

# Building Inspection Report

Provided By



FANGS BUILDING INSPECTIONS

## Fangs Building Inspections

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## Inspection Address John St, Bayswater, VIC



## Report Information

### Client Information

Client Name                      John Citizen

### Inspection Information

Report/Agreement #    1212190235278

Inspection Date:        31 May 2019

Inspection Time:        02:35 pm

### Pest And Building Inspection

**The Scope of the 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 with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

**Special Requirements:** Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

**Inspection Agreement:** This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

**Changes to the Inspection Agreement:** Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

**Please read the entire report.** Refer to the terms & conditions as they form part of the report

**Copyright:** The copyright of this report for the entire time belongs to the inspection company that carried out the inspection. The client / purchaser of the report may review this report anytime but is not entitled to distribute this report freely with non-paying client / third parties without prior agreement from the inspection company. Additional fee may be applicable if the report is shared with non-paying client or / and third parties without prior agreement from the issuing party.

## **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.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

### **Visual Inspection Only**

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.

### **Very Important note to the purchaser.**

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should take place. This Inspection will be provided for you at half of the original inspection cost. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

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## Summary Of Major Defects And Safety Hazards

**Below Is A Summary Of Significant Items Requiring Immediate Action.**

Section	Location	Name	Comment
ROOF AND GUTTER	Down Pipes	Down Pipe Findings	Down pipe/s not connected to storm water discharge - Down pipes not connected to storm water have the potential to cause differential settlement to the footings, cause rising damp and is also conducive to termite infestation. Recommendations: A qualified plumber should be engaged for advice and recommendations.
EXTERIOR	Exterior Walls	Condition	Rising damp detected. A qualified damp proof specialist should be engaged for advice and recommendations. Accurate diagnosis of the cause and extent of the damp problem is very important. Note: It is imperative that specialist advice be sought to obtain accurate diagnosis of the cause and extent of the damp problem and it is advised that you have assessed prior to purchasing the dwelling as can be quite costly if a damp proof course has to be reinstated.
BATHROOM(S)	Bathroom 1	Shower	Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions. A qualified plumber should be engaged for advice and recommendations.
BATHROOM(S)	Bathroom 2	Walls	Excess moisture readings were obtained on the wall linings adjacent bathroom/shower. This may be related to the shower recess/plumbing in wall cavity leaking or failed waterproofing membrane to the wet area. Recommendations: Engage a plumber and a licensed waterproofer for advice and recommendations.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered TYPICAL
CONCLUSION	Condition Of Inspected Structure	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

CONCLUSION	Condition Of Inspected Structure	Any Presence of Structural Problem	Medium Structural Problem Detected (Floor unevenness between 20-40mm / Wall deviation 10-20mm / Crack width 5-15mm). Please refer to rest of the report for details.
CONCLUSION	Condition Of Inspected Structure	Any Sighting of Rain or Water Leakage Problem	No sighting of rain or water leakage at the time of inspection. However, it is not guaranteed that leaking will not happen in future. During extreme weather, roof tiles may become dislodged or cracked, resulting in water leakage.
CONCLUSION	Condition Of Inspected Structure	Any Sighting of Termite Damage, Live Termite or Other Pest Problem	Termite or Pest Damage Found on Property Outside of Building
CONCLUSION	Condition Of Inspected Structure	Any Abnormal Moisture Level in Bathrooms and Wet Areas Detected	Moisture Level Above Normal Level, Suspected Waterproofing Failure
CONCLUSION	Condition Of Inspected Structure	Any Sighting of Pipe Leakages	No Sighting of Pipe Leakages.
CONCLUSION	Condition Of Inspected Structure	Any Evidence of Electrical Wiring Aging Problem	No Evidence of Electrical Wirings Aging Problem Found
CONCLUSION	Condition Of Inspected Structure	Any Sighting of Asbestos / Suspected Asbestos Materials	No Sighting of Asbestos, However Invasive Tests Required to Confirm

## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.**

Section	Location	Name	Comment
SITE	Fences & Gates	Overall Condition	General fence components have rot - Recommendations: Repairs are required by fencing contractor.
SITE	Shed	Shed Condition	The shed is considered in poor condition and repairs/replacement should be considered. A replacement shed should be considered.
SITE	Shed	Shed Condition	Rot timber noted,replace required
ROOF AND GUTTER	Roof Covering	Roof Clad Condition	Mortar cracks visible. We recommend having these repaired by a licensed roofer as they contribute to water ingress. Whilst common on properties of this age we recommend repair it may result in water ingress into the roof cavity
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	It appears that some of the plumbing are not connected to a sewer system. Contact a licensed plumber for assessment and repairs. Considered a Minor Defect however has the potential to become Major due to costs
EXTERIOR	Exterior Walls	Condition	There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.
EXTERIOR	Exterior Windows	Overall Condition	Gaps between window frame and wall cladding evident - This can be due to poor workmanship, wall movement, footings settlement. Recommendations: A qualified carpenter should be engaged for advice and recommendations.

INTERIORS	Entry And Hallways	Flooring	The flooring evenness has minor deviation of less than 20mm. There appears to have been some settlement in the building which has caused some unevenness to the floor. This can also cause some doors to bind or be out of square. In the inspector's opinion these deviations are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks caused should be monitored if unevenness increases in magnitude.
INTERIORS	Smoke Alarm	Smoke Alarm Findings	Smoke alarm sighted but not working during time of inspection. A possible cause is the alarm is out of battery.
INTERIORS	Combo Living & Meals Area	Ceiling	There appears to have been some settlement in the building which has caused some cracking to the ceiling. These crack are catergorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the catergory of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.
INTERIORS	Combo Living & Meals Area	Ceiling	Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.



INTERIORS	Combo Living & Meals Area	Walls	<p>There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2 &lt;5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.</p> <p>For clarification on the catergy of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.</p>
INTERIORS	Combo Living & Meals Area	Flooring	<p>The flooring evenness has medium deviation of greater than 20mm but less than 40mm. Deviation of this magnitude is regarded as minor structural defects at the moment, however have the potential to become major structural defect and pose as safety hazard to inhabitant. Rectification work can be costly. Possible causes may be foundation movement. Support structure deflection. Thermal movement and moisture uptake or loss, failure under external loads. In the inspector's opinion the unevenness require further assessment. A structural engineer should be consulted for further evaluation and advice.</p>
INTERIORS	Combo Living & Meals Area	Flooring	<p>Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.</p>
INTERIORS	Family Room	Ceiling	<p>There appears to have been some settlement in the building which has caused some cracking to the ceiling. These crack are catergorized as 0 to 2 &lt;5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.</p> <p>For clarification on the catergy of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.</p>

INTERIORS	Family Room	Ceiling	Poor butt joint finish Visible under normal light conditions. Contact a licensed plasterer for repairs.
INTERIORS	Family Room	Ceiling	Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.
INTERIORS	Family Room	Ceiling	Nail popping observed to the ceiling lining. This is a Safety Hazard And should be repaired as soon as possible by a licensed plasterer to avoid any unsafe conditions.
INTERIORS	Family Room	Walls	<p>There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2 &lt;5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.</p> <p>For clarification on the catergory of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.</p>
INTERIORS	Family Room	Flooring	The flooring evenness has minor deviation of less than 20mm. There appears to have been some settlement in the building which has caused some unevenness to the floor. This can also cause some doors to bind or be out of square. In the inspector's opinion these deviations are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks caused should be monitored if unevenness increases in magnitude.

INTERIORS	Study/Office	Walls	<p>There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2 &lt;5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.</p> <p>For clarification on the catergy of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.</p>
INTERIORS	Bedroom 1	Walls	<p>There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2 &lt;5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.</p> <p>For clarification on the catergy of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.</p>
INTERIORS	Bedroom 1	Flooring	Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.
KITCHEN & LAUNDRY	Kitchen and Meals Area	Cooktops	The entire cooktop is not serviceable at the time of inspection.
BATHROOM(S)	Bathroom 1	Cupboards and Vanity	Cabinet door / drawer cannot be closed properly noted. Engage a licensed carpenter to adjust the door / drawer.
BATHROOM(S)	Bathroom 2	Ceiling	Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.
BATHROOM(S)	Bathroom 2	Walls	Caulking required to the referred area.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL

## SITE

### Driveway

#### **Materials**

The driveway is concrete.

#### **Driveway Condition**

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



## Fences & Gates

### Overall Condition

General fence components have rot - Recommendations: Repairs are required by fencing contractor.



## Shed

### Shed Condition

The shed is considered in poor condition and repairs/replacement should be considered. A replacement shed should be considered.

Rot timber noted,replace required



# ROOF AND GUTTER

## Roof Covering

### General Disclaimer

Refer to Section 2C of the Terms And Conditions section of this report

### Roof Covering Type

The roof is of concrete tiles.

### Overall Condition

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

Note: In the absence of rainfall there is no guarantee that the roof won't leak.



### Roof Clad Condition

Mortar cracks visible. We recommend having these repaired by a licensed roofer as they contribute to water ingress. Whilst common on properties of this age we recommend repair it may result in water ingress into the roof cavity



## Guttering

### **Gutter Findings**

All visible guttering appears serviceable condition with no apparent defects at the time of inspection. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.





## Down Pipes

### Down Pipe Findings

Down pipe/s not connected to storm water discharge - Down pipes not connected to storm water have the potential to cause differential settlement to the footings, cause rising damp and is also conducive to termite infestation. Recommendations: A qualified plumber should be engaged for advice and recommendations.



# HOT WATER SYSTEM

## Hot Water System

### Hot Water Unit Findings

The hot water system appears to be in a serviceable 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.

Traditional storage tank water heaters have a life span of around 10 years. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.



### System Location

The hot water unit is located outside.

## External Plumbing Pipes

### Plumbing Pipes

It appears that some of the plumbing are not connected to a sewer system. Contact a licensed plumber for assessment and repairs. Considered a Minor Defect however has the potential to become Major due to costs



## Water Tank

### **Water Tank Condition**

On Visual Inspection the water tank appears serviceable, but should be checked by a qualified plumber.



## GAS / ELECTRICITY / WATER METER

### Gas / Electricity / Water Meter Check

#### Gas Meter

Gas meter is serviceable at the time of inspection.



#### Water Meter

The water meter is serviceable at the time of inspection.



# EXTERIOR

## Weep Holes and Ventilation

### Findings

The weep holes are unobstructed .



## Exterior Walls

### General Disclaimer

Refer to Section 2D of the Terms And Conditions section of this report.

### Exterior Wall Material

Brick

## Condition

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

*For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.*

Rising damp detected. A qualified damp proof specialist should be engaged for advice and recommendations. Accurate diagnosis of the cause and extent of the damp problem is very important. Note: It is imperative that specialist advice be sought to obtain accurate diagnosis of the cause and extent of the damp problem and it is advised that you have assessed prior to purchasing the dwelling as can be quite costly if a damp proof course has to be reinstated.







**Wall Plumbness (Deviation <15mm Minor / <25mm Medium / >= 25mm Major)**

The exterior wall is straight with no deviation detected



**Exterior Windows**

**General Disclaimer**

Please refer to section 2D of the Terms And Conditions Section of this report

## Overall Condition

Gaps between window frame and wall cladding evident - This can be due to poor workmanship, wall movement, footings settlement. Recommendations: A qualified carpenter should be engaged for advice and recommendations.



## GARAGE - CARPORT

### Carport

#### Overall Condition

The overall condition of the carport is serviceable for the age.



## DUCTED HEATING / COOLING SYSTEM

### Central Cooling System

#### Central Cooling Unit Findings

The central cooling system is serviceable



## Ducted Heating System

### Ducted Heating System Findings

Ducted heating unit serviceable



# INTERIORS

## Entry And Hallways

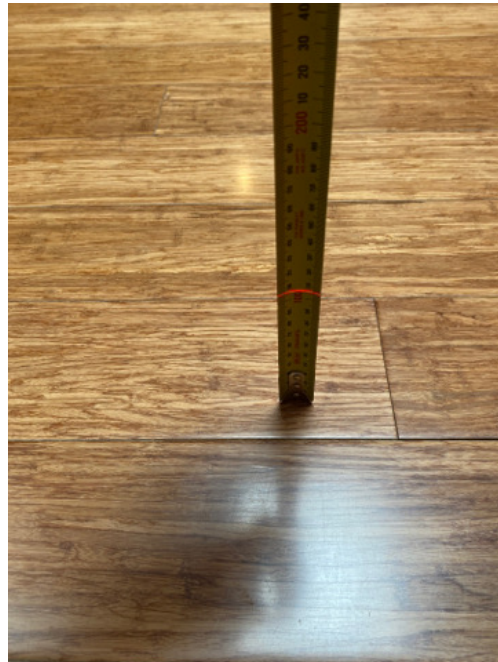
### Overall Condition

From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



### Flooring

The flooring evenness has minor deviation of less than 20mm. There appears to have been some settlement in the building which has caused some unevenness to the floor. This can also cause some doors to bind or be out of square. In the inspector's opinion these deviations are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks caused should be monitored if unevenness increases in magnitude.



## Smoke Alarm

### Smoke Alarm Findings

Smoke alarm sighted but not working during time of inspection. A possible cause is the alarm is out of battery.





## Combo Living & Meals Area

### Ceiling

There appears to have been some settlement in the building which has caused some cracking to the ceiling. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.

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





## Walls

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.



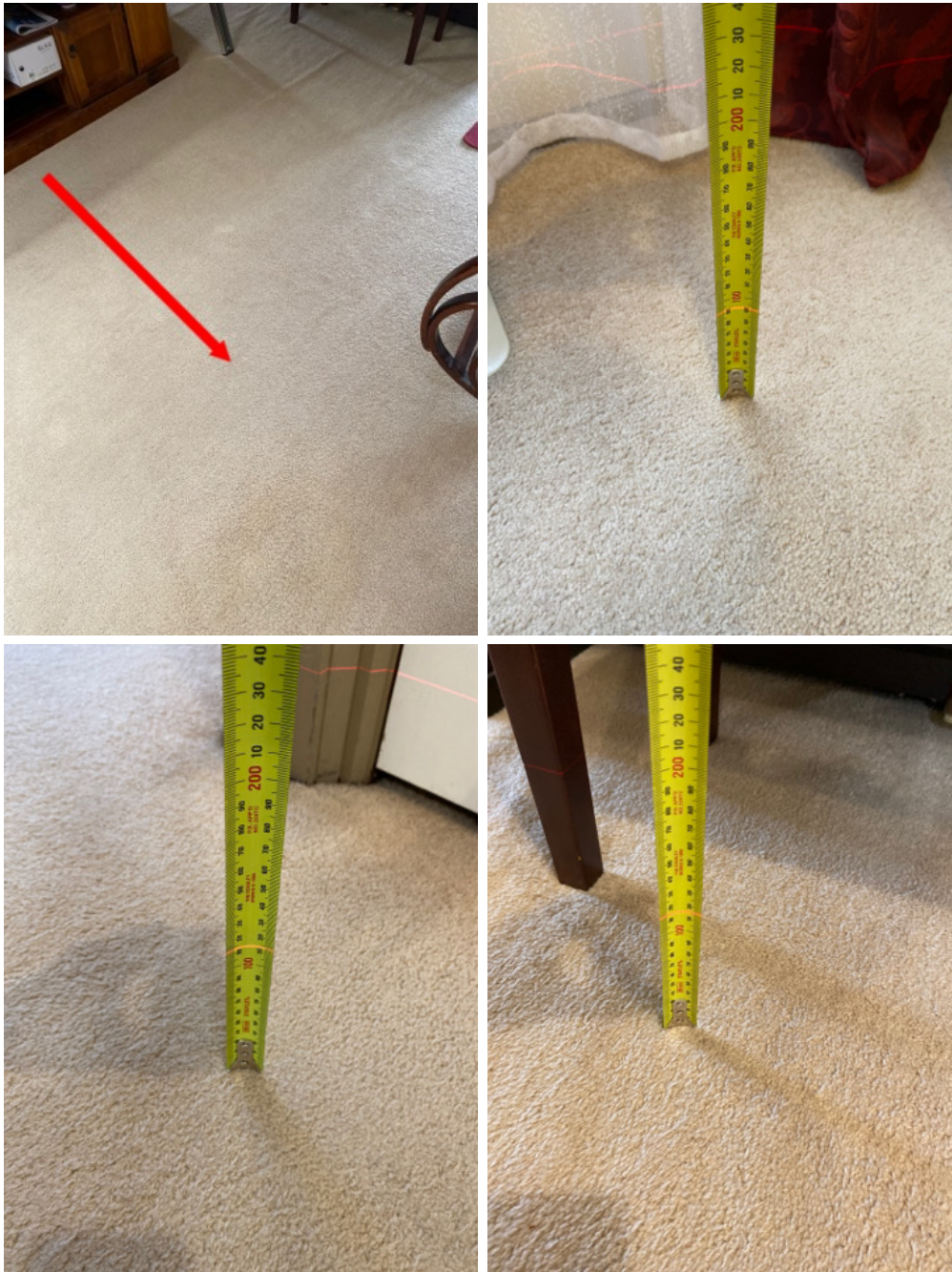
## Flooring

The flooring evenness has medium deviation of greater than 20mm but less than 40mm.

Deviation of this magnitude is regarded as minor structural defects at the moment, however have the potential to become major structural defect and pose as safety hazard to inhabitant. Rectification work can be costly.

Possible causes may be foundation movement. Support structure deflection. Thermal movement and moisture uptake or loss, failure under external loads. In the inspector's opinion the unevenness require further assessment. A structural engineer should be consulted for further evaluation and advice.

Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.





## Family Room

### **Overall Condition**

From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



## Ceiling

There appears to have been some settlement in the building which has caused some cracking to the ceiling. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.

Poor butt joint finish Visible under normal light conditions. Contact a licensed plasterer for repairs.

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

Nail popping observed to the ceiling lining. This is a Safety Hazard And should be repaired as soon as possible by a licensed plasterer to avoid any unsafe conditions.





## Walls

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

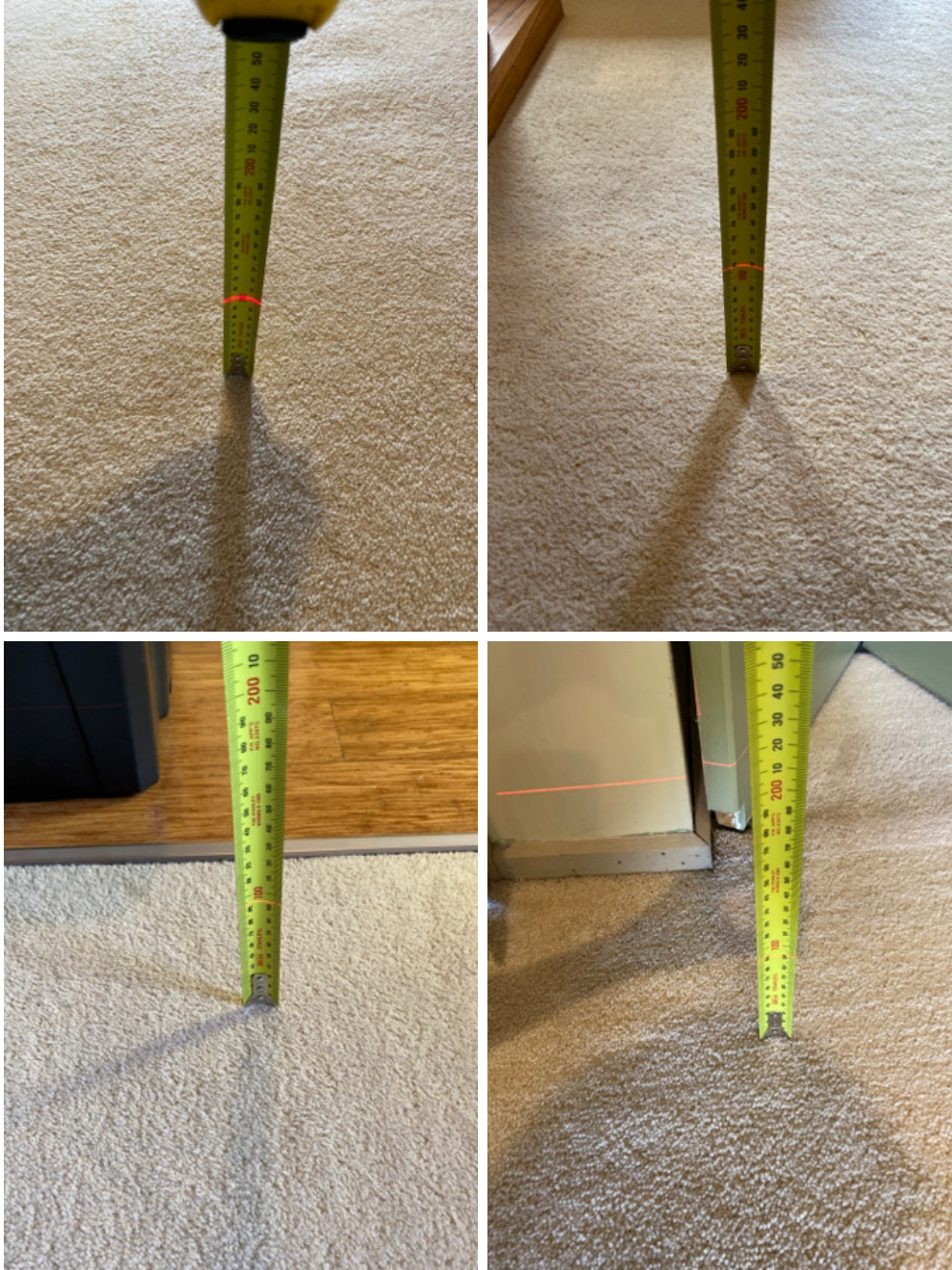
For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.





## Flooring

The flooring evenness has minor deviation of less than 20mm. There appears to have been some settlement in the building which has caused some unevenness to the floor. This can also cause some doors to bind or be out of square. In the inspector's opinion these deviations are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks caused should be monitored if unevenness increases in magnitude.



## Study/Office

### Overall Condition

From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



## Walls

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.



## Study Nook

### Overall Condition

From the visible and accessible areas, the entry/Hallways appears to be in a serviceable condition for the age of the property with no notable structural defects sighted.



## Bedroom 1

### Walls

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2 <5mm. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions.



## Flooring

Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.



## KITCHEN & LAUNDRY

### Kitchen and Meals Area

#### Sink and Taps

This area appears to be serviceable condition.



#### Cooktops

The entire cooktop is not serviceable at the time of inspection.



#### Rangehood

The rangehood is serviceable at the time of inspection



## Dishwasher

The dishwasher is serviceable at the time of inspection



## Oven

The oven is serviceable at the time of inspection





### **General Disclaimer**

Kitchen and laundry appliances are not 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 and dishwasher are not tested and operated during the inspection.

## Laundry Findings

### **Sink and Taps**

This area appears to be serviceable condition.



## BATHROOM(S)

### Bathroom 1

#### Sink and Taps

This area appears to be serviceable condition.



#### Cupboards and Vanity

Cabinet door / drawer cannot be closed properly noted. Engage a licensed carpenter to adjust the door / drawer.



#### Shower

Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions. A qualified plumber should be engaged for advice and recommendations.



## Toilet

The toilet is in a serviceable condition.



## **Bathroom 2**

### **Ceiling**

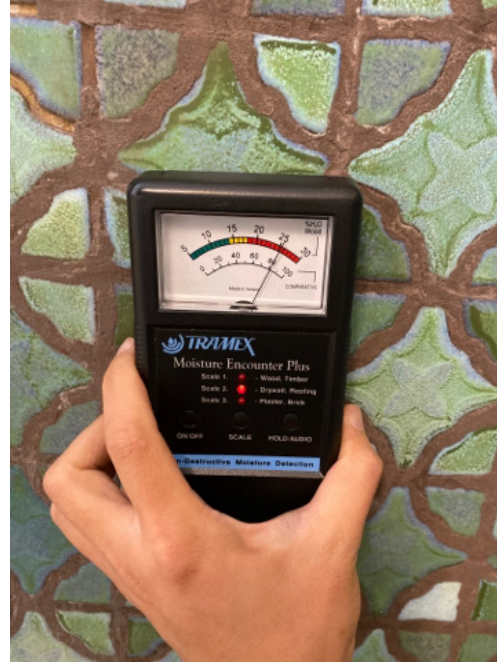
Ceiling paint flake/deterioration is evident. Recommendations: General maintenance / painting as required.



## Walls

Excess moisture readings were obtained on the wall linings adjacent bathroom/shower. This may be related to the shower recess/plumbing in wall cavity leaking or failed waterproofing membrane to the wet area. Recommendations: Engage a plumber and a licensed waterproofer for advice and recommendations.

Caulking required to the referred area.



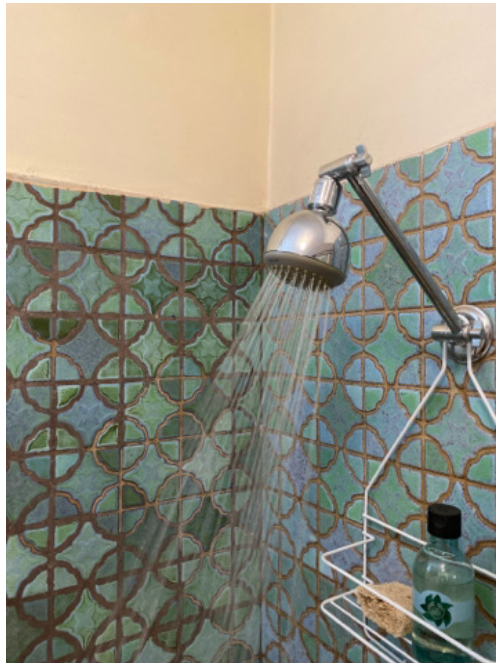
## Sink and Taps

This area appears to be serviceable condition.



## Shower

This area appears to be in serviceable condition.



## Toilet

The toilet is in a serviceable condition.





# ROOF VOID

## Roof Void Findings

### **General Disclaimer**

Please refer to section 2B of the Terms And Conditions section of this report.

### **Roof Frame Type**

The roof frame is a conventional timber frame.

### **Overall Condition**

Visible sections of the roof void is in a serviceable condition for age of this dwelling.





# SUBFLOOR

## Access and Restrictions

### Restricted Areas

Stored items restricted visual inspection.



## **Sub-Floor Observation.**

### **General Condition**

Of areas accessible and visible, the subfloor and components appeared to be in a serviceable condition.



# ASBESTOS INSPECTION

## ASBESTOS NOT DETECTED

### **Asbestos Not Detected**

Exposed asbestos not detected during inspection.

However, as a licensed building and pest inspector we can only provide visual inspection according to AS4349, no invasion inspection is permitted due to regulation limitation and safety issue. Based on our experience, there is no exposed asbestos detected during inspection. The owner may need to engage a licensed asbestos professional to conduct invasive testing and laboratory test of materials obtained from the invasive testing, prior to any renovation that involves destruction of existing wall structure, to learn with absolute certainty whether asbestos is present within the building structure or not.

# CONCLUSION

## Condition Of Inspected Structure

### Overall Condition

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 summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition

### The incidence of Major Defects

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

### 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**

### Any Presence of Structural Problem

Medium Structural Problem Detected (Floor unevenness between 20-40mm / Wall deviation 10-20mm / Crack width 5-15mm). Please refer to rest of the report for details.

### Any Sighting of Rain or Water Leakage Problem

No sighting of rain or water leakage at the time of inspection. However, it is not guaranteed that leaking will not happen in future. During extreme weather, roof tiles may become dislodged or cracked, resulting in water leakage.





**Any Sighting of Termite Damage, Live Termite or Other Pest Problem**  
Termite or Pest Damage Found on Property Outside of Building







**Any Abnormal Moisture Level in Bathrooms and Wet Areas Detected**

Moisture Level Above Normal Level, Suspected Waterproofing Failure

**Any Sighting of Pipe Leakages**

No Sighting of Pipe Leakages.

**Any Evidence of Electrical Wiring Aging Problem**

No Evidence of Electrical Wirings Aging Problem Found

**Any Sighting of Asbestos / Suspected Asbestos Materials**

No Sighting of Asbestos, However Invasive Tests Required to Confirm

## PROPERTY AND INSPECTION INFORMATION

### Weather at Inspection Area

#### **Weather Conditions**

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

### Property Information

#### **Building Type**

The dwelling is a Residential House.

#### **Construction Type**

The wall cladding is Brick. With Gypsum internal wall lining. ( Brick Veneer )

#### **Roof Cladding**

Tile roofing

#### **Roof Design**

The roof is a Pitched roof design.

#### **Footings Type**

Concrete stump footings

#### **Storeys**

Single level dwelling

#### **Property Occupied**

The property was occupied.

#### **Property Furnished**

The home was Fully Furnished

#### **People Present**

The Estate Agent was present.

The Client was present.

## **Areas Where Full Inspection Restricted**

### **Areas Inspected**

- Building Exterior
- Building Interior
- Garage
- Roof Exterior
- Roof Void
- Site
- Subfloor

## **Utility Status**

### **Water**

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

### **Electricity**

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

### **Gas**

On

## TERMS AND CONDITIONS

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 structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

**NOT A PEST REPORT:** This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

### DEFINITIONS AND TERMINOLOGY

**SERVICEABLE:** The building material or component is in reasonable or serviceable condition for the age of the dwelling.

**TRADESMAN:** A defect or a number of defects were visible that will require assessment by a qualified trades person.

**AGE:** The component has deterioration due to ageing or lack of upkeep and or maintenance.

**MONITOR:** Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

**STRATA:** 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 report.

**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.

**SIGNIFICANT ITEMS:** An item that must be reported in accordance with the scope of the inspection.

**MAJOR DEFECT:** A defect of sufficient magnitude 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 Significant Item or major defect.

**SAFETY HAZARD:** A defect that presents unsafe conditions and must be reported 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.

**LIMITATION:** A factor that prevents full or proper inspection of the building.

### **IMPORTANT INFORMATION**

Important information regarding the scope and limitations of the inspection and this report. 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. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. 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. Further, this report is not intended to be used as a marketing tool by and real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms And Condition

Acceptance Criteria: The building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector'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 and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

**1) NOT A CERTIFICATE OF COMPLIANCE:** 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) VISUAL INSPECTION:** This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where 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 inspected. 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.

2B) Entering attics or roof voids that are 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.

2C) 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. The overall condition of the roofing and its components 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 watertight 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 such as flashing will not leak in the future.

2D) Limitations to 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 practicing structural engineer for further advice.

2E) 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 a carpenter may require adjustments. 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. Water leaks to windows and surrounds cannot be determined in the absence of rain.

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.



## Cracking Categories:

Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

**IMPORTANT:** Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2H) 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. A qualified engineer can only do this. 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 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.

**3) CONCEALED DEFECTS:** 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 e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

**4) NO GUARANTEE:** Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

**5) 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.

**6) SURFACE WATER AND 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. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. 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 report are relevant only to 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.

**7) SHOWER RECESSES:** All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future. Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks as showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

**8) GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

**9) STAIRS AND BALUSTRADES:** Specifications have been laid down by the National Construction Code Section 3.9 covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

**10) RETAINING WALLS:** Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

**11) ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

**12) ASBESTOS DISCLAIMER:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

**13) 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.

**14) MAGNESITE 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.

**15) ESTIMATING DISCLAIMER:** No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

**16) 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) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

**17) 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 his or her own risk.

**18) COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

## **OTHER RECOMMENDED INSPECTIONS**

**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.

**Plumbing:** All plumbing including septic tanks need to be inspected and reported on by a plumber.

**Hot water service:** Hot water services need to be checked by a plumber and/or electrician.

**Gas:** All gas services need to be inspected and reported on by a gas plumber.

**Phone:** All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

**Smoke Alarm:** Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

**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.

**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.

## TIMBER PEST INSPECTION - GENERAL

**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 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. As this is a visual inspection only there may be damage to structural timbers within the building from termite infestation which is concealed by wall/s and or ceiling linings, and that such damage has neither been inspected for nor reported herein. 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: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector If there is something you do not understand or require further clarification on.**

# TIMBER PEST INSPECTION - ACCESS AND RESTRICTIONS

## Note

### **Inspection Information**

For the purpose of visual timber pest inspection 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. **THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS4349.3-2010 - Inspection of buildings Part 3: Timber Pest Inspections.

## 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**

Yes. 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 this 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: Please read this report in its entirety.

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

No: Please read this report in its entirety.

### **Evidence Of Chemical Delignification**

No: Please 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: Please read this report in its entirety.

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

No: Please 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: Please read this report in its entirety.

## 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. Accesibility:** A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-Inspect the obstructed Areas at no cost to you.



**5. 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.

**6. 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 either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

**7. 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.

**8. 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).

**9. 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 his or her own risk.

**10. 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.

**11. 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 30m of the building but within the property boundaries were inspected.

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

- Exterior
- Fences
- Garage
- Grounds
- Interior
- Outbuildings
- Roof Void
- Subfloor

### **2.2 Areas Not Inspected**

#### **Please Note**

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

The inspection did not include obstructed areas, not readily accessible and inaccessible areas at the time in inspection which were inaccessible, not readily accessible or obstructed areas at the time of inspection. Locked and restricted areas were not inspected. Removing furnishings and obstructions which may be concealing evidence of defects is outside the scope of this inspection. It is strongly recommended that all obstructions be removed and full access be provided as defects may exist in these areas.

## Unable to Inspect

Roof void sections were not visible.

Some sections and areas in the subfloor were not inspected due to access issues

Sections in the exterior could not be inspected to inaccessibility.

Sections in the interior could not be inspected to excessive personal belongings and items obstructing access and view.

## 2.3 Reasonable Access Areas Not Available and Why

### Roof Void Because

Heating and/or cooling ducts restricted an entire inspection to some areas of the roof space. Inability to safely enter through the man hole without causing damage or injury due to clearance between access door entry and framing timbers. I would recommend relocating the access door to an area with adequate clearance to be able to safely enter without causing injury or damage.

Note: Important Limitations for Safe and Reasonable Access

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR - must be accessible by a 3.6M ladder

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.

Bulk insulation restricting view of roofing timbers.

### Reasonable Access

**Note:** The Australian standard AS3660 refers to AS4349.3-2010 Which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: Subfloor - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

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

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

## **2.4 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.

## **2.5 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.

# TIMBER PEST INSPECTION - 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.

### **3.3 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.

### **3.5 Timber Fungal Decay - Rot**

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

Timber Fence ,  
Roofing Timbers

#### **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**

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.

### **3.6 Chemical Delignification**

#### **Was there any visible evidence of chemical delignification?**

No evidence of chemical delignification was seen at the time of inspection.

### **3.7 Borer Findings**

#### **Borer Information**

Borer information: *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

*Anobium punctatum* (furniture beetle) and *calymmaderus incisus* (queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

#### **Was Visible Evidence of Borer Found**

No

## **Please Note**

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). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

## **3.8 Borer Recommendations**

### **Borer Recommendations**

No treatment recommended at this stage.

Note: Only lyctus borer/powder post borer, pin-hole borer and furniture beetle presence is inspected



# TIMBER PEST INSPECTION - CONDUCTIVE CONDITIONS

## 4. Conducive Conditions to Timber Pests

### **Water leaks**

There was water leakage detected during the inspection from the hot water overflow. This should be diverted away from the dwellings walls or into a drain. Liaise with a plumber to rectify same.

### **Please Note**

Water leaks, especially in or into the sub-floor or against the external walls ie: 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. 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.

## 6. Areas Found Conducive To Termite Infestation

### **Conducive Areas Requiring Amendments**

Timber fungal decay located around the home provides conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

Old tree stumps are located throughout the site. These need to be removed, as they are conducive conditions for a termite nest. The degree of risk is moderate to high.

## **7. Environmental Conditions**

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

No

### **Other Informational**

Refer to important maintenance advice regarding ipm below.

## **8. Thermal Imaging Results**

### **Observation**

Not applicable to this inspection as no thermal imaging device was requested or used

# TIMBER PEST INSPECTION - OVERALL ASSESSMENT

## 9. 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 high - 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.

## 10. Subterranean Termite Treatment Recommendation

### **Treatment Recommendation**

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: ESSENTIAL

## 11. 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.

## **12. General Remarks**

### **Terms And Conditions**

#### **IMPORTANT INFORMATION**

In relying upon this report 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 pest attack. This information forms an integral part of the report.

**1.0 DEFINITIONS:** For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, 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 the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

1.3 Minor - Damage that is superficial and does not appear to require any timber replacement or repairs to be carried out.

1.4 Moderate - Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

1.6 Timber Damage - It is essential that any timber damage noted in the report be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

**2.0 REASONABLE ACCESS:** Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**ROOF SPACE** - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.

**SUBFLOOR** - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest part of any bearer and at least 500mm below any concrete member.

**ROOF EXTERIOR** - must be accessible by a 3.6M ladder placed safely on the ground.

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.

### **3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND**

**RECOMMENDED:** This inspection was a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the written permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting of insulation, moving stored items, furniture or foliage during the inspection. We will physically touch, tap, test and where 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 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 and must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

**4.0 CONCRETE SLAB HOMES (Part or full slab)** Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.

**5.0 EVIDENCE OF TERMITE DAMAGE:** Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further **INVASIVE INSPECTION** is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

**6.0 SUBTERRANEAN TERMITES:** 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 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand 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 termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge and once in contact with the timber they can 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 can be costly to treat.

**7.0 BORERS OF DRY SEASONED TIMBERS:** Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that 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 that their presence can be detected. Refer to this report (if applicable) for further information.

*Anobium punctatum* borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

**Lyctus brunneus borer (powder post beetle).** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required.

**Queensland Pine Beetle borer.** These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

**Non-Commercial borers** Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

**8.0 FUNGAL DECAY (WOOD ROT)** Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

**9.0 MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health and 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 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 Health Department or a qualified expert such as an Industry Hygienist.

**10.0 COMPLAINTS PROCEDURE:** In the event of a dispute or a 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 (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 (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days 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 that You do not fully 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.

**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, timber pest activity and damage 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 clarification then contact the inspector prior to acting on this report.

**The Inspection and Report was carried out by: Michael Fang**

**State License Number: DB-U 60065; L010936**

**Contact the Inspector on:**

**For and on Behalf of: Fangs Building Inspections**

