

SI - SDA STAGE - Stage Inspection Report

08 Feb 2024

AUTOMATED EMAIL REPORT

NOTE: Emails entered below will automatically receive the PDF report on submission of this form. Press "Add Email" for more than one recipient.

Email Report To:	info@articon.com.au
Report Number:	APCI01531
Inspection Date:	08 Feb 2024
Address of the Property Inspected:	lot 8735/84 Barham Way Spring Mountain 4300 Queensland Australia
Photo of Property	



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.

SPECIAL CONDITIONS OR INSTRUCTIONS

Special conditions or instructions	There are no conditions or instructions.
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DETAILS

Name of Client:	Amar Billabati
Client's Email:	amar.billabati@realway.com.au
Client's Phone Number:	0460111555

IDENTIFICATION

Have Architectural or Structural Engineering Plans been provided for this inspection? Yes

Where drawings have not been provided, the inspector cannot check specifications against the plan and can take no responsibility for any inconsistencies between the actual works inspected on site and the actual plans.

Weather at time of inspection: Dry

Inspection Type: Frame

Residential Building type: Detached House

Levels: Single Storey

Main Building Floor Construction: Slab on Ground

Main Building Wall Construction: Steel Frame

Main Building Roof Construction: Colourbond Metal Roofing
Steel Frame

Obstructions and Inaccessible Areas: There were no obstructions

BUILDING WORKS INSPECTED

Description of Building Works Inspected:

- Roof Frame
- Roof Exterior
- Roof Tie Down
- Termite Treatment
- Frame Construction
- Bracing Roof and Walls
- Layout
- Plumbing Services

HOUSE INTERNAL

House Internal The following Defects

Repeatable

Defect Details

Wall Frame

Discontinues loadbearing wall to the Lounge area

Top and bottom plate in load-bearing and/or bracing walls must be continuous. The cut-out sections of such bottom plates must be fixed using an alternative solution. Top and bottom plates in internal non-loadbearing and non-bracing walls may be discontinuous up to 60 mm (cut or drilled) to permit installation of services provided that, at the discontinuity, the plates are trimmed or otherwise reinforced either side of the discontinuity to maintain the lateral and longitudinal integrity of the wall. AS1684.4 - 6.2.1.4

Photo of Defects



Defect Details

Wall Frame

Debris to parts of bottom plate throughout the property, needs cleaning prior to wall lining installation to reduce the risk of rust.

Photo of Defects

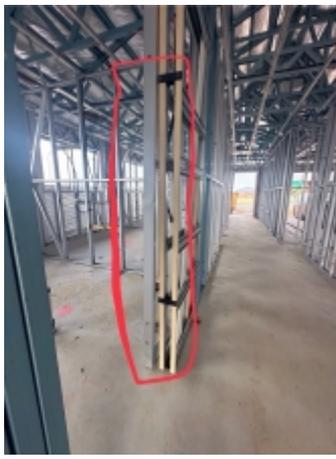


Defect Details

Wall Frame

Loose/unsecured wall frame to the bathroom, additional support required to prevent the wall from the lateral movement. Recommend engaging a builder for further advice on repairs to prevent possible deterioration of the building.

Photo of Defects



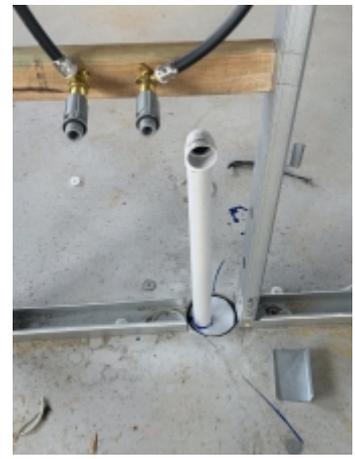
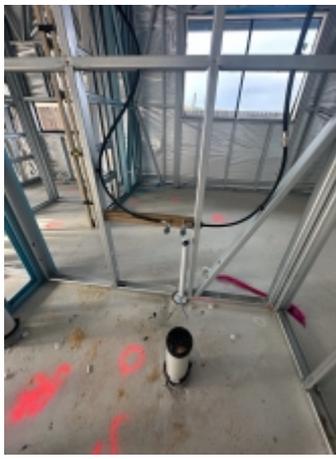
Defect Details

Discontinues- NON- loadbearing walls

Wall Frame

Bottom plates in internal non-loadbearing and non-bracing walls may be discontinuous up to 60 mm (cut or drilled) to permit installation of services provided that, at the discontinuity, the plates are trimmed or otherwise reinforced either side of the discontinuity to maintain the lateral and longitudinal integrity of the wall. AS1684.4 - 6.2.1.4

Photo of Defects



HOUSE EXTERNAL

House External

The following defects

Repeatable

Defect Details

The concrete slab is out of the steel frame over 20mm, which reduces the cavity between the steel frame and brickwork to less than the minimum required. Trimming required to so that the slab is flush with the steel frame. Builder to ensure the reinforcement concrete cover maintains, otherwise the application of proper rod protection required. Slab trimming required.

Photo of Defects



Defect Details

Steel frame bottom plates are overhung more than the maximum allowance of 10mm in one or more areas of the slab. Non-shrinkage cement-based material to be applied to the side of the slab rebate to cover under the bottom plate.

Photo of Defects



Defect Details

Some parts of physical termite barrier damaged or installed improperly. Fixing required.

Photo of Defects



Defect Details

Missing/loose wall wrap/sarking to parts. Recommend engaging a carpenter to rectify.

Photo of Defects



Defect Details

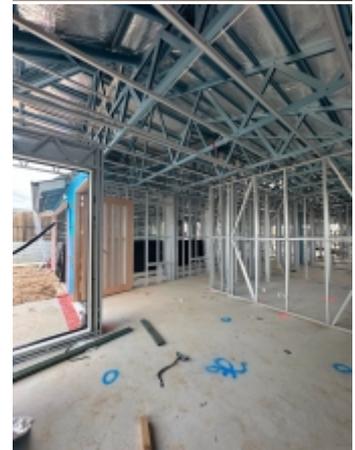
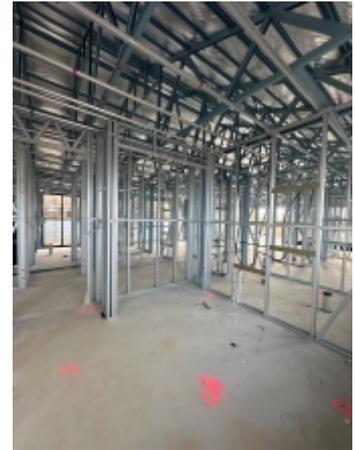
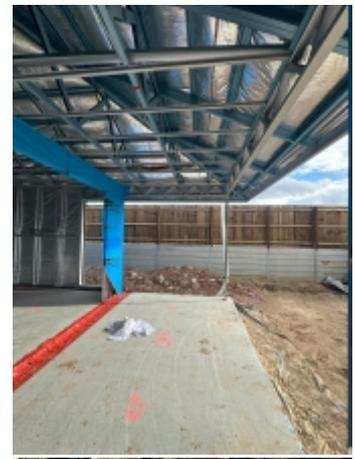
Missing Flashing/Facia to parts of front right side of the building. Recommend engaging a roofer for further advice on installation.

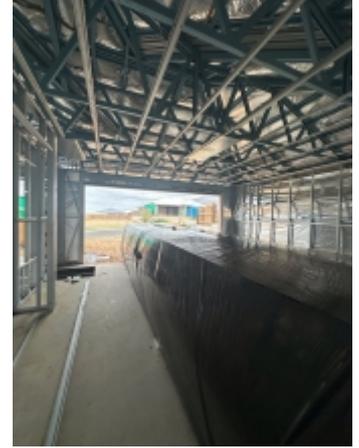
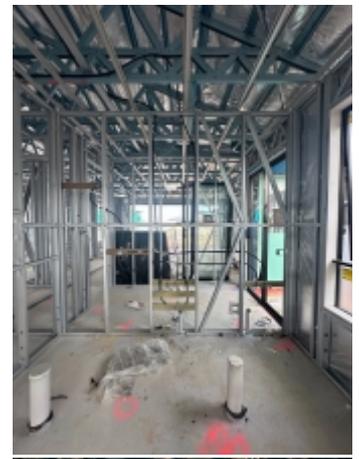
Photo of Defects



ANNEXURES TO THIS REPORT

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.
Repeatable	
Photo Comments	





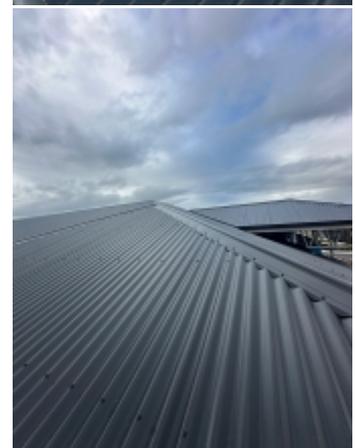
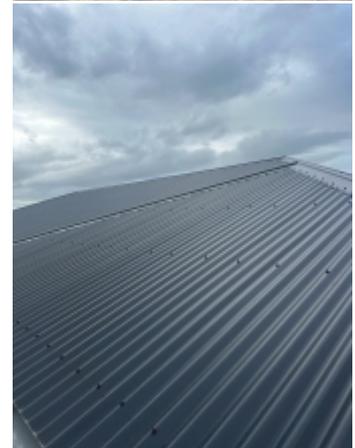
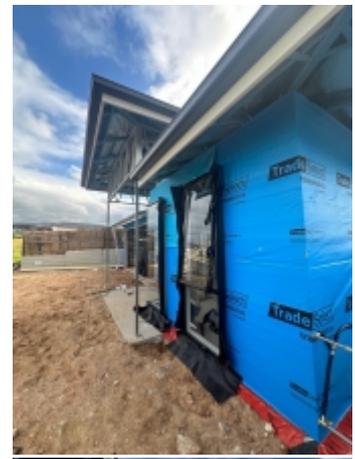


Photo Comments

Showing a general view of the property at the time of the inspection

INSPECTION SUMMARY

The overall standard of the frame appears to be constructed to a fairly good standard with some minor defects noted that require repair.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

The overall standard of the frame appears to be constructed to a mid standard with many defects noted that require repair. Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Company Name	Articon Building Inspections
Inspector Name	Jamal Khezri
Licence Number	1227567
Inspector Email	j.khezri@articon.com.au
Inspection Date	08 Feb 2024

InspectorSignature

