

BUILDING REPORTS N.S.W.

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pre-purchase building and pest reports

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Building and Pest Report

Complies with Australian Standard AS 4349.1-2007

Report Commissioned By:

Sample Report

Property Address:

88 Sample Rd Alexandria

Report Number:



Notable Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been given, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

CLIENT & PROPERTY DETAILS

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type:

Circa 1900 Single storey terrace.

RESTRICTIONS ROOF INTERNAL

INSPECTION LIMITATIONS:

Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

EXTERNAL - BUILDING

FENCES & GATES

Type & Condition:

The fences are constructed from a combination of timber, brick and metal. Wet rot decay and defects were noted to the wooden fencing. Repairs and or replacement of damaged timber will be required. Fence gate/s require repair or replacement.

DRAINAGE:

Drainage - Surface Water:

The surface water drainage to the external areas of the building in general appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system. Recommend a new stormwater drainage system be installed.

EXTERNAL WALLS:

Wall Condition:

The condition of the walls is generally poor. Cracks are evident to masonry walls including the front entry veranda area. There appears to have been significant settlement to the front of the house. Brickwork is damaged and will require repairs and or replacement. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. These external walls appear to be of solid masonry construction without the presence of a cavity to prevent lateral moisture transfer. This may allow internal wall areas to become moist and recommend the external wall areas be sealed or a cavity with appropriate damp coursing/flashings be installed. Mortar joints between brickwork are deteriorating and require re pointing in areas.

DAMPCOURSE:

Type & Condition:

A slate damp proof course is present. This material when aged is not considered effective against rising damp and should be replaced with a new dampcourse.

LINTELS:

Type & Condition:

Lintel type/s noted: Mild steel: The condition of the lintels is generally poor. Severe rust is evident to the steel lintels. Damaged lintels should be replaced. Cracks have formed adjacent to rusted lintels and damaged wall areas will require maintenance and repair.

ROOF SYSTEM EXTERNAL - BUILDING

EXTERNAL ROOF:

Roof Covering Condition Detail:

The overall condition of the concrete tile roof coverings is fair. The overall condition of the corrugated steel roof coverings is poor. The metal roofing is rusted and requires treatment to prevent further deterioration.

SKILLION ROOF ONE:

Roof Covering Condition Detail:

The overall condition of the roof coverings is poor. The metal roofing is rusted and damaged areas require replacement.

INTERIOR - BUILDING

WALLS:

Internal Walls Condition:

The condition of the walls is generally poor. Rising damp is evident to the base of some or all masonry walls. Damp proof coursing material may have been bridged or should be replaced. Quotations should be obtained from a suitably qualified contractor to rectify damp areas. Settlement cracks are evident to wall areas some have been patched. Maintenance and repairs are required prior to next repainting. Evidence of lateral damp was noted due to solid brick walls including bedroom 3.

FLOORS:

Floors Condition:

The condition of the floors is generally poor. Rust stains around the nail heads indicates damp conditions in the subfloor over a long period of time. Excessive movement was noted to timber floors including front bedroom. Additional support is required to the flooring members to remove excessive movement. Evidence of what appears to be timber pest attack was noted in hallway. Damaged boards should be replaced. Please refer to pest inspection report for details.

WET AREAS - BUILDING

BATHROOM/LAUNDRY AREA:

Shower/Bath Condition:

The shower recess was tested and found to be leaking under the floor. Water penetration from this shower is occurring and suitable waterproofing methods should be used. This entire bathroom/laundry area is incomplete and poorly built and requires a complete refurbishment.

SUB FLOOR AND FOOTINGS - BUILDING

VENTILATION:

Description:

The subfloor ventilation appears to be inadequate. Additional vents and/or fan forced ventilation should be installed.

ROOF SYSTEM INTERNAL - BUILDING

PARTY WALLS:

Details:

A party wall is not present in the roof void between adjoining properties. This area may currently be a potential fire and or security risk. Recommend a party wall be installed.

CONCLUSION - BUILDING

OTHER INSPECTIONS AND REPORT REQUIREMENTS:

Recommended Inspections And Reports:

Fire Place & Chimney/Flue Inspection: Plumbing Inspection: Drainage Inspection and Smoke Test: Electrical Inspection: Council Plan Inspection:

CONCLUSION AND SUMMARY:

Major Defects In This Building:

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

Minor Defects In This Building:

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

Overall Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is below average. The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Contact the Inspector

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

The inspection and report was carried out by:

Name: Peter Symonds (Contact telephone number: 0411 642 935)
Builders Lic 12715C Accredited Timber Pest Inspector TAFE NSW.

Dated this: 25th November 2010

SIGNED FOR AND ON BEHALF OF:

A handwritten signature in cursive script that reads "P. Symonds". The signature is written in black ink and is positioned below the "SIGNED FOR AND ON BEHALF OF:" heading.

Building Reports NSW

CLIENT & PROPERTY DETAILS

Commissioned By: Sample Report.
Your Ref/File Number: 21260.
Property Address: 88 Sample Rd Alexandria.

DETAILS OF THE INSPECTION:

Date Of Inspection: 25th November 2010.

***Note:** If this report is associated with a contract for sale then you should not be relied upon the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.*

Inspector: Name: Peter Symonds (Contact telephone number: 0411 642 935)
Builders Lic 12715C Accredited Timber Pest Inspector TAFE NSW.

Persons Present

At Inspection: A public inspection of the property was scheduled by the agent at the time of inspection and members of the public were present during the inspection.

DESCRIPTION OF STRUCTURE(S) INSPECTED:

Building Type: Circa 1900 Single storey terrace.

DETAILS OF THE INSPECTION AGREEMENT:

Special Requirements /

Conditions: There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

WEATHER & ORIENTATION:

Weather Condition: The weather condition on the day of the inspection was generally fine.

Orientation For the purpose of identification North is assumed to be approximately at the main street frontage of the property.

PROPERTY DESCRIPTION

BUILDING REPORT:

Report Type: Visual Pre Purchase Inspection.

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

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting. The overall condition of the building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

INSPECTED PROPERTY DESCRIPTION:

External Walls

Constructed

From: Full or double brick:

Roof

Construction & Covering:

The roof is of pitched and skillion style construction.

Roof Is Covered

With: Concrete tiles: Corrugated steel:

Footings: The building is constructed on the following footing type/s: Masonry strip and pier:

Accommodation: Bedrooms: Three, Bathrooms: One.

Estimate Building

Age: Over 100 years old.

RESTRICTIONS EXTERNAL - BUILDING

EXTERNAL AREAS:

Restrictions: Boundary and or common external walls were not inspected as access was not gained to adjoining properties. There is insufficient crawl space below decking timbers due to stored materials.

Defects and or damage requiring rectification may not be apparent to the inspector due to this restriction. Recommend access be gained.

EXTERNAL - BUILDING

FENCES & GATES

Type & Condition: The fences are constructed from a combination of timber, brick and metal. Wet rot decay and defects were noted to the wooden fencing. Repairs and or replacement of damaged timber will be required. Fence gate/s require repair or replacement.

Location: Western side: Front:

PATHS/PAVED AREAS:

Type & Condition: The paths/paved areas are in poor condition.

DRAINAGE:

Drainage - Surface Water: The surface water drainage to the external areas of the building in general appears to be inadequate. Drains should be installed to divert seepage and surface runoff water away from the building to prevent possible structural damage. The drains should be connected to a stormwater drainage system. Recommend a new stormwater drainage system be installed.

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

EXTERNAL WALLS:

Wall Condition: The condition of the walls is generally poor. Cracks are evident to masonry walls including the front entry veranda area. There appears to have been significant settlement to the front of the house. Brickwork is damaged and will require repairs and or replacement. Visible cracking appears major and a Structural Engineers opinion should be sought. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. These external walls appear to be of solid masonry construction without the presence of a cavity to prevent lateral moisture transfer. This may allow internal wall areas to become moist and recommend the external wall areas be sealed or a cavity with appropriate damp coursing/flashings be installed. Mortar joints between brickwork are deteriorating and require re pointing in areas.



Position/ Location: All elevations:

Weepholes And Vents: Vents are present to the external walls.

DAMPCOURSE:

Type & Condition: A slate damp proof course is present. This material when aged is not considered effective against rising damp and should be replaced with a new dampcourse.

LINTELS:

Type & Condition:

Lintel type/s noted: Mild steel: The condition of the lintels is generally poor. Severe rust is evident to the steel lintels. Damaged lintels should be replaced. Cracks have formed adjacent to rusted lintels and damaged wall areas will require maintenance and repair.



WINDOWS:

Condition:

The condition of the exterior of the windows is generally poor. Paint is peeling off the window frames and maintenance is required. Putty in windows has deteriorated and requires attention. Moderate wet rot decay is present to window frames and damaged timbers will require maintenance and repair.

DOORS:

Condition:

The condition of the exterior of the doors is generally fair. Minor maintenance and or repairs are required prior to next repainting.

STAIRS:

Stairs Condition:

The rear stairs are constructed primarily from timber. The overall condition of the stairs is fair. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be updated.

VERANDAH:

Position/

Location:

Front elevation:

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is poor. Repairs, maintenance and or replacement is required.

Roof

Construction & Covering:

The roof is of skillion style construction.

Roof Is Covered With:

Concrete tiles:

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair.

**Defects Or
Maintenance
Items:**

Cracking and settlement is noted to the floor and walls in this area. Damaged areas require repair or replacement.



DECK:

**Position/
Location:**

Rear elevation:

**Construction &
Condition:**

Constructed from timber. The general condition of this structure is fair.

**Defects Or
Maintenance
Items:**

Railings are a natural ladder and may be hazardous. Recommend modifications be made to prevent injury.

ROOF SYSTEM EXTERNAL - BUILDING

The following 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. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

EXTERNAL ROOF:

Roof Style: The main roof is of pitched construction.

**Roof Covering
Condition Detail:**

The overall condition of the concrete tile roof coverings is fair. The overall condition of the corrugated steel roof coverings is poor. The metal roofing is rusted and requires treatment to prevent further deterioration.



**Roof Flashing -
Type And
Condition:**

Flashing material is of lead. Flashings appear to be in serviceable condition. Flashing is not or does not appear to be correctly set into the brickwork. This can allow water penetration and should be rectified. Flashing and or sealing is required to the roof parapet walls to prevent water entry.



GUTTERS AND DOWNPIPES:

**Gutter &
Downpipes
Condition:**

Appear to be in serviceable condition. Water is ponding in the gutters and they require realigning. Some downpipes do not appear to be connected to a legal stormwater dispersal system. This should be rectified. Paint to guttering require completion.

EAVES, FASCIAS & BARGE BOARDS:

**Eaves Type &
Condition:**

The eaves are lined with timber lining boards. The paint work to the eaves is deteriorating; consider maintenance as well as a cosmetic upgrade. Rectification will be required to front veranda ceiling. Moderate wet rot decay is present to some sections of the timber eaves lining boards and damaged timber requires repair or replacement.

**Fascias &
Bargeboards
Condition:**

The overall condition of the fascias/bargeboards is fair. The paint work is deteriorating; consider maintenance as well as a cosmetic upgrade. Minor repairs/maintenance required prior to next repainting.

VALLEYS:

Condition: Valley metals are rusting and should be treated or replaced as required.

SKILLION ROOF ONE:

Position/

Location: Rear elevation:

Roof Covering

Condition Detail: The overall condition of the roof coverings is poor. The metal roofing is rusted and damaged areas require replacement.



CHIMNEYS/FLUE:

Condition: The flashing around the chimney/flue is in fair condition. Fire boxes/places and chimneys need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and a recommendation is that you have these units tested before you purchase. The practice of attaching aerials to the chimney can adversely affect the stability of the chimney and should be modified. Recommend aerial be removed and located on a roof, fascia or wall bracket.

INTERIOR - BUILDING

CEILINGS:

Ceiling

Condition: The condition of the ceilings is generally fair. Older ceiling fabrics as viewed in this building, unless carefully maintained, are often sagging, cracked and have often been painted and or patched with poor results. These types of ceilings can have hidden flaws such as poor adhesion and or delamination affecting the long term safety and rigidity due to continued maintenance and repair. It is likely that replacement of some of these ceiling linings may be required.

Location/Area: Hallway: Various areas:

WALLS:

Internal Walls

Condition:

The condition of the walls is generally poor. Rising damp is evident to the base of some or all masonry walls. Damp proof coursing material may have been bridged or should be replaced. Quotations should be obtained from a suitably qualified contractor to rectify damp areas. Cost to replace damp proof coursing material can range upwards from \$250.00 per linear metre excluding re-instatement of wall finishes. Settlement cracks are evident to wall areas some have been patched. Maintenance and repairs are required prior to next repainting. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details. Evidence of lateral damp was noted due to solid brick walls including bedroom 3.



Location/Area: Main bedroom: Bedroom two: Bedroom three: Lounge room: Hallway:

WINDOWS:

Windows

Condition:

The condition of the windows is generally fair. Paintwork to the windows is deteriorating, maintenance and minor repair required prior to next repainting. The windows show signs of age and weathering.

Location/Area: Throughout:

DOORS:

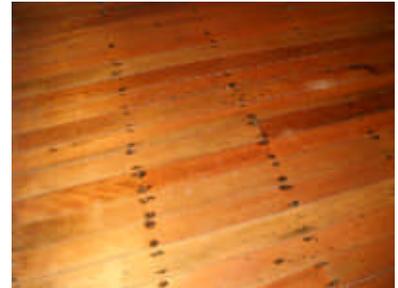
Doors Condition: The condition of the doors is generally fair. The condition of the door hardware is generally fair. Some repairs or maintenance will be required.

FLOORS:

Floors Condition: The condition of the floors is generally poor. Rust stains around the nail heads indicates damp conditions in the subfloor over a long period of time. Excessive movement was noted to timber floors including front bedroom. Additional support is required to the flooring members to remove excessive movement. Evidence of what appears to be timber pest attack was noted in hallway. Damaged boards should be replaced. Please refer to pest inspection report for details.



Location/Area: Throughout:



WOODWORK:

Woodwork: The condition of the woodwork is generally fair. Minor maintenance and or repairs required prior to next repainting.

Location/Area: Throughout:

WET AREAS - BUILDING

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

KITCHEN:

Kitchen Fixtures: Existing kitchen appears temporary. Recommend kitchen cupboards be upgraded.



Tiles: Tiles are not present to wet areas. Recommend tiles be installed to prevent water penetration.

Sink & Taps: Sink and taps appear in serviceable condition. Drain appears serviceable.

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. 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.

In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

BATHROOM/LAUNDRY AREA:

Shower/Bath Condition:

The shower recess was tested and found to be leaking under the floor. Water penetration from this shower is occurring and suitable waterproofing methods should be used. This entire bathroom/laundry area is incomplete and poorly built and requires a complete refurbishment.

Tiles:

The condition of the tiles is generally fair. Some cracked floor tiles were noted in this area. Consider repair or replacement of damaged tiles. There is a lack of fall to the waste drain. Tiles are not present to adjacent room. Recommend tiles be installed to prevent water penetration.

Basin & Taps:

The basin & taps appear serviceable.

Floor/Floor Waste:

Timber floor. There is no visible floor waste and no way for any overflow of water to escape. In the case of an overflow water may enter areas adjacent and cause a safety hazard or damage. Recommend a floor waste be installed or a fall be provided to the external of the building.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

LAUNDRY:

Tub & Taps:

A dedicated laundry room was not identified within the dwelling. This could contravene council requirements and council records should be attained to identify approval status.

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

TOILET ONE:

Room Location: Adjacent to the bathroom:

Toilet Condition: The toilet appears to be in working order. Toilet area is restrictive and the door swings inwards. In case of an emergency the door cannot be readily removed from the outside. Recommend liftoff hinges be installed to the door to comply with current Standards.

Basin & Taps: A wash basin is not present in this area.

Tiles: Tiles are not present to wet areas. Recommend tiles be installed to prevent water penetration.

Floor/Floor Waste:

There is no visible floor waste and no way for any overflow of water to escape. In the case of an overflow water may enter areas adjacent and cause a safety hazard or damage. Recommend a floor waste be installed or a fall be provided to the external of the building.

SUB FLOOR AND FOOTINGS - BUILDING

TIMBER PEST ATTACK - EVIDENCE NOTED:

Description: Evidence of what appears to be timber pest attack was noted. Please refer to pest inspection report for details.

Affected Subfloor

Timbers: Bearers: Floor joist/s: Flooring timbers: Minor damage to timbers at entrance area.



Below The Following

Location Or Area: Hallway:



WOOD DECAY DAMAGE:

Description: Moderate wood decay damage was noted and decayed timbers should be replaced.

Affected Subfloor

Timbers: Bearers: Floor joist/s: Wood decay was evident at junction with masonry piers or foundation walls.

Below The Following

Location Or Area: Main bedroom: Hallway:

VENTILATION:

Description: The subfloor ventilation appears to be inadequate. Additional vents and/or fan forced ventilation should be installed.

SUB FLOOR - OTHER DEFECTS OR ISSUES:

Details: The underfloor soil is damp. This may be due to a drainage problem or some other factor. This area should be monitored to determine a cause for the dampness and the problem rectified. Ant capping is not installed. Ant capping is installed to deter termites forcing them to build their mud tubs around the ant capping enabling detection during inspection. The shower recess is leaking and will require sealing. Refer to Bathroom and or Ensuite areas for details.



FOOTINGS:

Type & Condition: The building is constructed on a combination of strip footings and piers. Evidence of subsidence was noted to the footings. The area should be monitored over time and any additional movement referred to a Structural or Geotechnical Engineer.

Recent Weather Conditions: The weather of recent times has had periods of wet and dry conditions.

RESTRICTIONS ROOF INTERNAL - BUILDING

INSPECTION LIMITATIONS:

Restrictions: Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

ACCESS LIMITATIONS:

Restrictions: A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Inspection was restricted above the following locations and or areas:
Bathroom: Toilet: Front verandah:

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Recommend access be gained to allow a full inspection of inaccessible areas.

ROOF SYSTEM INTERNAL - BUILDING

ROOF FRAMING AND STRUCTURE:

Roof Supports - Type And Condition: The cut and pitched roof timbers appear to provide adequate support. Additional support and or rectification is required in the form of; Ceiling joist hangers:

Location/Area: Throughout:

INSULATION & SARKING:

Insulation Status: Insulation has been provided to the roof void.

Sarking Status: Sarking has not been provided to the roof area.

PARTY WALLS:

Details: A party wall is not present in the roof void between adjoining properties. This area may currently be a potential fire and or security risk. Recommend a party wall be installed.



UTILITIES - BUILDING

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

SERVICES:

Details: Gas is connected to the premises, however, has not been evaluated and should be inspected by a qualified gas fitter. Smoke detector is fitted however the unit appears to be battery operated. We recommend that an electrician be commissioned to install hardwired smoke detectors that have battery backup. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. Electrical wiring is suspect to laundry area. Recommend electrical systems be inspected by an appropriately qualified contractor.

WATER LINES & PRESSURE:

Details: The visible water lines are in copper pipe. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.

HOT WATER SERVICE:

Type/Condition: Mains electric hot water system: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. Hot water overflow pipe should be diverted away from the external walls. Damp soil around the building may cause swelling and lead to heaving of structure and cracking to walls. Moisture also encourages termites into the area. We strongly recommend the overflow relief valve be connected to a drainage point.

Age Of Unit: The unit was manufactured in 2002.

Important Note: It would be prudent to have all services (visible and non-visible) including electrical wiring, plumbing and drainage etc checked by appropriately qualified contractors.

CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

Appearance Defect- Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect- Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Important

Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Owner resulting in major expensive rectification work been carried out. We strongly advise you act on the Recommended Action at the end of the Cracking Of Building Elements section.

MASONRY WALLS - EXTERNAL:

Serviceability

Defect Cracking: Located; Various elevations over window and door openings Width; 10mm Length; Various.

Structural Defect

Cracking: Located; North elevation front entry area Width; 20mm Length; Various. Underpinning and reconstruction of the brick work is required.



MASONRY WALLS - INTERNAL

Serviceability

Defect Cracking: Located; Various Lounge room Dining room. Patched cracking. Width; 1-3mm Length; Various.

RECOMMENDED ACTION:

Due to the unpredictable nature of cracking in building elements it is not possible for the inspector to determine past or

future occurrences that have or will impact cracking in this building. Because of these unknowns and the possibility of concealed defects related to cracking in building elements we recommend an engineer be consulted prior to acceptance or purchase this building.

CONCLUSION - BUILDING

The Scope of the Inspection was to cover: The Building and the property within 30m of the building subject to inspection.

Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Note: Within the areas inspected some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted. Access should be made available to all areas of the property by the selling agent at the time of inspection otherwise a surcharge to re inspect inaccessible areas will be issued. **Further Inspection of these areas with access issues is Essential once access has been obtained and Prior to a Decision to Purchase.**

OTHER INSPECTIONS AND REPORT REQUIREMENTS:

**Recommended
Inspections And
Reports:**

Fire Place & Chimney/Flue Inspection: Plumbing Inspection: Drainage Inspection and
Smoke Test: Electrical Inspection: Council Plan Inspection:

It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this Property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.

CONCLUSION AND SUMMARY:

**Major Defects In
This Building:**

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

**Minor Defects In
This Building:**

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered:

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

Overall

Condition:

Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is below average. The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection is a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

OTHER NOTABLE ITEMS:

The house is mainly original and requires a major renovation and substantial repairs.

TERMINOLOGY

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

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

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

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

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

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

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions:

HIGH (Poor):

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

TYPICAL (Average):

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

LOW (Acceptable):

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

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

Definitions:

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 high standard of workmanship when compared with building of similar age and construction.

AVERAGE:

The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

BELOW AVERAGE:

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

Accessible area: An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

Major Defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a major defect.

Safety Hazard: Any observed item that may constitute a present or imminent serious safety hazard.

Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Site: Allotment of land on which a building stands or is to be erected.

Structural Defect: Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

External timber walls and Structure: Means decks, verandas, pergolas, balconies, handrails, stairs, retaining walls, childrens play equipment, fences, garages, carports, sheds, gazebos, outbuildings.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

TERMS AND CONDITIONS**THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1****Important Information Regarding the Scope and Limitations of Inspection and this Report**

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

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

1) This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall

coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

4) CONSUMER COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, 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, 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.

5) 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.

6) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

7) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

8) MAGNESITE FLOORING Disclaimer: No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

9) Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems

in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

Important Considerations & Advice:

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

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

Timber Structure: External Timber walls and Structure: Where external timber walls and Structure exists and defects are detected the followings are mandatory:

- (i) A detailed analysis of the construction and current structural stability of the walls or structure by an engineer or other suitably qualified person should be arranged; and,
- (ii) Annual inspections of the walls or structure by an engineer, or other suitably qualified person should be conducted to ensure any maintenance that may become necessary is identified;
- (iii) If people will use the wall or structure for any purpose the care is taken that it is not overloaded.

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

Shower Recesses: 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 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.

Glass Caution: Glazing in some buildings (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 trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and 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.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater

run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

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 their own enquires with the Council to ascertain if approval was given.

Owners Corporation: Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection

TIMBER PEST VISUAL INSPECTION REPORT

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own.**

Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

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 Summary and anything in the Report then the information in the Report shall override that of this Summary.

This report is subject to Terms and Limitations.

For complete and accurate information, please refer to the following report.

ACCESS

**Any Area(s) To
Which Access
Should Be
Gained:**

Other than some areas that are normally inaccessible areas due to construction methods, normal access was gained. Please read the report.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

TIMBER PEST ACTIVITY OR DAMAGE

Active Termites

Found: At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

Damage Caused By Termites

Found: Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

Damage Caused

By Borers Found: At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Wood Decay

Found: Evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

EXTERNAL - TIMBER PEST

RESTRICTIONS:

External Areas: Boundary and or common external walls were not inspected as access was not gained to adjoining properties. There is insufficient crawl space below decking timbers due to stored materials.

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. See Section 2.0 - Reasonable Access.

WOOD DECAY DAMAGE FOUND

Description Yes - Wood decay damage was noted to the following timbers/areas.

Affected External Timbers Fencing timbers: Fascia timbers: Window frames: Fascia timbers:

Location/Area Western elevation: Southern elevation:

Severity Visible timber damage appears moderate to severe. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

CONDUCTIVE CONDITIONS

Description The hot water system overflow is discharging moisture adjacent to the structure. We recommend the overflow be situated over a drain. Gardens or soil have been built up against the base of fences in some areas. This build up can conceal current timber

pest attack and significantly increases the risk of future attack. Gardens and soil should not be built up against fencing timbers and we recommend modifications be made. Some gutters and/or downpipes appear to discharge rainwater directly adjacent to the foundations of the structure. These should be connected to a stormwater dispersal system.

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

INTERIOR - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

TERMITE DAMAGE

Damage Caused By Termites Found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected Interior Timbers

Flooring timbers:

Location/Area.

Hallway:

Severity

Visible timber damage appears minor to moderate. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

NEW TIMBERS

New Or Repaired Timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected Interior Timbers

Flooring timbers:

Location/Area.

Bathroom/Laundry:

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

SUB FLOOR - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. We STRONGLY recommend that access be gained to all inaccessible areas. See Section 2.0 - Reasonable Access

TERMITE DAMAGE

Damage Caused

By Termites

Found

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

Affected Subfloor

Timbers

Bearers: Floor joist/s:

Below The

Following

Location Or Area

Hallway: Entry.

Severity

Visible timber damage appears minor to moderate.

WOOD DECAY DAMAGE FOUND

Description

Yes - Wood decay damage was noted to the following timbers/areas.

Affected Subfloor

Timbers

Bearers: Floor joist/s:

Below The

Following

Location Or Area

Main bedroom: Hallway:

Severity

Visible timber damage appears minor to moderate. Please refer to the building report for details. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

NEW TIMBERS

New Or Repaired

Timberwork

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.

Affected Subfloor

Timbers

Floor joist/s:

Below The

Following

Location Or Area

Bathroom: Laundry:

SUB FLOOR CONDUCTIVE CONDITIONS

Description

We note the general lack of ant capping or deficiencies in the fitment of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible.

The underfloor soil appears damp. This should be monitored on a regular basis as moist soil conditions are highly conducive to timber pest attack.

**Below The
Following**

Location Or Area All internal areas:

EVIDENCE OF ACTIVE TIMBER PESTS

Details No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

SUBFLOOR VENTILATION

Description Underfloor ventilation is inadequate. Active decay fungi is present on the underfloor timbers and the immediate improvement in ventilation is required. Due to the method of construction, we recommend forced fan ventilation be installed.

ROOF INTERNAL - TIMBER PEST

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

RESTRICTIONS:

Inspection

Limitations: Insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual inspection report.

Access

Limitations: A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Inspection was restricted above the following locations and or areas:
Bathroom: Toilet: Front verandah:

A comment is not made where access was unable to be gained. Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Timbers above the areas nominated were not accessed and not able to be inspected. Recommend access be gained to allow a full inspection of inaccessible areas.

EVIDENCE OF ACTIVE TIMBER PESTS

Details No visible evidence of active timber pest was detected to accessible areas at the time of inspection.

TREATMENT & SUMMARY - TIMBER PEST

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

Description	There was no visible evidence of previous termite treatment.
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IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS:

**Overall
Assessment Of
Property:**

At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to high.

**Evidence Of
Timber Pests:**

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. This statement may not be for the whole structure and is limited to the commissioned inspection area only. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas.

At the time of inspection no termite activity was found but we can not guarantee that termites will not enter the property at a later stage, A Termite barrier should be installed for the protection from timber pest entering the property as one (1) in Five (5) homes are attacked.

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.

All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding 12 monthly or more frequently if recommended in the body of this report.

Termite Damage:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to later return. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist

in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspection.

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

CHEMICAL TREATMENT RECOMMENDATIONS

Detailed Treatment Specification Not Submitted

We have determined that a termite treatment in accord with AS 3660 is necessary. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered necessary.

Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests:

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

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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

Please Note: **The following information is very important and forms an integral part of this report.** When replacing fences use termite resistant materials such as treated pine and steel posts.

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 surface damage only 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 but is unlikely to necessitate any timber replacement or repairs to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

1.6 Timber Damage - Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage 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 AS 3660 refers to AS 4349.3-1998 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 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;

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 bearer, or, 500mm beneath the lowest part of any concrete floor;

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.

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. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home! The most destructive species live in large underground nests containing several 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 to gain access to the home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage! Once in contact with the timber they 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.

Subterranean Termite Ecology. These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of

food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

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, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of green unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

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

8.0 TIMBER DECAY FUNGI

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

TERMS & 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. 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. 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.

4. DETERMINING Extent of damage: The Report is NOT a structural damage Report. We claim no expertise in building and any inexpert opinion we give on timber damage 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 are 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 qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5. 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.

6. 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).

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

8. 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.

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary **is NOT** the Report and **cannot be relied upon on its own.**

Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

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 Summary and anything in the Report then the information in the Report shall override that of this Summary.

This report is subject to Terms and Limitations.

For complete and accurate information, please refer to the following report.

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