property comprising a Property Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

This Standard Property was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

**Terms on which this report was prepared****Property report**

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation - an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness - the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Secondary Elements" means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential

elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## Details

Report number:	APCI01566
Inspection Date:	08 Mar 2024
Property Address	LOT 13 MOON CRESCENT, STRETTON RESERVE
Special conditions or instructions	
Special conditions or instructions	There are no special conditions or instructions.
The parties	
Name of Client:	Benjamin McDonough
Client's email:	benjamin.a.mcdonough@gmail.com
Client's telephone number:	0433876670

## General description of the property

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.



Residential building type:	Detached house
Number of storeys:	Two storey.
Approximate building age:	New Build
Approximate year when the property was extended (if applicable):	Not applicable
Smoke detectors:	7 fitted, but not tested
Siting of the building:	Towards the front of a small block.
Gradient:	The land is gently sloping.
Site drainage:	The site appears to be adequately drained.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	The following services were connected: Electricity Water Sewer
Occupancy status:	Unoccupied and unfurnished
Orientation (to establish the way the property was viewed):	The facade of the building faces south
Prevailing weather conditions at the time of inspection:	Dry

## Primary method of construction

Main building - floor construction:	Slab on Ground Suspended Steel Flooring
Main building - wall construction:	Brick Veneer Fiber Cement Cladding Steel Frame
Main building - roof construction:	Steel Framed Colorbond Metal Roofing
Other (timber) building elements:	Doors Reveals Architraves Skirtings Mouldings Cabinets
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained
Incomplete Construction	
Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this

condition.

Accommodation & significant ancillaries

Room:

Room Type	Living rooms
Quantity	1
Room Type	Dining area
Quantity	1
Room Type	Bedrooms
Quantity	4
Room Type	Bathroom/Ensuite
Quantity	2
Room Type	Powder room/Separate toilet
Quantity	2
Room Type	Kitchen
Quantity	1
Room Type	Laundry
Quantity	1
Parking spaces:	
Type	Attached Garage
Quantity	2

Accessibility

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Readily Accessible Areas" means 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 where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 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 area 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).

"Building & Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Areas inspected

The inspection covered the Readily Accessible Areas of the property

Building Interior

Building Exterior

Roof Space

The site including fences

Additional comments:

No inspection of the roof exterior due to height restrictions

Strata or company title properties

Was the inspection of a strata or company title property (eg a home unit or townhouse)?

No

Was the inspection limited to assessing the interior or exterior of a particular unit?

No

## Obstructions

Were there any obstructions that may conceal possible defects?

The following obstructions may conceal defects:

### Obstruction Photos

Photo of Obstruction



Enter question...

Showing an example of floor covering, walls and ceiling linings

Photo of Obstruction



Enter question...

Showing an example of cabinetry

Photo of Obstruction



Enter question...

Showing an example of ducted AC and insulation

Inaccessible areas

Were there any normally accessible areas that did not permit entry?

All normally accessible areas permitted entry

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:

Low

Tick to add this comment into the report

Recommend further inspection once the obstruction is moved.

Recommend further inspection when access is gained to all areas

Serious safety hazards

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:	No evidence was found
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Inside condition - major defects

Ceilings	No evidence of Major Defect was found
Internal Walls	No evidence of Major Defect was found
Floors	No evidence of Major Defect was found
Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of Major Defect was found
Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defect was found
Bathroom fittings	The following evidence of Major Defects was found

Bathroom Fitting Defects

Details of Major Defect	Cracked/loose and missing silicone/grout to parts of wet areas. Recommend engaging a tiler to reseal the areas to reduce the risk of water leaks and damage
Photo(s) of Defect	







Details of Major Defect

Hole to wall tile above vanity splash back to the Ensuite. Recommend engaging a tiler to replace the damaged tile.

Photo(s) of Defect



Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	Not inspected due to construction design
Roof space	No evidence of Major Defect was found
Subfloor space	Not inspected due to construction design

Outside condition - major defects

External walls	The following evidence of Major Defects was found
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External Wall Defects

Details of Major Defect	<p>It appears several penetrations to the exterior of the building may require sealing. This presents a risk of water penetration and possible deterioration. Recommend engaging a carpenter to rectify as soon as possible.</p> <p>It appears the expansion joints to the brickwork may require re-sealing. This presents a risk of water penetration and vermin-related issues. Recommend engaging a bricklayer to rectify. Recommend undertaking the above as soon as practical.</p>
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Photo(s) of Defect
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Windows	No evidence of Major Defect was found
External doors (including patio doors)	No evidence of Major Defect was found
Platforms (including verandahs, patios, decks and the like)	No evidence of Major Defect was found
Other external primary elements	No evidence of Major Defect was found
Other external secondary & finishing elements	No evidence of Major Defect was found
Roof exterior (including roof covering, penetrations, flashings)	No evidence of Major Defect was found
Rainwater goods	No evidence of Major Defect was found
The grounds	The following evidence of Major Defects was found
<b>Grounds Defects</b>	
Details of Major Defect	Cut to concrete slab and physical termite barrier to left hand side of the building. Recommend engaging a building for further advice on repairs to prevent possible deterioration of the building.



Photo(s) of Defect



Details of Major Defect

Soil erosion under the concrete slab to the right hand side of the building. No retaining wall is installed at the time of the inspection. Recommend engaging a building for further advice on repairs to prevent possible deterioration of the building.

Photo(s) of Defect



Walls & fences

Not inspected due to construction design

Outbuildings

No Outbuildings present

Minor defects

D22 Minor defects: There are \_\_\_\_\_ Minor Defects. Monitoring and normal maintenance must be carried out (see also Section D 'Important note').

some

Comments on Minor Defects

- Paintwork is defective in several areas and marked by flagging tape. These defects must be fixed prior to the handover. Photos may not be showing all relevant areas. Builder to check the paintwork again through the dwelling.
- Removing of construction debris, removing stickers on windows and appliances, cleaning windows inside and outside are required prior to the Handover.
- Missing cavity door tract to the Powder room
- Loose door handle to Master bedroom sliding door needs fixing
- Construction debris in the gutters needs removing
- Denting to fascia to the rear side of the garage needs repairing
- Rust to post plates to the Alfresco needs repairing
- Ducted Ac unit not secured to the slab needs fixing

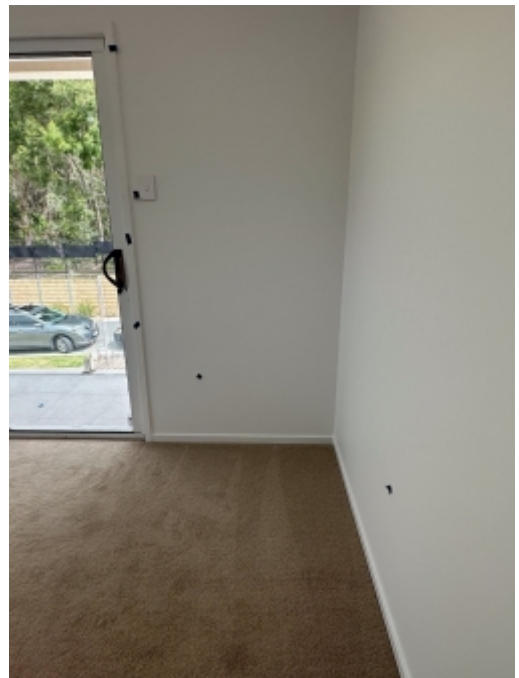
Minor Defect Photos

Photo

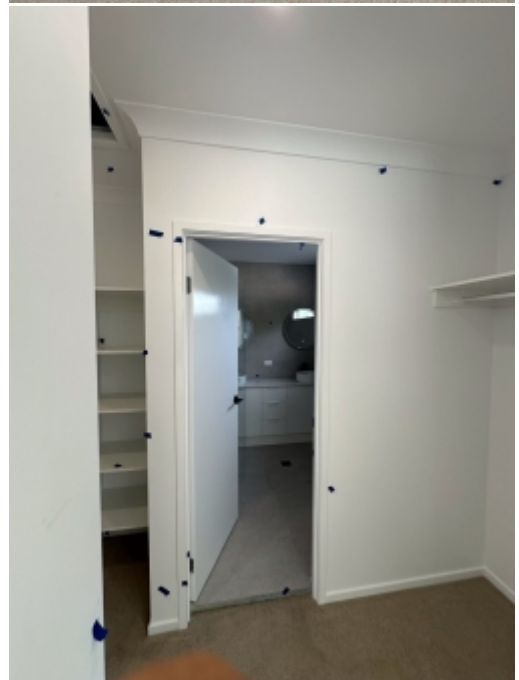
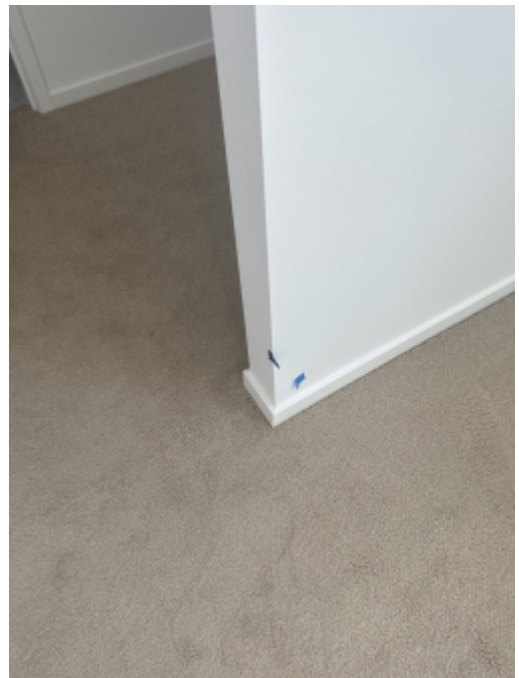












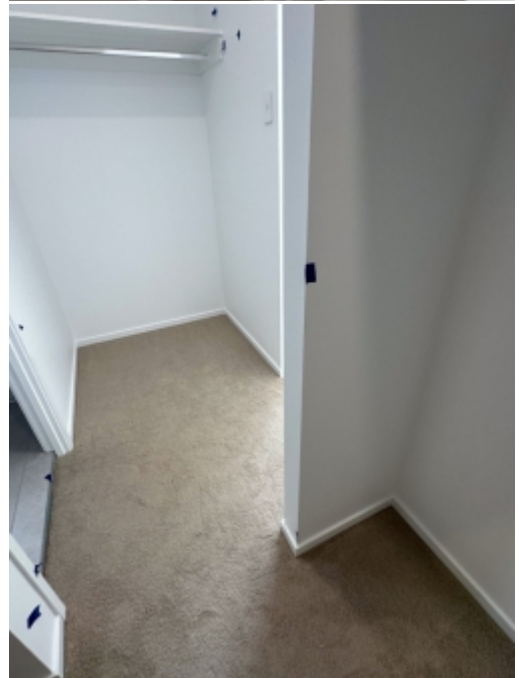


Photo Comments

Showing examples of defective paintwork to the Master Bedroom

Photo



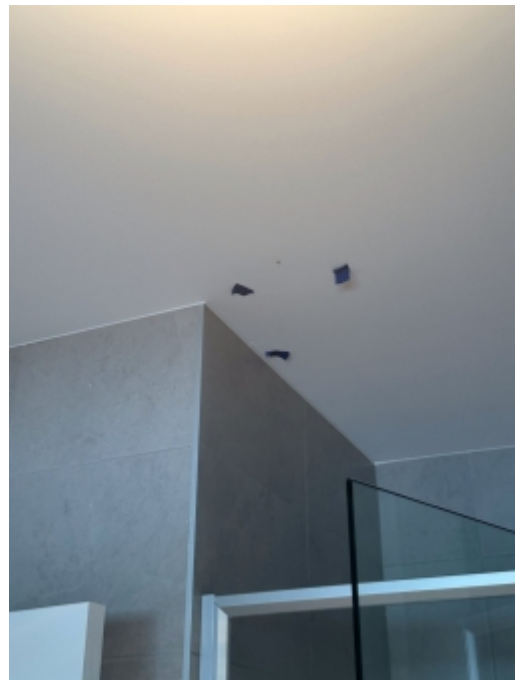
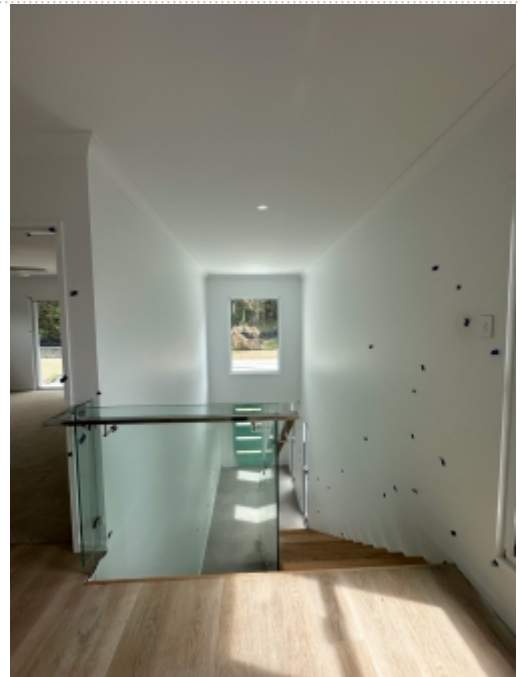


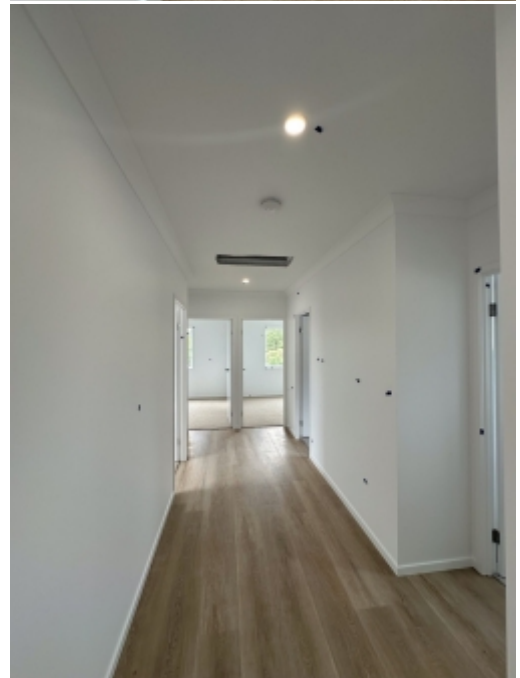
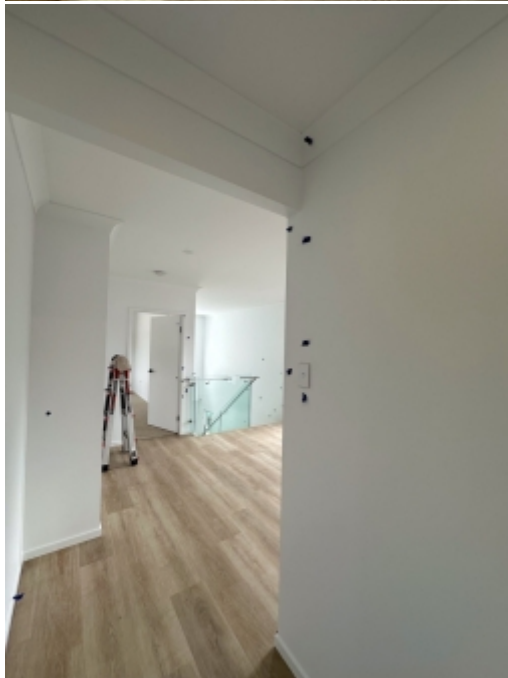


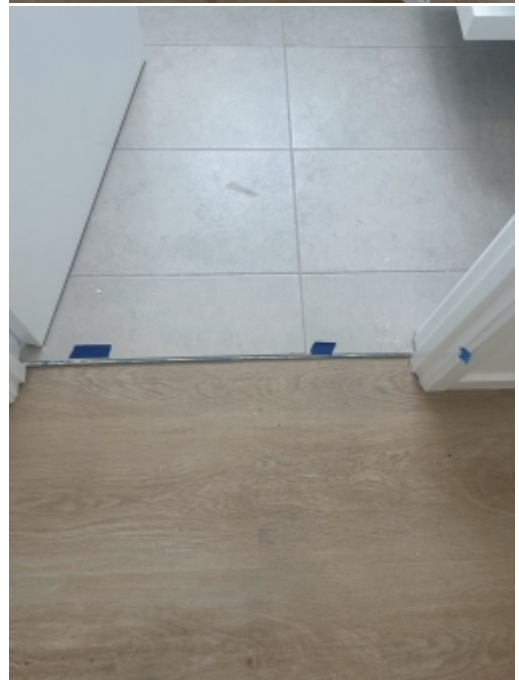
Photo Comments

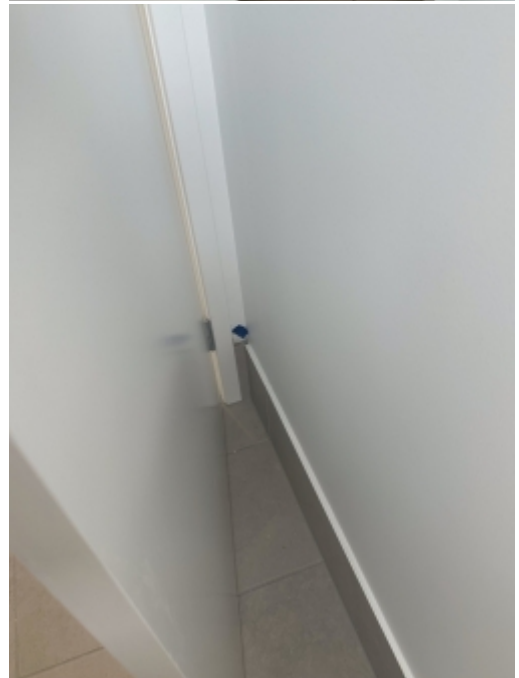
Showing examples of defective paintwork to the Ensuite

Photo

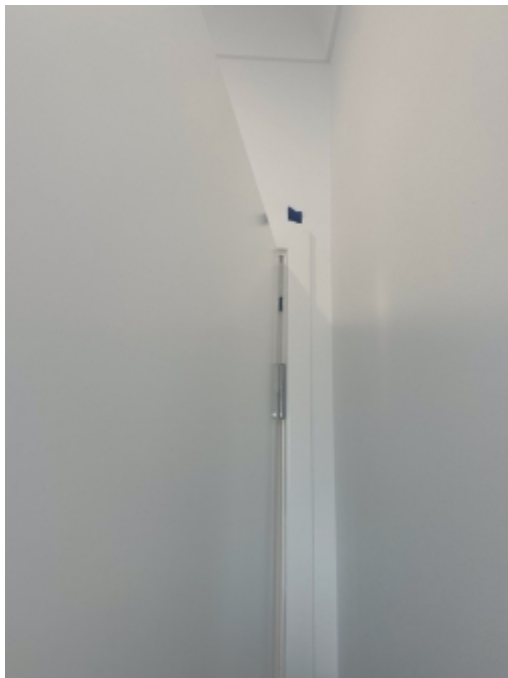
















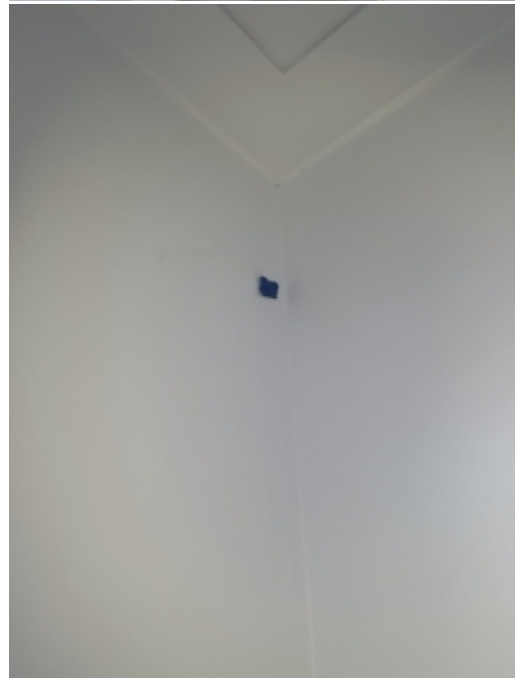




Photo Comments

Showing examples of defective paintwork to the upstairs common area

Photo





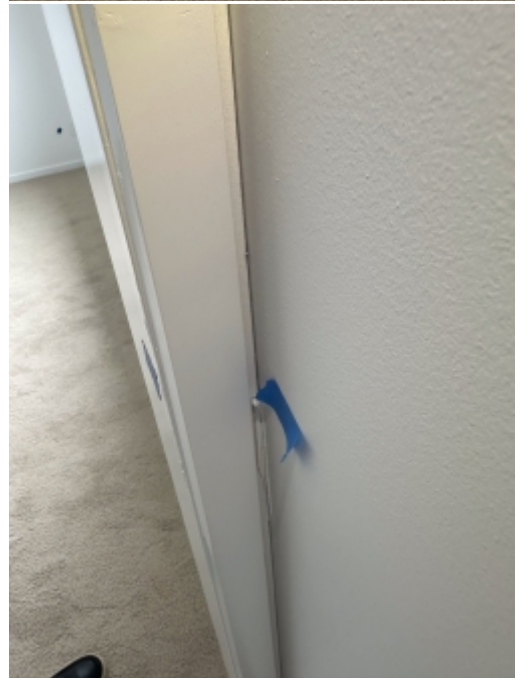




Photo Comments

Showing examples of defective paintwork to the Bedroom 2

Photo







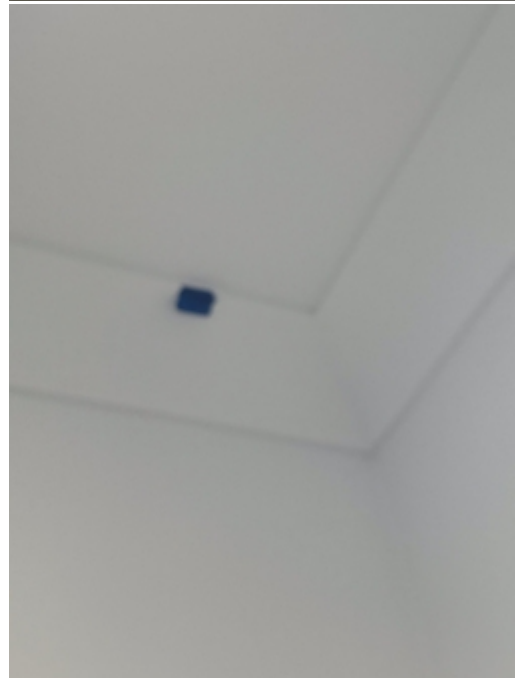


Photo Comments

Showing examples of defective paintwork to the Bedroom 3

Photo









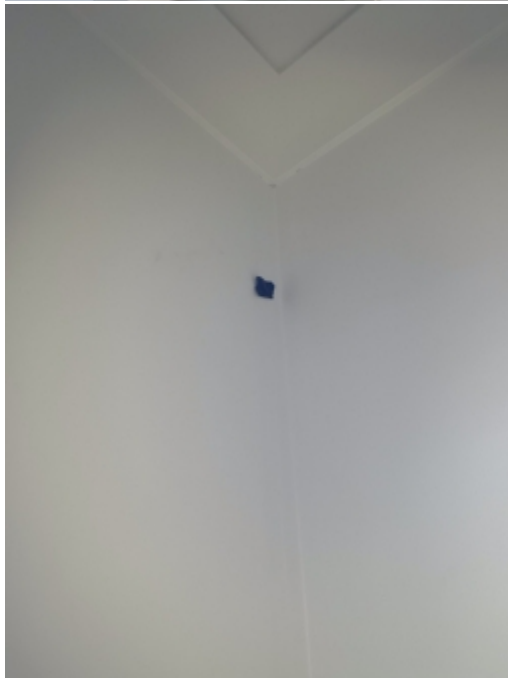




Photo Comments

Showing examples of defective paintwork to the Bedroom 4

Photo















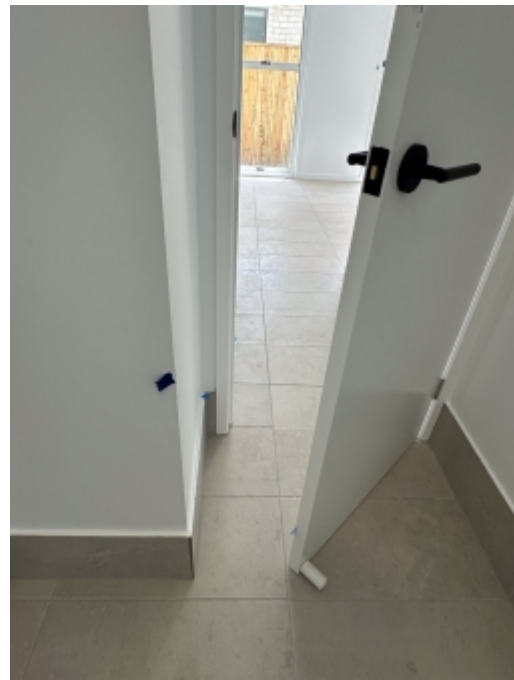


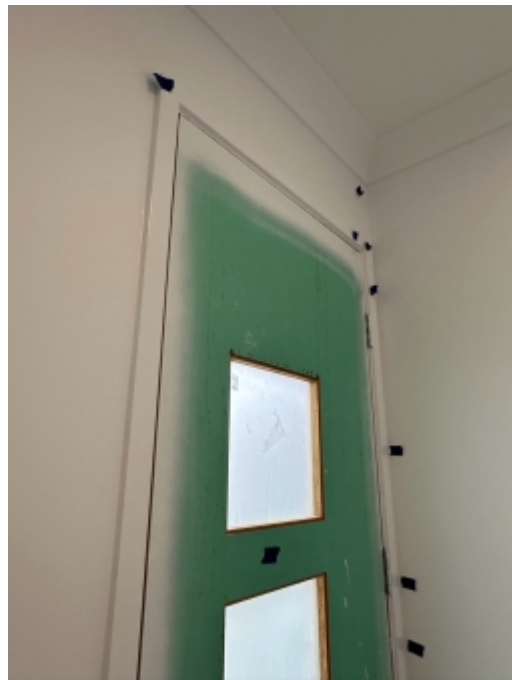


















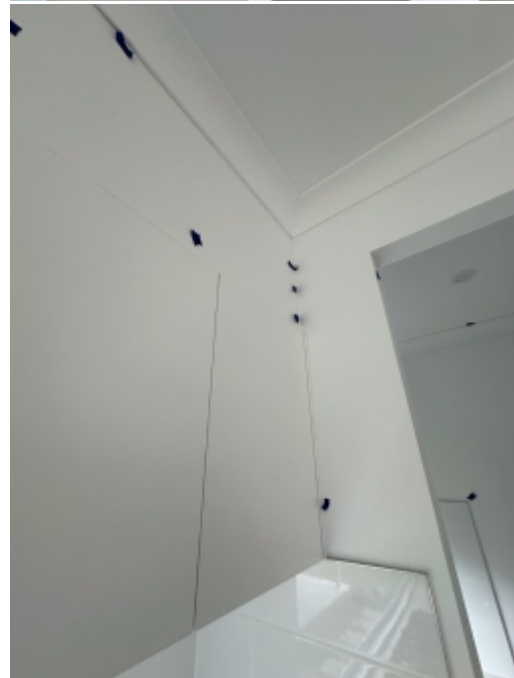


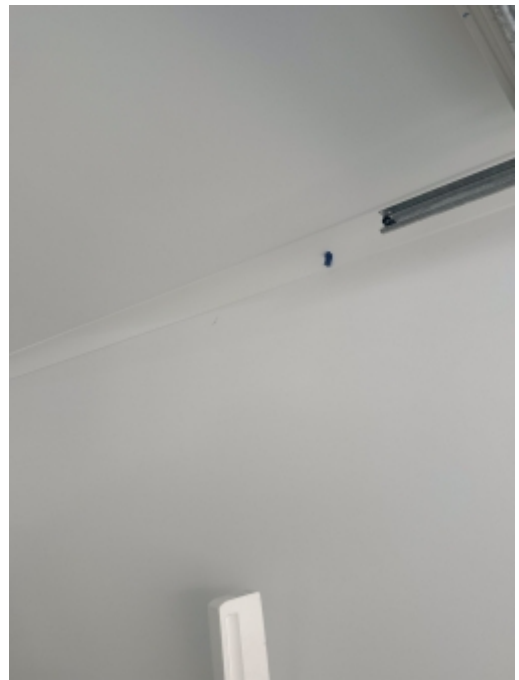






Photo Comments	Showing examples of defective paintwork to the downstairs common areas
Photo	





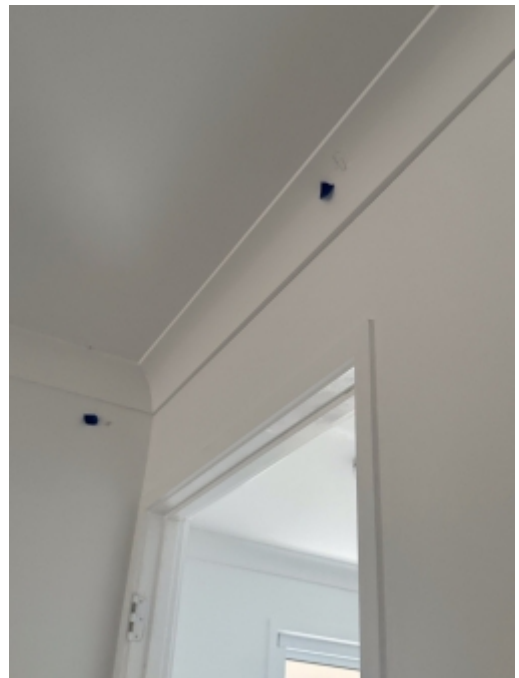




Photo Comments

Showing examples of defective paintwork to the garage

Photo



Photo Comments

Showing chipping tile to the kitchen

Photo



Photo Comments

Showing missing cavity door tract to the separate toilet

Photo



Photo Comments

Showing loose door handle to Master bedroom sliding door

Photo





















Photo Comments

Showing examples of defective paintwork to the house external

Photo



Photo Comments

Showing construction debris in the gutters

Photo



Photo Comments

Showing denting to fascia to the rear side of the garage

Photo



Photo Comments

Showing Ducted Ac unit not secured to the slab

Photo



Photo Comments

Showing rust to post plates to the Alfresco

## Property report summary

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report. This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average



The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Average
In respect of significant items:	
Evidence of Serious Safety Hazards	was not observed
Evidence of Major Defects	was observed - see Section D, Item D2 - D21
Evidence of Minor Defects	was observed - see Section D, item D22
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	Low. See Section C for details
A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.	
Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.	
Ensure all joins to the wet areas are sealed to reduce the risk of water leaks and penetration.	
Ensure all exposed timbers are painted/sealed to prevent the risk of deterioration	
Ensure top and bottom edges of all doors been painted properly (Internal & External Doors - Including sliding cavity doors)	
Ensure all taps penetration points (Shower, Rose head and Spout) at the wet areas been sealed properly	

## Annexures & Additional Comments

Additional comments	There are no additional comments
Additional Inspections Recommended	Electrical
	Plumbing
	Appliance Inspection
	Air Conditioning
	Council Compliance
	Fire Alarm/Smoke Alarm Technician
If, in the course of this report, any: Magnesite; and/or cracks and/or evidence of repaired cracks to:	
a) masonry construction,	
b) concrete slabs, or	
c) load-bearing walls are observed,	
then We recommend a structural engineer be instructed to inspect and provide appropriate advice and recommendations.	
Additionally, if, in the course of this report any External Timber Structures are observed (i.e. deck, balcony, pergola, etc.), We recommend that You conduct:	
a) a detailed analysis of the condition and structural stability of the External Timber Structure by a structural engineer;	
b) if people are likely to use the External Timber Structure, that care is taken not to overload the External Timber Structure.	
Annexures to this report	The following are attached
Comments on Annexures	Pictures showing the property conditions at the time of the inspection. This may help identify possible obstructions throughout.

## Annexure Photos

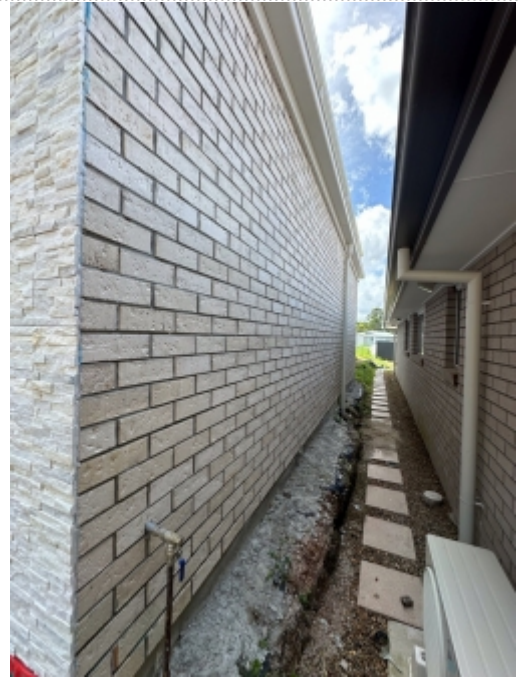










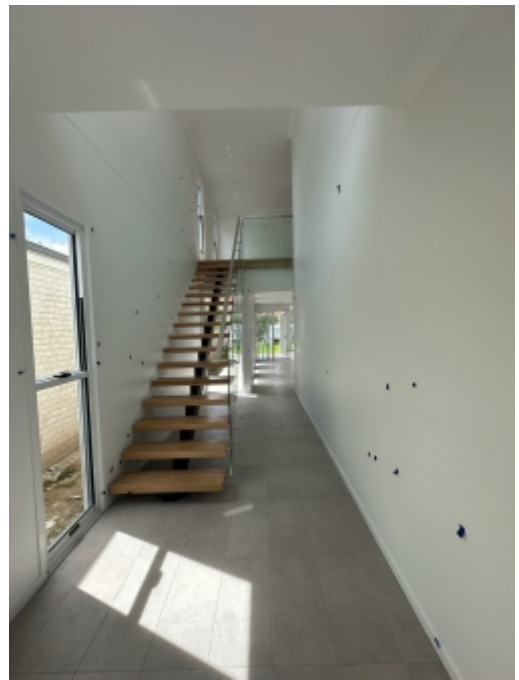
Photo Comments

Showing a general view of the Hose External at the time of the inspection

Photo



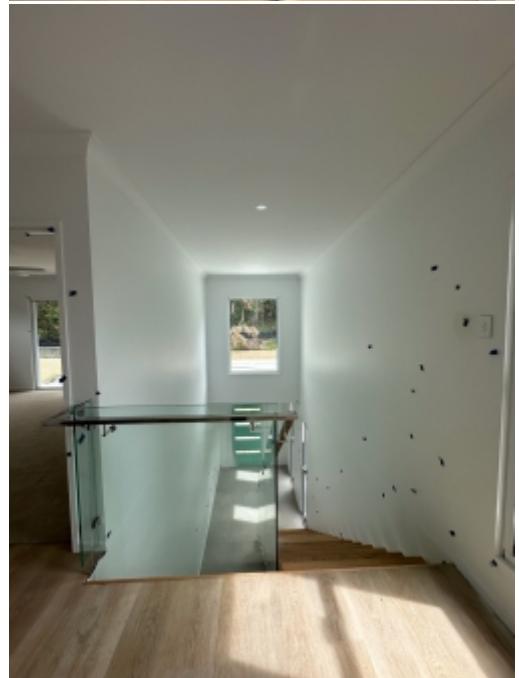












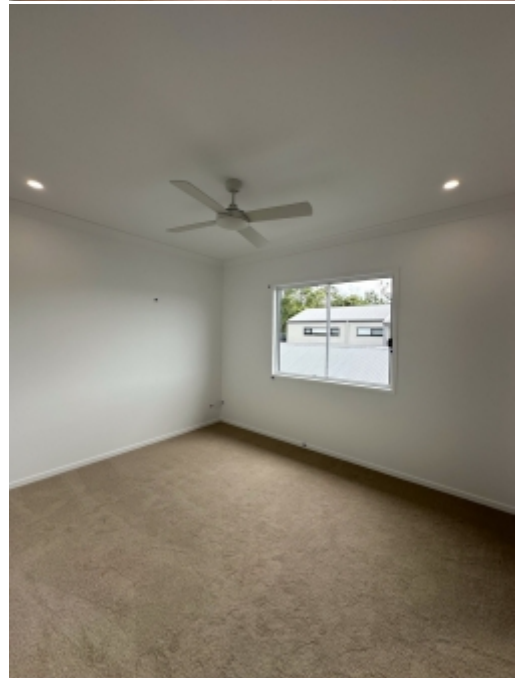
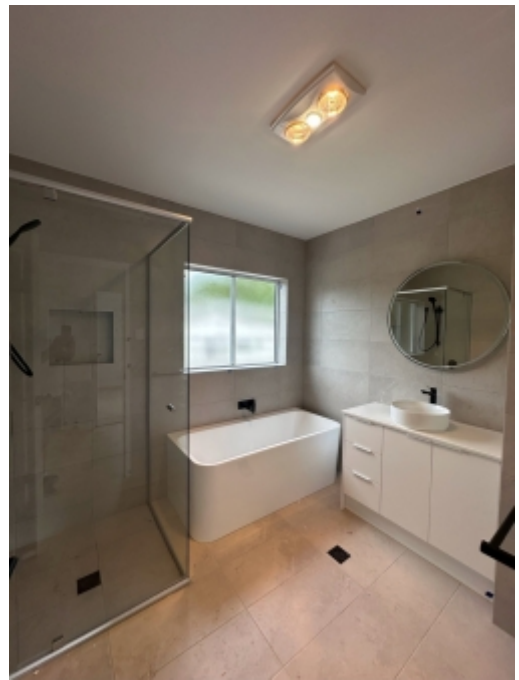












Photo Comments

Showing a general view of the Hose Internal at the time of the inspection

Photo



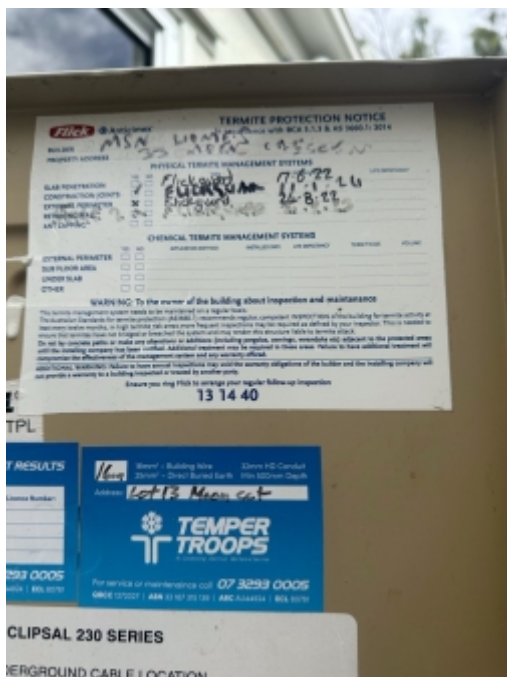


Photo Comments

Showing Termite Management notice sticker in the meter box

## Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

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Inspector's Signature:	
Date of Issue:	08 Mar 2024