

ROBIN USHER

REG. BUILDER NO. 408683

Prepurchase Inspections – Compliance Reports
Defect Inspections – Owner Builder Assistance
Advice on Repairs

1st September 2017

Mrs Marie Stojanovska
27 Alfred Circuit
CALAMVALE 4116

Dear Mrs Stojanovska

We thank you for the opportunity to be of service to you.

Please find enclosed original revised building inspection report and invoice as requested by yourself on 26th August 2017.

Yours faithfully



Robin Usher
BUILDER

PO Box 489 Sunnybank Qld 4109
Phone: 0412 622 789

BUILDING INSPECTION REPORT

REG. BUILDER NO. 408683

REPORT PREPARED FOR: Mrs Marie Stojanovska
27 Alfred Circuit
CALAMVALE 4116

ADDRESS OF PROPERTY: 27 Alfred Circuit
CALAMVALE 4116

DATE OF INSPECTION: 31st August 2017

TIME OF INSPECTION: 8.30 am

PERSONS PRESENT: Mr Robin Usher
Adam – Ultrasafe Pest Control
Owner of house

REPORT DETAILS INCLUDE:

1. INTRODUCTION
2. EXTERNAL WALLS
3. WINDOWS
4. GUTTERS AND DOWNPIPES
5. ROOF
6. EXTERNAL TIMBER JOINERY
7. CEILINGS
8. INTERNAL WALLS
9. FLOORS
10. INTERNAL DOORS
11. KITCHEN
12. DOWNSTAIRS BATHROOM
13. UPSTAIRS BATHROOM
14. ENSUITE
15. LAUNDRY
16. PLUMBING AND DRAINAGE
17. ELECTRICAL
18. OVERALL CONCLUSION

1.0 INTRODUCTION

The dwelling at the above address is a high set house approximately 7 years old. It is of brick veneer construction with a sheet metal roof.

This report has been prepared solely from the information gained from a visual inspection of the aforementioned property without the removal of linings (internal or external), flooring, roofing and soil.

Prevailing weather conditions at time of inspection. – Dry.
Limited inspection of garage and under stairs due to stored items.

2.0 EXTERNAL WALLS

Face brickwork.

- Good condition.

3.0 WINDOWS

Powder coated aluminium windows with security screens.

- Good condition.

4.0 GUTTERS AND DOWNPIPES

Colorbond metal gutters and painted PVC down pipes.

- Good condition.
- Leaves need to be kept cleaned out of gutters.

5.0 ROOF

The house roof covering is corrugated Colorbond metal sheeting.

- Good condition.

The roof structure is prefabricated pine trusses.

- Good Condition.
- Trusses have been cut around air conditioning unit. Refer to Form 16 Certification by Summermore Pty Ltd dated 31st August 2017.
- Insulated sisalation under roof sheeting.

6.0 EXTERNAL TIMBER JOINERY

The doors are timber construction.

- Good condition.

7.0 CEILINGS

Painted plaster board sheeting.

- Good condition.

8.0 INTERNAL WALLS

Painted plaster board sheeting.

- Good condition.

9.0 FLOORS

The ground floor is a concrete slab on ground. It is covered by floor coverings.

The first floor is a particle board platform floor. It is covered by floor coverings.

10.0 INTERNAL DOORS

Painted panel carve doors.

- Good condition.
- Linen cupboard door is scraping on floor.

11.0 KITCHEN

Laminate cupboards with two pack painted doors and a Caesar Stone bench top.

- Good condition.

12.0 DOWNSTAIRS BATHROOM

Tiled floor with tiled walls.

- Good condition.

13.0 UPSTAIRS BATHROOM

Tiled floor with tiled walls.

- Good condition.

14.0 ENSUITE

Tiled floor with tiled walls.

- Good condition.

14.0A SECOND ENSUITE

Tiled floor with tiled walls.

- Good condition.

15.0 LAUNDRY

Tiled floor with tiled / painted walls.

- Good condition.

16.0 PLUMBING AND DRAINAGE

It is imperative to note that the inspection of plumbing and drainage is a visual inspection only without the removal of linings, earth or brickwork. No guarantees can be given as to the condition of the plumbing and drainage lines internally. It should be noted we can not comment on storm water drainage as it is not always possible to determine the condition due to them being underground.

17.0 ELECTRICAL

A visual inspection found the power outlets, light fittings/switches and electrical appliances to be in good condition.

- RCD (Safety switch) fitted to meter box.
- Smoke detectors fitted.

18.0 OVERALL CONCLUSION

At this point in time it is my opinion that the house at 27 Alfred Circuit, Calamvale is in a sound structural condition.

As with any building it is advisable to have a termite inspection on a regular basis. The recommendations from Ultrasafe Pest Control's inspection report done on 31st August 2017 be followed.

No enquiries or searches have been made of any of the following-

Government Departments

Local Authority

Building Service Authority

With Compliments

A handwritten signature in black ink, appearing to read 'R. Usher', written in a cursive style.

Robin Usher
BUILDER