

# Inspection Report

Provided By



**One Stop Inspections**

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## Property Address



## Report Information

### **Client Information**

Client Name

Email

Total Fee

### **Inspection Information**

Report/Agreement # OSI78

Inspection Date:

Inspection Time:

### **Building Inspection**

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C and if applicable with AS 4349.3 (Visual Timber Pest Inspection Report)

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

### **Areas to be Inspected and Restrictions**

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include. The Site, Building Interior, Building Exterior, Roof Exterior, Roof Void, Subfloor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

### **Areas where full Inspection Restricted**

Please refer to each individual area re sections that were incapable or being inspected.

PLEASE NOTE - Since a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. Therefore, there will be an element of risk that defects/damage/termites/termite damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

We do not guarantee in any way that there are or are not any defects, termite damage or live termites in any areas not able to be inspected.

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## Summary Of Major Defects And Safety Hazards

**Below Is A Summary Of Significant Items Requiring Immediate Action.  
You should not rely on the summary only. Please read the entire report.**

Section	Location	Name	Comment
SITE	Fences & Gates	Overall Condition	General age to fence components - Recommendations: General upkeep/ maintenance recommended. A qualified fencing contractor should be engaged for advice and recommendations.
SITE	Fences & Gates	Overall Condition	Minor post base timber fungal decay - Recommendations: Repairs as required. It is preferable to have posts on stirrups kept out of contact with soil. Timber in contact with ground is conducive to termite infestation and timber fungal decay.
SITE	Trees	Tree Findings	Large trees are close to dwelling. Recommendations: Engage a qualified arborist to carry out an assessment on potential safety issues re branch fall, dead limbs and the like.
INTERIORS	Entry & Hall Area	Door	Hall door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Entry & Hall Area	Ceiling	General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Entry & Hall Area	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Entry & Hall Area	Windows	General age, wear and tear of windows/ components - Recommendations: General repair and maintenance advised.
INTERIORS	Entry & Hall Area	Flooring	General age, wear and tear of floor linings - Recommendations: General repair and maintenance advised.

INTERIORS	Dining Room	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Dining Room	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Dining Room	Walls	General ageing and/or denting and/or wear and/ or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Dining Room	Windows	General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.
INTERIORS	Dining Room	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Living - Family	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Living - Family	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Living - Family	Ceiling	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
INTERIORS	Living - Family	Walls	General ageing and/or denting and/or wear and/ or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

INTERIORS	Living - Family	Windows	General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.
INTERIORS	Living - Family	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Bedroom One	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Bedroom One	Ceiling	General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Bedroom One	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Bedroom One	Windows	General age deterioration - The window frame/ components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.
INTERIORS	Bedroom One	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Bedroom Two	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Bedroom Two	Ceiling	General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Bedroom Two	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

INTERIORS	Bedroom Two	Windows	General age deterioration - The window frame/ components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.
INTERIORS	Bedroom Two	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Bedroom Three	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Bedroom Three	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Bedroom Three	Walls	General ageing and/or denting and/or wear and/ or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Bedroom Three	Windows	General age deterioration - The window frame/ components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.
INTERIORS	Bedroom Three	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Bedroom Four	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Bedroom Four	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

INTERIORS	Bedroom Four	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Bedroom Four	Windows	General age deterioration - The window frame/ components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.
INTERIORS	Bedroom Four	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
INTERIORS	Bedroom Five	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIORS	Bedroom Five	Ceiling	General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.
INTERIORS	Bedroom Five	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Bedroom Five	Walls	Incomplete Patch/Paint repairs noted.
INTERIORS	Bedroom Five	Windows	General age deterioration - The window frame/ components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.
INTERIORS	Bedroom Five	Flooring	General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Ceiling	Minor ceiling lining cracks - Minor (hairline to 5mm) ceiling join cracks visible. Recommendations: I recommend you contact a licensed plasterer for further advice and recommendations.

KITCHEN & LAUNDRY	Kitchen and Meals Area	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Windows	General age deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Doors	Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Floor	General age, wear and tear - Recommendations: General repair and maintenance advised.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Sink and Taps	General ageing & deterioration of the sink, cupboards and benches. Recommendations: Update kitchen.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cupboards And Bench Tops	These components appear to be in a serviceable and acceptable condition
KITCHEN & LAUNDRY	Laundry Findings	Door	Laundry door / frame deterioration - Recommendations: A qualified painter should be engaged for advice and recommendations.
KITCHEN & LAUNDRY	Laundry Findings	Ceiling	General ageing and/or denting and/or wear and/or previous ceiling patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
KITCHEN & LAUNDRY	Laundry Findings	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required. Ed by a qualified plasterer due to potential detachment or collapse.
KITCHEN & LAUNDRY	Laundry Findings	Windows	General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.
KITCHEN & LAUNDRY	Laundry Findings	Taps and Tub	General deterioration and wear to sink, cupboards and benches. Recommendations: General maintenance works required.

BATHROOM(S)	Bathroom One	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
BATHROOM(S)	Bathroom One	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
BATHROOM(S)	Bathroom One	Walls	General ageing and/or denting and/or wear and/ or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
BATHROOM(S)	Bathroom One	Window	General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.
BATHROOM(S)	Bathroom One	Sink	General deterioration and wear to sink, cupboards and benches.
BATHROOM(S)	Bathroom One	Ventilation	An exhaust fan is present and operable in the bathroom - Regular cleaning advised.
BATHROOM(S)	Bathroom Two (Ensuite)	Door	Door / frame deterioration - General age/ damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
BATHROOM(S)	Bathroom Two (Ensuite)	Ceiling	General ageing and/or denting and/or wear and/ or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
BATHROOM(S)	Bathroom Two (Ensuite)	Walls	General ageing and/or denting and/or wear and/ or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
BATHROOM(S)	Bathroom Two (Ensuite)	Window	General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

BATHROOM(S)	Bathroom Two (Ensuite)	Sink	General deterioration and wear to sink, cupboards and benches.
BATHROOM(S)	Bathroom Two (Ensuite)	Ventilation	An exhaust fan is present and operable in the bathroom - Regular cleaning advised.
EXTERIOR	External Door Components	Door Findings	Door/frame age deterioration in areas - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
EXTERIOR	Exterior Walls	Control Joint Findings	Not applicable - No control joints.
EXTERIOR	Exterior Windows	Fly Screens	Fly screen damage - Recommendations: A qualified carpenter should be engaged for advice and recommendations.
EXTERIOR	Eaves	Eave Condition	Minor eave deterioration & ageing evident. Recommendations: Maintenance works, general upkeep should be carried out.
EXTERIOR	Fascia and Barge Boards	Condition	Minor deterioration & ageing evident. Recommendations: Maintenance works, general upkeep should be carried out.
EXTERIOR	Fascia and Barge Boards	Condition	Paint / finish was deteriorated in areas and is in need of maintenance - Sanding back affected areas and painting required.
EXTERIOR	Fascia and Barge Boards	Condition	Timber fungal decay (rot) visible. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
EXTERIOR	Fascia and Barge Boards	Condition	Separated on corner - Recommendations: A qualified carpenter should be engaged for advice and recommendations.
ROOFING	Guttering	Gutter Findings	Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia. Recommendations: Have gutters cleaned and assessed by a plumber for adequate fall. Also regularly clean to prevent ponding. Ponding water will contribute to rust.
ROOFING	Guttering	Gutter Findings	Gutter joins separated - The gutter join/s have separated. Recommendations: A qualified plumber should be engaged for advice and recommendations.

ROOFING	Guttering	Gutter Findings	Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out and re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. Recommendations: A qualified plumber should be engaged for advice and recommendations.
ROOFING	Guttering	Gutter Findings	The gutter fall appears inadequate in areas - Recommendations: A qualified plumber should be engaged for advice and recommendations.
STAIRS- PERGOLA- BALCONIES	Verandah Findings	Veranda Ceiling	Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.
CONCLUSION	Conclusion and Summary	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered low
CONCLUSION	Conclusion and Summary	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered typical
CONCLUSION	Conclusion and Summary	The Overall Condition Of This Dwelling	The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is average.

## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.  
You should not rely on the summary only. Please read the entire report.**

Section	Location	Name	Comment
ROOFING	Roof Covering	Roof Covering Type	The corrugated sheets are in good structural condition but require some minor maintenance. Painting is recommended.

## REPORT INFORMATION

### Inspection Type

#### Inspection Type

THIS IS A COMBINED BUILDING & TIMBER PEST INSPECTION REPORT - This report Complies with Australian Standards AS 4349.1-2007. Inspection of Building Part 1: Pre-Purchase Inspection-Residential Buildings - Appendix "C" and with AS 4349.3-2010 (Timber Pest Inspection).

PLEASE REFER TO THE IMPORTANT INFORMATION SECTION AT THE END OF THIS REPORT AS IT FORMS PART OF THIS INSPECTION REPORT.

### Weather at Inspection Area

#### Weather Conditions

The weather was Fine and Dry at the time of the building inspection.

### Property Information

#### Direction House Faces

The dwelling faces East for the purposes of this inspection report.

#### Building Type

The dwelling is a Residential House.

#### Construction Type

The wall cladding is Brick.

#### Roof Cladding

The roof is clad with Corrugated Metal Sheets.

#### Roof Design

The roof is a Pitched roof design.

### **Footings Type**

Slab On Ground Footing Construction.

### **Storeys**

The home is a Two Storey Dwelling.

### **Property Occupied**

The home was occupied.

### **Property Furnished**

The home was Fully Furnished

### **People Present**

The Estate Agent was present.

### **Areas Where Full Inspection Restricted**

### **Areas Inspected**

Since a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas.

To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected.

Note: To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

Building Exterior

Building Interior

Garage

Roof Exterior

Roof Void

Site

## **Utility Status**

### **Water**

The water was Connected. All plumbing pipe installation should be assessed by a licenced plumber.

### **Electricity**

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be, by law, carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

### **Gas**

## **Apparent Concealment of possible defects**

### **Were apparent Concealments seen**

No apparent concealing of defects visible.

## SITE

### Driveway

#### Materials

The driveway is concrete.



#### Driveway Condition

On visual inspection, the general condition of the driveway is in a reasonable condition.

### Paths

#### Pathways Condition

The paths around the home are in reasonable condition for the age of this dwelling with no major defects visible.



## **Fences & Gates**

### **Overall Condition**

Of the visible areas, the general condition of the fences and gates is acceptable or in reasonable condition for age of dwelling.

General age to fence components - Recommendations: General upkeep/maintenance recommended. A qualified fencing contractor should be engaged for advice and recommendations.

Minor post base timber fungal decay - Recommendations: Repairs as required. It is preferable to have posts on stirrups kept out of contact with soil. Timber in contact with ground is conducive to termite infestation and timber fungal decay.



## **Surface Drainage**

### **Drainage Findings**

There was no visible evidence of excess ponding or fall towards the property walls at the time of the inspection. Regardless, it is difficult to ascertain in dry conditions and it is therefore recommended that you assess same after a rainfall period to be able to sufficiently ascertain if any problems exist in this regard. If water is ponding around perimeter walls and paths or appears to be flowing into the footings/foundations you must have assessed by a qualified plumber or landscaper.

### **Drains**

No evidence of slow or blocked drains at the time of inspections.

The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

## **Shed**

### **Shed Condition**

The shed is in fair usable condition.



## **Swimming Pool**

### **Pool Fence**

Note: Where a swimming pool is present, this inspection specifically excludes any inspection of the pool, associated pool equipment and pool surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, pool equipment and surrounds.

### **No swimming pool on property**

## **Trees**

### **Tree Findings**

Large trees are close to dwelling. Recommendations: Engage a qualified arborist to carry out an assessment on potential safety issues re branch fall, dead limbs and the like.

Trees are close to the dwelling. These currently do not appear to have caused any defects/wall cracking. Recommendations: Engage a qualified arborist to carry out an assessment on potential issues.

# **INTERIORS**

## **Entry & Hall Area**

### **Overall Condition**

The hall is in acceptable condition with no notable structural defects



## Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Hall door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## Ceiling

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.



## **Windows**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear of windows/components - Recommendations: General repair and maintenance advised.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear of floor linings - Recommendations: General repair and maintenance advised.

## **Dining Room**

### **Overall Condition**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.



## Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## Ceiling

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Windows

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## Flooring

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## **Living - Family**

### **Overall Condition**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.



### **Door**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

### **Ceiling**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Windows

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## Flooring

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## Bedroom One

### Overall Condition

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.



## Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## Ceiling

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Windows

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age deterioration - The window frame/components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## **Bedroom Two**

### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.



### **Door**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Ceiling**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## **Walls**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## **Windows**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age deterioration - The window frame/components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## **Bedroom Three**

### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.



## Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## Ceiling

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Windows

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age deterioration - The window frame/components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.

## Flooring

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## Bedroom Four

### Overall Condition

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.



### Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Ceiling**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## **Walls**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## **Windows**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age deterioration - The window frame/components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## **Bedroom Five**

### **Overall Condition**

Of the visible areas, the general condition of this bedroom is acceptable or in reasonable condition for the age of dwelling.



## Door

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## Ceiling

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter and or plasterer should be engaged to assess and repair as required.

## Walls

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

Incomplete Patch/Paint repairs noted.

## **Windows**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age deterioration - The window frame/components showed evidence of ageing and wear in paint work and timber. Recommendations: General maintenance works required.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age, wear and tear to floor linings - Recommendations: General repair and maintenance advised.

## **Stair Case**

### **Condition**

The interior stairs are in a serviceable condition with no notable defects sighted



## **Smoke Alarm**

### **Was a Smoke Alarm Fitted**

Yes a smoke alarm was noted but not tested.

All dwellings must have at least one working smoke alarm (sometimes mistakenly referred to as “smoke detectors”) installed on each level of their home. This includes owner occupied, rental properties, relocatable homes or any other residential building where people sleep. We strongly recommend you have a least 1 working smoke alarm installed.



### **13. General Remarks**

#### **Please Read**

Please read: A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important maintenance advice regarding integrated pest management for protecting against timber pests

Any structure can be attacked by timber pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from timber pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; Form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions do not occur around your property.

It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

Disclaimer of liability:- No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

Disclaimer of liability to 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.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

## KITCHEN & LAUNDRY

### Kitchen and Meals Area

#### Overall Condition

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.



## Ceiling

Minor ceiling lining cracks - Minor (hairline to 5mm) ceiling join cracks visible.  
Recommendations: I recommend you contact a licensed plasterer for further advice and recommendations.



## **Walls**

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## **Windows**

General age deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## **Doors**

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Floor**

General age, wear and tear - Recommendations: General repair and maintenance advised.

## **Sink and Taps**

General ageing & deterioration of the sink, cupboards and benches. Recommendations:  
Update kitchen.

## **Cupboards And Bench Tops**

These components appear to be in a serviceable and acceptable condition

## **Laundry Findings**

### **General Disclaimer**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

### **Restricted Areas**

All areas were able to be inspected.



### **Overall Condition**

Of the visible areas, the general condition of the laundry is acceptable

### **Door**

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

Laundry door / frame deterioration - Recommendations: A qualified painter should be engaged for advice and recommendations.

## Ceiling

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

General ageing and/or denting and/or wear and/or previous ceiling patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Walls

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required. Ed by a qualified plasterer due to potential detachment or collapse.

## Windows

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## Flooring

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

## Taps and Tub

Of the visible areas, the general condition is acceptable or in reasonable condition for age of dwelling.

General deterioration and wear to sink, cupboards and benches. Recommendations: General maintenance works required.

# BATHROOM(S)

## **Bathroom One**

### **Location**

Hall



### **Overall Condition**

Of the visible areas, the general condition of this bathroom is acceptable or in reasonable condition for age of dwelling.

### **Door**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

### **Ceiling**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## Walls

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

Moisture has been detected internally behind the taps or shower head. Suspected leaking bridge. Recommendations: Requires the attention off a qualified plumber.



## Window

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## Flooring

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

## Sink

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General deterioration and wear to sink, cupboards and benches.

### **Shower-Walls-Screen**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

### **Toilet**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

### **Ventilation**

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

### **Bathroom Two (Ensuite)**

#### **Location**

Master bedroom



#### **Overall Condition**

Of the visible areas, the general condition of this bathroom is acceptable or in reasonable condition for age of dwelling.

## **Door**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

Door / frame deterioration - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Ceiling**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous patching and the like is evident on ceiling linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## **Walls**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

## **Window**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General age wear deterioration - The window frame/components showed evidence of ageing and wear. Recommendations: General maintenance works required.

## **Flooring**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

## **Sink**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

General deterioration and wear to sink, cupboards and benches.

## **Shower-Walls-Screen**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

## **Toilet**

Of areas visible, there was no visible evidence of any major structural defects, safety hazards or major defects likely to cause further deterioration of the dwelling.

## **Ventilation**

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.

# **ROOF VOID**

## **Roof Void Findings**

### **General Disclaimer**

Access limitations: Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof void access door must be at least 500 mm x 400 mm, reachable by a 3.6 M ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

### **Restricted Areas**

Cathedral ceiling design - No crawl space. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

### **Roof Frame Type**

The roof frame is a truss timber frame.

## **Overall Condition**

Visible sections of the roof void is acceptable or in reasonable condition for age of this dwelling.

## **Insulation**

### **Type**

The roof space is insulated with polyester batts.

### **Condition**

No defects in visible sections able to be inspected or observed.

### **Sarking**

No Sarking Installed

## **EXTERIOR**

## **Weep Holes and Ventilation**

### **Findings**

The sub floor ventilation is believed to be adequate.

## **External Door Components**

### **Door Findings**

On Visual Inspection the condition of the doors is acceptable.

Door/frame age deterioration in areas - General age/damage has occurred to door frame, face or components. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Exterior Walls**

### **General Disclaimer**

Limitations of the exterior inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please note - If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. , We strongly recommend you contact a structural engineer for further advice.

## **Exterior Wall Material**

Brick

## **Condition**

On visual inspection, the general condition of the exterior walls is acceptable for the age.

## **Control Joint Findings**

Not applicable - No control joints.

## **Exterior Windows**

### **Window Information**

Note: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

## **Overall Condition**

On visual inspection, the general condition of the windows area is acceptable for the age.

## **Fly Screens**

Fly screen damage - Recommendations: A qualified carpenter should be engaged for advice and recommendations.

## **Rising Damp**

### **Rising Damp Findings**

Of the visible and accessible areas, there was no visible evidence of excessive rising damp on the external walls at time of inspection.

## Damp Proof Course

Poly damp proof coursing material is visible, properly installed and not covered by any debris at the time of the inspection.

## Eaves

### Eave Condition

The eaves are in good order with no notable defects

Minor eave deterioration & ageing evident. Recommendations: Maintenance works, general upkeep should be carried out.

## Fascia and Barge Boards

### Condition

Minor deterioration & ageing evident. Recommendations: Maintenance works, general upkeep should be carried out.

Paint / finish was deteriorated in areas and is in need of maintenance - Sanding back affected areas and painting required.

Timber fungal decay (rot) visible. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

Separated on corner - Recommendations: A qualified carpenter should be engaged for advice and recommendations.



## ROOFING

## **Roof Covering**

### **Roof Covering Type**

The corrugated sheets are in good structural condition but require some minor maintenance. Painting is recommended.



### **Overall Condition**

Of the visible areas, the general condition of the roof is in acceptable condition for the age.

### **Roof Clad Condition**

Visible section of ROOF TILES appeared in reasonable condition for age of this dwelling with no visible cracking/unevenness/damage. Annual maintenance inspection recommended.

### **Flashing Conditions**

The flashing is intact.

### **General Disclaimer**

The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.G. Flashing, at this dwelling will not leak in the future.

## **Guttering**

### **Gutter Findings**

Debris in guttering areas- this requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia. Recommendations: Have gutters cleaned and assessed by a plumber for adequate fall. Also regularly clean to prevent ponding. Ponding water will contribute to rust.

Gutter joins separated - The gutter join/s have separated. Recommendations: A qualified plumber should be engaged for advice and recommendations.

Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out and re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. Recommendations: A qualified plumber should be engaged for advice and recommendations.

The gutter fall appears inadequate in areas - Recommendations: A qualified plumber should be engaged for advice and recommendations.



## **Down Pipes**

### **Down Pipe Findings**

On visual inspection no apparent defects were noted to the down pipes, however no comment can be made with regard to blockages, connections to stormwater or functionality in the absence of rain. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

## **GENERAL PLUMBING**

### **Hot Water Unit**

### **Hot Water Unit Findings**

The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.



### **System Location**

The hot water unit is located outside.

### **System Type**

The hot water unit is a gas instantaneous system.

### **System Make**

The make of the hot water unit is bosch.

### **System Capacity**

## **External Plumbing Pipes**

### **Plumbing Pipes**

On Visual inspection the external plumbing pipes appear acceptable, but should be checked by a qualified plumber.

## **Water Tank**

### **Water Tank Condition**

No water tank installed on property.

## STAIRS- PERGOLA- BALCONIES

### Verandah Findings

#### **Overall Condition**

Though we are not structural engineers the veranda/s appear to be in sound condition with no safety issues sighted.



#### **Veranda Floor Frame**

#### **Veranda Ceiling**

Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.

#### **Veranda Posts**

### **Important Information**

Important note: Where any elevated structure (deck, balcony, veranda etc) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

## CONCLUSION

### Conclusion and Summary

#### **General Disclaimer**

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 and minor and overall condition in this residential building as compared with similar buildings is listed below.

#### **The incidence of Major Defects**

The incidence of major defects in this residential building as compared with similar buildings is considered low

#### **The Incidence of Minor Defects**

The incidence of minor defects in this residential building as compared with similar buildings is considered typical

#### **The Overall Condition Of This Dwelling**

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 geo-technical 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 storm water 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; neighborhood 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.

#### Other assessments recommended

##### Electrical installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection 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.

##### Phone:

All phones, phone 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.

### Rising damp information

Rising damp occurs as a result of capillary suction of moisture from the ground into porous masonry building materials such as stone, brick, earth and mortar. The moisture evaporates from either face of the wall (inside or outside), allowing more to be drawn from below. The height to which the moisture will rise is determined by the evaporation rate and the nature of the wall. To prevent rising damp it is normal practice to build in an impermeable barrier at the base of the wall just above ground level. This is known as the damp-proof course (dpc) or sometimes as the damp course. Modern dpcs are generally 0.5 Mm thick black polyethylene sheeting. Early dpcs included overlapping roofing slates, lead sheets, glazed ceramic tiles (made for the purpose) and various bitumen-based materials, including tar-sand mixes which were laid hot.

Masonry containing a high proportion of fine pores will allow the water to rise higher than a coarse pored material; basically the water is carried up the wall in the finer pores and not those of large diameter. The average size of pores in masonry gives a theoretical rise of around 1.5 Meters but where evaporation is severely retarded, for example by the use of impervious membranes, moisture can sometimes rise in excess of 2 meters. Rising damp is often caused by bridging of the dpc. This happens when external renders or internal plasters provide a moisture pathway around the dpc. If rising damp, salt residue on lower walls, lower wall paint flake has been detected and reported on in this report, it is essential that you contact a specialist to ascertain how extensive the problem may be. Accurate diagnosis of the cause and extent of the damp problem is very important, even if there is evidence in one area and no visible evidence in other areas. Specialist advice should be sought prior to purchasing the dwelling.

### Terminology

The definitions below apply to the types of defects associated with individual items/parts or Inspection areas.

**Damage:** The building material or item has deteriorated or is not fit for its designed purpose.

**Distortion, warping, twisting:** The item has moved out of shape or moved from its position.

**Water penetration, dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

Material deterioration: The item is subject to one or more of the following defects; rusting, rotting,  
Corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

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.

## TERMS AND CONDITIONS

THIS MUST BE READ IN CONJUNCTION WITH THIS BUILDING REPORT

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by the inspector and why it is not possible to guarantee that a property is free from defects, latent or otherwise. This information forms an integral part of this report.

The inspection that will be carried out will be in accordance with AS 4349.1-2007 - Part 1 Pre-purchase inspections - Residential buildings. a copy of this Standard may be obtained from Standards Australia.

**CONSUMER COMPLAINTS PROCEDURE:** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

**THIS IS A VISUAL INSPECTION ONLY** which is non-invasive and will be limited to those areas and sections of the property which are accessible, areas being both available and permitted on the date and time of the inspection. Accessible areas which are denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of this inspection report.

The Inspection DID NOT include cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions. The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in 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. Insulation and sisalation in the roof void will conceal timbers and may make inspection of the area unsafe for the inspector. An invasive inspection will not be performed and a separate contractor should be consulted to carry out an invasive inspection.

The inspection WILL NOT report on the presence or not of Timber Pest activity. You should have an inspection carried out in accordance with AS 4349.3-2007 - Part 3 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector. If Timber Pest damage is found then it will be reported. The inspector will only then report on the damage which is readily visible. There may be concealed damage in walls etc and We strongly recommend You arrange for an invasive inspection to discover the full extent of the damage. If any evidence of Timber Pest damage is reported then Timber Pest activity may also be present. It is very important that You have an AS 4349.3-2007 Timber Pest Inspection carried out by a fully qualified, licensed and insured Timber Pest Inspector.

An estimate of the cost of rectification of defects is NOT provided and does not form part of the inspection report. Any estimates that may be provided 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.

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; neighborhood 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. If the inspected property is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. In some cases the concealment may be deliberate. If You are the purchaser and not the owner of the property to be inspected then You should obtain a statement from the owner as to any Timber Pest activity or damage, timber repairs or other repairs, alterations or other problems to the property known to them and what, if any, other work has been carried out to the property including Timber Pest treatments. It is important to obtain copies of any paperwork issued and the details of all work carried out. Ideally the information obtained should be given to the inspector prior to the inspection being carried out. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be 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. This report does NOT include review of body corporate or similar records.

The inspector will report the conditions that on the day and at the time of the inspection were evident and visible. No responsibility will be accepted for items that were not evident at the time or any changes or deterioration of conditions from this date that have occurred. The report shall describe the overall extent of minor defects. Any major defect observed shall be identified in the report. The report shall identify any observed item that may constitute a present or imminent serious safety hazard.

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.

The Company is unable to detect any faults in the area of property where the source of the defect is not evident to a visual inspection under the circumstances or conditions that apply at the time of the inspections. Such defects would include but are not limited to leakage of any roof cover, rainwater goods, wall cladding, windows or flashings, breakage, blockage, leakage or interference to any water drainage or sewerage lines that are concealed or underground, the condition of any gas, telephone or electrical service that is concealed or underground.

No responsibility can be accepted for defects, which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings or stored items within and around the building.

Where applicable, the inspector shall include recommendations for further inspections by specialist inspectors/contractors to undertake further inspections of some specific aspects of the building, You should then have such inspection/s carried out. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

It is recommended that a Special Purpose Report be carried out by a suitably qualified person to check the following items for an accurate assessment of condition and serviceability:- hot water services, cooking appliances and other kitchen appliances, air conditioning/heating appliances whether they be gas, oil, wood fired or electric, the operation of fireplaces and chimneys, plumbing fixtures, septic, enviro-cycle and tank water pump and alarm systems, swimming pool/spa and filtration systems, electrical circuits, earth leakage breakers, alarm systems, smoke detection devices, intercom systems, aerials, satellite dishes, plumbing, storm water and sewerage drainage, gas fitting, footings, concealed damp-proof course, paint coatings, hazards. No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

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, the pool equipment, plumbing and any heating system 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 fines for non compliance under the legislation.

Any cracking reported should be monitored for further movement. If further movement is noted a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.

This report cannot guarantee that structural damage does not exist or that it may occur or be found at a later date. To determine the structural adequacy of the roof, floor framing and the property a Structural Engineer's Report should be obtained. This inspection report does not guarantee the structural adequacy of the inspected property and any external buildings.

This report does not intend to indicate whether or not the buildings or part thereof on the subject property or the fixtures or fittings within these buildings comply with the relevant building codes or local government acts or by-laws; compliance with such codes and installation procedures should be sought from the relevant authority. The report does not include the identification of unauthorized building work or of work not compliant with building regulations. The report assumes that the existing use of the building will continue.

Access to the following areas will only be made and reported Dependant on the inspectors safety at the time of the inspection. Roof Interior Access hole = 400 x 500mm. Height accessible from a 3.6m ladder. Roof Exterior must be visible from a 3.6m ladder.

**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:** The Report will be made solely for the use of the named Client only. 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 parties acting or relying on the report, in whole or in part, will do so at their own risk.

Where an oral report is given, The Company or its representative/s shall not be held responsible for any matters whatsoever should the applicant misconstrue or fail to The Company reports on the condition of the said property, the date the report was undertaken.

No responsibility will be accepted for items that were not evident at the time or any changes or deterioration of conditions from this date that have occurred.

## TIMBER PEST INSPECTION

Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector.

### IMPORTANT NOTE:

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

The Summary is not the Report. The following Report must be read in full in conjunction with the Summary. If there is a discrepancy between the information provided in the Summary and that contained within the body of the Report, the information in the body of the Report shall override the Summary.

## ACCESS AND RESTRICTIONS

### Note

### Inspection Information

For the purpose of this timber pest inspection report. Which form part of a combined timber pest and building inspection. The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date and time of inspection, agreement number, who the report is prepared for and the description of the property inspected.

## **Summary Only**

### **Important Disclaimer**

Important disclaimer

This summary and the opinion 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 report is subject to terms and limitations.

Note: It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential

## **1.1 Access to Areas**

### **Areas where Access Should be Gained**

No. Please read the report in its entirety.

## **1.2 Timber Pest Activity**

### **Was there any Termite Workings or Damage Found -**

No - Of the areas able to be inspected there were no termite workings or termite damage visible. Please read this report in its entirety.

### **Were Any Live or Active Termites Found**

No. Please read the report in its entirety

## **NOTE**

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that risk to buildings is very high. We strongly recommend a treatment to eradicate the termites and to protect the building.

### **Any Visible Borer of seasoned Timbers Found**

No - Of the areas able to be inspected there were no borer or borer damage visible. Please read this report in its entirety.

### **Any Damage caused by Wood Decay, Rot Found**

No - Read this report in its entirety.

### **NOTE**

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with as 4349.3

### **Are further inspections recommended**

NO - read this report in its entirety

### **Where any major safety hazards identified**

NO - read this report in its entirety

### **Susceptibility of this property to timber pests**

In our opinion, the susceptibility of this property to timber pests is considered to be MODERATE. Read the report in full

### **Is a Invasive Inspection Recommended**

No

### **Terms and Limitations**

#### **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 is a visual inspection only in accord with the requirements of as 4349.3 Inspection of buildings part 3: Timber pest inspections. This visual inspection was limited to those areas and sections of the property to which reasonable access (see definition) was both available and permitted 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, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of timber pests which may only be revealed when the items are moved or removed. In the case of strata type properties only the interior of the unit is inspected.

2. Scope of report: This report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "timber pests"), present on the date of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (family: Kalotermitidae) and european house borer (hylotrupes bujulus linnaeus) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found. If cryptotermes brevis (west indian dry wood termite) or hylotrupes bujulus linnaeus are discovered we are required by law to notify government authorities. If reported a special purpose report may be necessary.

3. Hidden damage: If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

4. Limitations: Nothing contained in the report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly this report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur or be found.

5. Determining extent of damage: The report is not a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion and cannot be relied upon. The report will not state the full extent of any timber pest damage. The report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of timber pest activity and/or damage resulting from timber pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive timber pest inspection (for which a separate contract is required) is strongly recommended and you should arrange for a separate inspection by a qualified builder, engineer, or architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we nor the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

6. Mould: Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. 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. Should any evidence of mould happen to be noticed during the inspection, it will be noted in the other information (5.11) Section of this report. If mould is noted as present within the property 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. Disclaimer of liability: No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

8. 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.

9. 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 the 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.

9. Complaint investigation: In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

## **2. Visual Timber Pest Inspection Report**

### **Important Information**

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with as 4349.3

### **2.1 Brief Description of Areas Inspected**

#### **NOTE**

Only structures, fences & or trees within 50m of the building but within the property boundaries were inspected.

#### **The areas inspected were**

Exterior

Fences

Garage

Grounds

Interior

Roof Void

## **2.4 Areas of Visual Inspection obstructed and why-**

### **Areas Obstructed**

There is insulation, present in the roof space/void. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity and/or damage.

### **Please Note**

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

## **2.6 House furnishings**

### **Please Note**

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

No inspection was made and no report is submitted, of inaccessible areas. If a complete inspection of the areas in the dwelling was not possible, termite activity and/or damage may exist in these areas and nothing in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by me on the date of the inspection were not, or have not been infested by timber pests.

Accordingly, this report is does not report on inaccessible areas. This includes but may not be limited to concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings (carpet lino etc.), Furniture, pictures, appliances (dishwashers, refrigerators, washing machines, ovens, microwave ovens, heating and cooling units etc.), Stored items (clothes on floor, boxes on floor and against walls, beds against walls and the like), insulation, hollow blocks/columns/posts/poles or other architectural hollow structures. Furnishings found at this dwelling were not inspected and do not form part of this inspection.

### **Was the dwelling Furnished -**

The dwelling was fully furnished.

## **TIMBER PEST FINDINGS**

### **3. Subterranean Termites**

#### **Were Active or Live Termites Visible -**

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

#### **3.1 Termite Nests -**

##### **Was a Termite Nest Found -**

No termite nests found at time of inspection.

#### **3.2 Subterranean Termite Damage or workings -**

##### **Any workings or damage found -**

No. Of the visible and accessible areas inspected, no termite working or timber damage found at the time of the inspection.

### **Please Note**

Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

### **Was any evidence of timber damage visible**

No

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

### **If damage is visible does it present a safety risk**

No

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

VERY Important:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realize that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

### **3.3 Any Evidence of a Previous Termite Treatment -**

#### **Any Evidence of previous Treatments Found -**

No, there was no visible evidence or a previous termite treatment was located at the property.

#### **Warning**

Warning: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

### **3.4 Durable Notice**

#### **Was a Treatment Notice Found -**

No, a durable notice was not found during the inspection.

#### **Please Note**

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "australian standard 3660" be carried out to reduce the risk of further attack.

### **4. Timber Fungal Decay - Rot**

#### **Evidence of Wood Decay Fungi -Rot -**

No

#### **Extent of Damage Caused by Rot -**

If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & limitations).

Moderate Damage

#### **Does the damage present a Major Safety Hazard**

No

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

## CONDUCTIVE CONDITIONS

### **5. Conducive Conditions to Timber Pests**

#### **Water leaks -**

There was water leakage detected during the inspection that appeared to be emanating from the bathroom/shower recess. Recommendations: Engage a plumber to assess and rectify as soon as possible.

#### **Please Note**

Water leaks, especially in or into the sub-floor or against the external walls e.G. Leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other „wet areas“ also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs.

### **5.1 Hot Water Unit Overflow**

#### **Please Note**

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.

Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water.

#### **Was the overflow sufficiently drained -**

Yes

#### **Was the Air Conditioner Sufficiently Drained -**

Yes

## **5.2 Moisture Readings**

### **Was there any Excessive Moisture Readings -**

At the time of the inspection, our electronic moisture meter readings were normal.

### **Please Note**

High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

### **Equipment Of Moisture detection used**

Tramex Encounter Moisture Meter

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

## **5.5 Weep Holes and Sub Floor Vents**

### **Were the weep holes Clear of debris -**

Yes

### **Were the vents clear -**

Yes

### **Please Note**

It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

## **6. Ant Capping and Termite Shields**

### **The Termite Shields Appear to Be -**

Adequate.

### **Please Note**

Termite shields (ant caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.

## **8. Environmental Conditions**

### **Are Trees Close to Home -**

No

### **Other Informational**

Refer to important maintenance advice regarding ipm below.

## **9. Thermal Imaging Results**

### **Observation**

No thermal anomalies were detected.

An infrared thermal imager was utilised during the inspection.

No thermal anomalies were detected during this inspection, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.

## **OVERALL ASSESSMENT**

## **10. Overall Assessment of Property**

### **Please Note**

Where or if there has been evidence of live termites or termite damage or termite workings (mudding) found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

### **Degree of Risk of Termite Infestation is -**

The overall degree of risk of timber pest infestation to this property appears to be low - See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

## **11. Subterranean Termite Treatment Recommendation**

### **Treatment Recommendation**

A management program in accord with AS 3660-2000 to protect against subterranean termites is not essential as a system is installed, However we can not confirm the efficiency of the system 12 Monthly Inspections are strongly advised.

## **12. Future Inspections**

### **Future Inspections**

Future inspections: As 3660.2-2000 Recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections will not stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with as 4349.3 Or as 3660.2-2000

### **Recommended Inspection Intervals**

12 Months.

## **13. General Remarks**

### **Please Read**

Please read: A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important maintenance advice regarding integrated pest management for protecting against timber pests

Any structure can be attacked by timber pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from timber pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; Form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions do not occur around your property.

It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

Disclaimer of liability:- No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

Disclaimer of liability to 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.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

## **14. Reasonable Access**

### **Access to Inspect**

Access to inspect:

Only areas to which reasonable access is available were inspected. The Australian standard 4349.3 Defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

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It is strongly recommended that a full inspection to AS 4349.3 Or AS 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

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Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

Area access hole into roof space - 450 X 400mm access hole required

Crawl space height in actual roof space - 600 X 600mm crawl space required

Height from floor into roof space - Accessible from 2.1M step ladder or 3.6M ladder placed against a wall.

Subfloor access hole - 500 X 400mm access hole required

Timber sub floor clearance required - 400Mm to bearer, joist or other obstruction

Concrete floor - 500Mm roof exterior accessible from a 3.6M ladder

Roof exterior - Accessible with a 3.6 Meter ladder

A more invasive physical inspection is available and recommended.

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting: Insulation, stored items, furniture or foliage during the inspection. We will physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a visual inspection. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.

## **15. Maintenance Advice**

### **Please Read**

Important maintenance advice regarding integrated pest management (ipm) for protecting against timber pests:

No property is safe from termites!

Termites are the cause of the greatest economic losses of timber in service in australia.

Independent data compiled by state forests shows 1 in every 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home

The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 meters to enter your home, where there is a smörgåsbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage

Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology

These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

#### Borers of seasoned timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupae stage. Within the pupae case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the under floor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and queensland pine borer

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favored by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall paneling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

#### Lyctus borer (powder post beetle)

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

#### Timber decay fungi

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated sub-floors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

**The Inspection and Report was carried out by: Alex Pericleous**

**Contact the Inspector on: 0447324626**

**For and on Behalf of: One Stop Inspections**

