



Brisbane Building Inspections Pty Ltd

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QBCC Licence No 1157529

ABN 48 134 477 428

Building Inspection Report

8 / 39 Kirkland Ave

Coorparoo Qld



Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

Administration Details

Property Address: 8 / 39 Kirkland Ave Coorparoo Qld

Client: Eagle Realestate

Vendor: Unknown

Account to: Eagle Realestate

Phone: (07) 3394 1077

Email Address: Sales@eaglerealestate.com.au

Invoice No: 5067

Agreement Details

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

Agreement No: 5067 **Date of Agreement:** 11th March 2025 **Time Agreement:** 4:06pm

Specific Requirements/Conditions Required by You were: None

Changes to the Inspection Agreement requested: None

- Date and Time the Changed Agreement was accepted: **Date** N/A **Time** N/A

Inspection Details

Date of the Inspection: 12th March 2025

Time of Inspection: 09:30 am

Persons in Attendance: Angelo Zappala (Building Inspector)

If it is more than 60 days from the inspection date, a new inspection and report is needed.

Weather Conditions at the time of Inspection: Mostly fine with cloudy conditions and light winds.

Recent Weather Conditions: Some recent extreme wind and rain events.

Building Furnished: No - Apartment mostly empty.

Building Tenancy: Unoccupied - The dwelling has been unoccupied for an unknown period of time.

Areas Inspected and Restrictions to the Inspection

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

- **The Actual Areas Inspected were:** The Building Interior, The Building Exterior.
- **Restrictions:**
 - (a) **Areas NOT Inspected Including Reason(s) were:**
 - Common areas as outlined in Appendix B of AS4349.1-2007.
 - (b) **Areas NOT Fully Inspected Including Reason(s) were:**
 - Parts of the building exterior - Due to height restrictions.

Recommendations to Gain Access and Reinspect

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: None

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:

Limitations at time of inspection: None

Description and Identification of the Property Inspected

Type: Apartment/Unit/Flat

Style: Single Storey

Construction Type: Masonry framed building with suspended, reinforced concrete slabs separating each level of the building. The windows are framed from anodised aluminium joinery and the fascia and gutter are made from metal.

Interior: Masonry framed partitions with solid render finish and plasterboard ceiling linings. Internal door joinery is framed from metal and the skirtings are timber framed.

Piers: Concrete

Flooring: Interior: Concrete Slab

Roofing: Traditionally hand pitched roofing members, including all the rafters, ceiling joists, collar ties and hanging beams / strutting beams.

Roof covering: Sheet metal roofing attached to the roof battens that are attached to the rafters of the roofing structure.

Other Inspections and Reports Required

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Council Plan Inspection | <input checked="" type="checkbox"/> Electrical Inspection | <input checked="" type="checkbox"/> Plumbing Inspection |
| <input type="checkbox"/> Timber Pest Inspection | <input checked="" type="checkbox"/> Council Building / Occupancy / Final Certificate | <input type="checkbox"/> Structural (Engineer) |
| <input type="checkbox"/> Geotechnical Inspection | <input type="checkbox"/> Swimming Pool Inspection | <input checked="" type="checkbox"/> Drainage Inspection |
| <input type="checkbox"/> Mould Inspection | <input checked="" type="checkbox"/> Asbestos Inspection | <input checked="" type="checkbox"/> Appliances Inspection |
| <input checked="" type="checkbox"/> Air Conditioning Inspection | <input checked="" type="checkbox"/> Alarm/Intercom/Data System | <input checked="" type="checkbox"/> Hydraulics Inspection |
| <input checked="" type="checkbox"/> Mechanical Services | <input checked="" type="checkbox"/> Durability of Exposed Surfaces | <input type="checkbox"/> Gasfitting Inspection |

External Timber Structures

If there are any External Timber Structures on the site;

It is recommended to obtain a detailed analysis of the condition and structural stability of the External Timber Structure by a qualified, licensed and experienced structural engineer.

If people are likely to use the External Timber Structure, that care is taken not to overload the external timber structure.

INSPECTION FINDINGS

The following areas were inspected where present and within the scope of the inspection –

1. Site, 2. Exterior, 3. Interior, 5. The Roof Interior, 6. The Roof Exterior, 7. The Subfloor.

Important: Strata Title - Where an item above is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

1. THE SITE

The Site: Part of common area.

2. THE EXTERIOR OF THE BUILDING



Minor surface corrosion to window lintel

Lack of step between i side and outside floor height.

Lintels: Defects/Safety Hazards found were: There is evidence of minor surface corrosion to the metal lintels supporting the window openings in places. It is recommended to mechanically remove the corrosion prior to the application of an appropriate zinc primer.

The finished surface height of the balcony is not stepped down from the internal floor height. As a result, water during extreme weather events may penetrate into the internal floor surface through the base of the sliding door joinery. It is recommended to consult a qualified, licensed and experienced builder for further advice on possible solutions.



Damaged floor tile.



Partial detachment of rubber seal.



Partial detachment of timber trim.



Discarded fixing holes on floor.

Balcony: Defects/Safety Hazards found were: One of the floor tiles is damaged and partially detached. Patching the void left from the missing tile is recommended.

The rubber seal placed along the base of the aluminium balustrade has partially detached. Re-attachment is recommended.

The timber trim along the eaves lining has partially detached. Re-attachment is recommended prior to the next scheduled painting of the eaves lining.

There are numerous minor discarded fixing holes along the floor tile surface near the side balustrade. Minor patching is recommended.

3. THE INTERIOR OF THE BUILDING



Minor deterioration to base of door.



Surface corrosion to metal door frame.

Entry: Defects/Safety Hazards found were: There is minor deterioration to the base of the external façade of the front door. It is recommended to ensure that the base of the door is consistently sealed with a quality oil-based sealant at all times to prevent further deterioration.

There is evidence of minor surface corrosion to the metal door frame in places. It is recommended to mechanically remove the corrosion prior to the application of an appropriate zinc primer.



Cupboard doors binding against each other.

Linen Cupboard: Defects/Safety Hazards found were: The linen cupboard doors are rubbing against each other. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the doors to achieve an even margin so they may open freely as intended.



Drummy wall render.



Lock not latching closed against frame.

Lounge Room: Defects/Safety Hazards found were: The solid render wall surface has delaminated and become drummy in numerous locations throughout the unit. At present, the rendered surface is fit for purpose. However, care should be taken when installing mechanical fixings to the wall surface. Some detachment may occur.

The sliding door lock is not latching closed against the fixed door panel. It appears that the latch requires repair or replacement in order to appropriately latch closed. It is recommended to engage a qualified, licensed and experienced glazier to provide further advice on repair.



Kitchen: Defects/Safety Hazards found were: There are some marks / chips to the benchtop surface in places. However at present, the benchtop is fit for purpose.

It is recommended to replace the flexible sealant along the benchtop / splashback tile intersection.

There is evidence of minor water / moisture penetration to the laminate benchtop joints in places. However at present, the benchtop is fit for purpose.

The kitchen cabinets show evidence of exposure to water and humidity. At present, they are fit for purpose. However, replacement may be a consideration.

Some of the kitchen cabinet doors and drawers require minor adjustment for them to operate adequately and smoothly.

Some of the splashback wall tiles are drummy or loosely attached. It is recommended to engage a qualified, licensed and experienced tiler for further advice.



Window latch detached and missing.



Minor surface corrosion to laundry tub.



Drummy wall tiles.



Delamination of render from base of wall.



Significant deterioration due to moisture penetration.

Laundry: Defects/Safety Hazards found were: The sliding window latch is detached and missing. It is recommended to engage a qualified, licensed and experienced glazier to provide further advice on repair.

The laundry tub cabinet has some evidence of corrosion in places. However at present, it is fit for purpose.

Some of the splashback wall tiles are drummy or loosely attached. It is recommended to engage a qualified, licensed and experienced tiler for further advice.

The solid render finish along the base of the wall has delaminated from the brickwork and distorted outwards. At present, it remains together. However, minor disturbance will cause it to break apart. It is recommended to engage a qualified, licensed and experienced solid renderer for further advice on repair.

There is evidence of significant deterioration due to water / moisture penetration to the cabinet joinery. Replacement may be a consideration.



Door rubbing on frame.



Shower screen installed inappropriately.



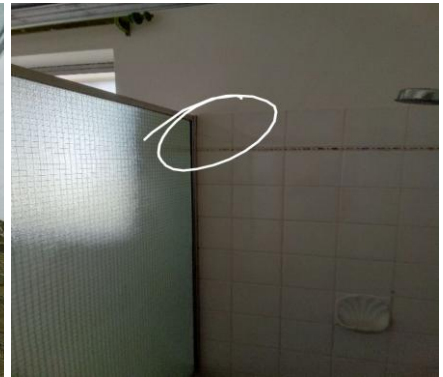
Cracked shower screen.



Damage to bath enamel.



Damaged tile on hob.



Cracked wall tile.

Bathroom: Defects/Safety Hazards found were: The door is rubbing against the side of the metal door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the door to achieve an even margin so it may open freely as intended.

There is evidence of debris within the floor waste. It is recommended to clean the floor waste free from all debris to prevent blockages and odour.

The shower screen door assembly has been installed over the outside edge of the shower hob. This may allow water to escape the shower enclosure. Relocation of the shower screen to the inside edge of the hob is recommended.

The shower screen fixed panel glass is cracked, Replacement is required.

Some of the shower enclosure wall tiles are cracked and damaged. It is recommended to engage a qualified, licensed and experienced tiler for further advice.

The bath enamel is chipped in places. It is recommended to engage a qualified bath repair specialist to repair the minor damage to prevent further deterioration of the bath enamel surface.

There is evidence of moisture penetration to parts of the vanity basin cabinet. However, at present, it is fit for purpose.

Some of the wall tiles are drummy or loosely attached. It is recommended to engage a qualified, licensed and experienced tiler for further advice.



Door rubbing on top of jamb.

Rubber flush pipe seal brittle.

WC: Defects/Safety Hazards found were: The door is rubbing against the top of the metal door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the door to achieve an even margin so it may open freely as intended.

The toilet cistern flush pipe rubber seal appears to have some deterioration. It is recommended to replace the seal.



Door rubbing on head.



Cupboard doors binding against each other.



Window latches are detached and missing.

Bedroom 1: Defects/Safety Hazards found were: The door is rubbing against the top of the metal door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the door to achieve an even margin so it may open freely as intended.

The robe cupboard doors are rubbing against each other. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the doors to achieve an even margin so they may open freely as intended.

The sliding window latches are detached and missing. It is recommended to engage a qualified, licensed and experienced glazier to provide further advice on repair.



Door binding on jamb.



Cupboard doors binding against each other.

Bedroom 2: Defects/Safety Hazards found were: The door is rubbing against the side of the metal door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the door to achieve an even margin so it may open freely as intended.

The robe cupboard doors are rubbing against each other. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter to adjust the doors to achieve an even margin so they may open freely as intended.



Garage: Defects/Safety Hazards found were: There are some cracking defects to the concrete floor surface consistent with shrinkage and settlement cracking. These cracking defects are within expected tolerances for the age and type of construction used.



Other if Applicable: Other Defects/Safety Hazards found were: The main area walls and ceilings have been recently painted. However, the remainder of the unit is to the existing finish. Further preparation and painting is required for a consistent finish throughout the unit.

4. SERVICES

Electrical Installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.



Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Data:

All data lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

5. THE ROOF INTERIOR

The Roof Interior: Part of common area.

6. THE ROOF EXTERIOR

The Roof Exterior: Part of common area.

7. THE SUB FLOOR

Did the structure(s) have a subfloor(s)? No.

8. CRACKING TO BUILDING MEMBERS

Is there cracking to the Building Members associated with unit 8: No

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered: Typical

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered: Typical

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is: Average

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.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so **acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

- 1) This report is NOT an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

- 4) **CONSUMER COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

- 5) **ASBESTOS DISCLAIMER:** “**No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) **MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
- 7) **MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) **ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

Thank you for choosing Brisbane Building Inspections Pty Ltd

[CONTACT THE INSPECTOR](#)

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: **Angelo Zappala**

Address: **Suite 5 / 860 Old Cleveland Rd Carina Qld 4152**

Licence: **1157529**

Insurance Accreditation Number: **AUS 09 9017**

Dated this 12th Day of March 2025.

SIGNED FOR AND ON BEHALF OF: **Brisbane Building Inspections Pty Ltd**

Signature: *Angelo Zappala*