

# BUILDING CONSTRUCTION MATERIALS LISTING

## Part 1



### PROPERTY DETAILS

LAUREL VIEW CTS 9008  
34 CORDEAUX STREET  
WEST END, QLD, 4101

**Inspection Date:** 9/01/2019

**1300 880 466**  
inspections@qbm.com.au  
qbm.com.au



11 January 2019

Dear Committee Members,

This report is the result of a visual inspection only conducted at your complex to identify the possible materials used in the construction of the external of your complex. This may be used by your insurance company to ascertain the premiums payable for replacement costs expected to rebuild the complex.

This report will recommend whether there is a need to proceed to a Part 2 inspection to accurately identify all construction materials and their respective percentage of use on the building.

This report has been compiled by a building professional and DOES NOT include assessment of the construction plans.

The building professionals at QBM are available to discuss any queries you may have with this inspection and report, or if you require clarification of any items, please call us on 1300 880 466.

Thank you for the opportunity to assist to ensure you have adequate insurance cover for any unforeseen circumstances.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'D. Greenwood', with a long horizontal flourish extending to the right.

Donna Greenwood  
Managing Director

## PROPERTY AND INSPECTIONS DETAILS

<b>Building Name:</b>	Laurel View CTS 9008
<b>Address:</b>	34 Cordeaux Street, WEST END, QLD, 4101
<b>Inspection By:</b>	Roy Pearl
<b>Inspection Date:</b>	09/01/2019
<b>Is a Part 2 Inspection Required to Confirm Types of Construction Materials?</b>	The construction materials on this building were clearly identified and as such there is no requirement to proceed past Part 1 inspection.




\* Where any details are given describing the building/s, this would list the predominate materials on site only. Where asbestos is listed, this is assumed, unless a register is held onsite and available at the time of inspection. This inspection and report is not an asbestos audit. The age of construction is approximate only unless the detailed information has been supplied to QBM. (eg: if some lots have timber floors and others have concrete, we will only list the most prominent).

## PURPOSE OF REPORT

To provide the outcome of an inspection of the property to identify if there are various materials used to construct the complex's structure. This does NOT include an assessment of internal construction materials or methods.

## POSSIBLE MATERIALS USED IN THE CONSTRUCTION OF THIS COMPLEX



<b>Building No:</b>	Laurel View CTS 9008		
<b>Unit numbers:</b>	1	to	7
<b>Approximate year of construction:</b>	1984		
<b>Number of Levels:</b>	3		
<b>Complex Type:</b>	Residential		
<b>Fencing Type:</b>	Painted timber paling		
<b>External Walls:</b>	Brick	95%	
	Concrete	4%	
	AC Sheeting (Assumed)	1%	
<b>Roof Type:</b>	Sheet Metal		
<b>Floor Construction:</b>	Concrete		

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## CONDITIONS

### LIMITATIONS

#### Limitations of the Report

This is NOT a building inspection report. This report is designed to only identify the main material used in the external construction of the building/ complex. This is not a Building Code or By-Law compliance inspection report.

The report is a professional opinion based on a visual inspection of the accessible features of the property. Without dismantling the buildings or its systems, there are limitations to such an inspection. Throughout any inspection, references are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing or holding the property, however, we cannot eliminate it completely.

#### Important Disclaimers

**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 the Third Parties:**-This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

Dated: 11 January 2019

This report has been compiled by

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**inspections@qbm.com.au**  
**1300 880 466**