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## **BUILDING & PEST REPORT**

<b>REPORT NUMBER:</b>	<b>2308053</b>
<b>VENDOR:</b>	<b>MARTIN</b>
<b>REFERRED BY:</b>	<b>Please note that this report can only be relied upon by the person named on the front of this report.</b>
<b>REFERENCE NUMBER:</b>	<b>Should you proceed with purchase of subject property and want legal protection you can purchase a copy of this report by contacting our office within 30 days of date on report.</b>
<b>PROPERTY INSPECTED:</b>	<b>43 YAMBA ROAD COMO NSW 2226</b>
<b>INSPECTION DATE:</b>	<b>4<sup>th</sup> SEPTEMBER 2023</b>

**BUILDING INSPECTIONS**

**PEST INSPECTIONS**

**STRATA INSPECTIONS**



***BTS BUILDING & CONSULTING Pty Ltd***

ABN 16 497 880 885 ACN 121 652 882

Building Contractors Licence: 36082C

Building Consultancy Licence: BC2017

MBA Accredited Building Consultant

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## Pre-Purchase Building Inspection Report

(In accordance with AS4349.1 2007 'Inspection of Buildings')

### Report Commissioned By:

Sydneywide Property Inspections Pty Ltd

### Property Address:

43 Yamba Rd, Como NSW 2226



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# VISUAL BUILDING INSPECTION REPORT

## Client & Site Information:

### COMMISSIONED BY:

Sydneywide Property Inspections Pty Ltd.

### REPORT NO:

04092023-1.

### DATE OF INSPECTION:

4/9/2023.

### TIME OF INSPECTION:

10.00AM.

### PURCHASER:

MARTIN.

### INSPECTED BY:

**BTS BUILDING & CONSULTING Pty Ltd**  
**Brendan T Sykes**

ABN 16 497 880 885 ACN 121 652 882  
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NSW 2153  
Email: [sykesbuilding@bigpond.com](mailto:sykesbuilding@bigpond.com).

### PERSONS PRESENT AT INSPECTION:

The property was vacant at the time of inspection.

### PROPERTY ADDRESS:

43 Yamba Rd, Como NSW 2226.

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

**This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.**

**Part 1: Pre Purchase Inspections - Residential Buildings**

**If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.**

**If the property is part of a Strata or Company Title - Appendix B of the Standard applies.**

**Important Information:** Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

**The Purpose of the Inspection:** The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the

condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

**The Scope of the Inspection:** The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property. Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

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

**Special Requirements:** It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the above mentioned Australian Standard.

**Life of the Report:** 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.

### Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

### Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

**Subfloor** - Access opening = 400 x 500mm - Vertical clearance: Timber floor 400mm to bearer, joist or other obstruction. Concrete floor: 500mm

### Property Description:

Building type:

Single storey dwelling.

External walls constructed from:

Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched and skillion construction.

### Roof Covering:

Pressed metal tiles: Corrugated steel:

### Internal walls covered with:

Fibrous plaster: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

### Internal ceilings covered with:

Fibrous plaster: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

### Windows are constructed from:

Timber and aluminum:

### Footings:

The building is constructed on strip footings and piers.

### Estimate Building Age:

Between 70 and 90 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

## Summary of Areas Inspected:

### Details:

Roof void: Internal area: Subfloor area: External area: Outbuildings:

**Note:** The areas listed above are a broad indication of the areas inspected. Within these areas, 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 prior to purchase to enable a more complete report to be submitted.

**Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.**

## Summary of Areas where Inspection was Impaired:

### Roof void:

Various areas of the roof void. Defects may be present and not detected.

### Interior:

Various internal areas due to stored goods. Defects may be present and not detected.

## Furnished Properties:

### Was the property furnished and/or occupied at the time of inspection?

Yes - Where a property is furnished (fully or partly) at the time of the inspection, then you must understand that the furnishings and stored goods may be concealing defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

### Location/area:

All interior areas:

### Weather Conditions & Orientation:

#### Weather Conditions:

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

#### Recent Weather Conditions:

Dry.

#### Orientation:

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

### Other Inspections and Reports Required:

Electrical Inspection: Asbestos Inspection: Roofing Inspection:

It is strongly recommended that the above Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.
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## ROOF SYSTEM EXTERNAL

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.

### External Roof:

#### Roof Style:

The roof is of pitched and skillion construction.

#### Roof Covering Condition in Detail:



The overall condition of the roof coverings is fair. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration. The metal roofing is rusting and requires replacement.

Visible deflection was noted to the roof line. For more detail see section under "Roof System Internal".

#### The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

### Gutters & Downpipes:

#### Gutters & Downpipes:





Some downpipes do not appear to be connected to a stormwater dispersal system. This should be rectified. The gutters and downpipes rusted and should be repaired or replaced as necessary.

The following action is recommended:

A licensed Roof Plumber should be called to make a further evaluation and repairs or rectification as needed.

#### Eaves, Fascias & Barge Boards:

##### **Eaves Type & Condition:**

The eaves are lined with asbestos cement sheeting. The overall condition of the eaves lining is fair.

##### **Fascias & Bargeboards Type & Condition:**

The fascias/bargeboards are of timber. The overall condition of the fascias/bargeboards is fair. Moderate wet rot decay is present to timber fascias and barge boards. Maintenance or replacement is required.

## ROOF SYSTEM INTERNAL

### Restrictions - Roof Interior:

#### Cavity Present/Not Accessible:

A roof void is present but is not accessible as The size of the manhole is restricting physical access, recommend rectification. The entry point is currently inaccessible due to the position of the trap. Access should be gained to enable a further inspection to be carried out prior to purchase.

#### Access Restrictions:

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

#### Location/area:

Various:

#### Inspection 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. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

### Roof Framing:

#### Roof Supports - Type and Condition:



The cut and pitched roof timbers do not appear to provide adequate support. Additional support is required above the areas listed below in the form of: Struts: Purlins: Collar ties: The areas where additional supports are required are to the; Rear section: Front section: Mid section:

#### The following action is recommended:

A licensed Building Contractor should be called to make a further evaluation and repairs or rectification as needed.

# INTERIOR CONDITION REPORT

## Ceilings:

### Ceiling Condition:

The condition of the ceilings is generally fair. Repairs are required to ceiling linings. Sagging was noted to the ceiling lining. This may be the result of lack of adhesion to joists and re fixing is advised. Painting is of a poor standard and requires rectification. Poor joint setting was noted to ceiling lining.

## Walls:

### Internal Walls Condition:

The condition of the walls is generally fair. Repairs are required to wall linings. Stored goods prevented full inspection of the walls. Defects may be present and not detected. Mould was noted to the walls. This is considered to be a health hazard. The cause should be investigated and rectified.

Concern about indoor exposure to mould has been increasing as the public becomes aware that exposure to mould can cause a variety of health effects and symptoms, including allergic reactions. This Report identifies the guidelines for the remediation of mould and internal air borne moisture problems in buildings. Which is in most cases the "Build Up of Internal Moisture", resulting in surface condensation. This Report will identify other potential dampness issues that may contribute to the presence of mould. We undertake Building Inspections with dampness moisture reading equipment to ascertain the causation of the mould. Once an accurate assessment has been carried out we can then make the appropriate recommendations.

### **What is mould?**

Mould is a type of fungus that grows on plants and fibres and is most often associated with damp, musty locations, with high levels of condensation, such as bathrooms and laundries. Mould travels through the air as minute spores which like to make their home on cold wet surfaces, where they will multiply.

### **What is condensation?**

Condensation is the process whereby water vapour in the atmosphere is returned to its original liquid state. Condensation may appear as clouds of vapour-mist, depending upon the physical conditions of the atmosphere. Condensation is not a matter of one particular temperature but of a difference between two.

### **What causes condensation?**

Condensation is caused when moisture-laden air comes into contact with a cold surface. The air is cooled to the point where it can no longer hold its burden of water vapour. At this point, (dewpoint), water begins to drop out of the air, and is seen as condensation on impervious surfaces such as, rendered walls, glass and gloss paint, beads of water collect and run down these surfaces.

### **When is mould most likely to occur?**

In cold wet winter months April through to October when the occupants are more inclined to keep their windows and doors closed. The continued use of cookers, showers and clothes driers, without the aid of cross flow ventilation or mechanical ventilation, can cause excessive moisture vapour to build up in the building, particularly in bathrooms and laundries. The condensation then spreads to other rooms and deposits on cold moist surfaces, i.e. windows and walls, where it then turns in to water droplets. Without the provision of adequate ventilation mould spores will quickly deposit on these surfaces and if not treated, the spores will breed and multiply rapidly.

### **How to prevent mould growing**

There are a number of steps to take that will help prevent mould growing in buildings.

- Increase the circulation of fresh air by opening windows and doors.
- Let the sun into the building by opening blinds and curtains during the day.
- Wipe away any moisture on your windows and walls to keep these surfaces dry.
- Don't have too many indoor plants.
- Dry your clothes and shoes before you put them away.
- If you use a clothes drier with a vent on the front, open a window so that moisture doesn't build up on the walls and ceilings.
- When you take a hot bath or shower, run the exhaust fan to prevent build up of moisture on the ceiling and walls.
- Keep the filters in the extraction fans clean of dust and grease
- Ensure that there are open windows all the time. If this requires the installation of security grilles, then install the grilles.

- Fit external security doors on the front and rear doors and the laundry door if there is one. Leave the solid doors open as much as possible.
- Ensure that there is at least 25mm gap under all internal doors.
- Consider the installation of "Whirlybird" cowl roof ventilators to remove moist air from the roof spaces.
- Consider an under floor ventilation fan if the under floor spaces are damp.
- Install at least one external cavity wall vent per 4.0M of wall to better ventilate the cavity.
- Install windows locks on all windows to allow the sashes to be left 75mm open even when the house is not occupied.
- If there is a clothes dryer, purchase and install an external venting kit and use it. Externally venting clothes dryer can reduce drying times by 50% and greatly reduce the wear and tear on clothes as well as eliminating condensation and dust formation.
- In mould affected building, avoid the use of flueless gas fired heaters. The combustion products of natural gas are basically carbon dioxide, water and a few other minor exotic components. The small proportion of unburnt gas also deposits on walls and glass providing a key for the condensing water vapour. If such heaters have to be used, adequate ventilation must be provided. The instructions for these heaters are quite specific in this regard.
- The kitchen range hood needs to be exhausted to the outside air.
- Bathroom and laundry mechanical ventilators must be ducted externally and not into roof cavity.
- Adding ventilating skylights to internal rooms and to rooms on the southern side of the building can also assist in reducing moisture levels.
- Multi tenanted buildings where two or three couples occupy a building are more likely to be affected by mould because of privacy concerns usually mean that bedroom doors are left closed at night severely limiting ventilation. Buildings that are over furnished and cluttered with the occupants possessions are more likely to be affected by mould as the over filled rooms can limit airflow and thus retain moisture.

#### **How to remove mould?**

- Do not dry brush the mouldy area. This could release spores into the air which can spread the mould further as well as cause an allergic reaction in some people. Do not use bleach to mould affected surfaces. Bleach does not kill the mould spores, but, merely bleaches them white.
- Remove mould safely by using oil of cloves. Add one quarter of a teaspoon of oil of cloves to 1 litre of water. Place mixed oil of cloves and water into a spray bottle, spray the affected surface. Wipe the surface clean, then re-spray the area and allow to dry. It may take between 24 to 48 hours for the mould spores to die and fall away from the surface.
- After cleaning the mould-affected areas with the solution, wipe the surfaces with a damp cloth or sponge.
- Wipe all surfaces dry with a clean cloth. It is important to use a different cloth with each process and dispose of them immediately, otherwise the mould spores will be spread and mould will reappear in a short time.
- If a room needs to be re-painted, use an anti mould inhibiting paint.

### Windows:

#### **Windows Condition:**

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required. Adjustment is required to some windows to ensure smooth operation.

### 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. Water damage was noted to some doors and will require repair or replacement.

### Floors:

#### **Floors General Condition:**

The condition of the floors is generally fair. Some of the floors are concealed by floor coverings. Flooring is uneven and squeaking flooring was noted. These areas should be leveled and secured to prevent movement. A timber floor is present in this area. Generally timber floors in a wet area are not recommended and this area should be monitored on a regular basis.

### Woodwork:

#### **Woodwork:**

The condition of the woodwork is generally fair. Skirting board(s) are loose and will require securing.

## KITCHEN

**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:

The condition of the fixtures is generally fair. Wear and tear is noted to cabinets and/or doors and some maintenance or repairs will be required.

#### Tiles:

A flexible sealant should be provided to the gaps between tiled corners or areas to provide an acceptable finish and prevent water penetration.

#### Sink & Taps:

The sink and taps appear to be in a serviceable condition. Stored goods restricted inspection of the area below the sink.

## LAUNDRY

**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:

#### General condition of area:

This area is generally in fair condition.

#### Tub & Taps:

The tub and taps appear serviceable. Drain appears serviceable.

## BATHROOMS

**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.

It is important to note that cracking to external/internal masonry walls or building element including floor and wall tiles can appear at any time through expansion and disappear through contraction of the wall or building element. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. Any evidence of cracking should be referred to a Structural Engineer for further investigation.

### Main Bathroom:

#### Shower/Bath Condition:

The shower recess does not appear to have been used recently. The lack of recent use could possibly conceal evidence of leakage. While appearing sound, it is recommended that further testing be undertaken to determine the current condition of the shower. A qualified Leak Detection Expert should be engaged for further testing and investigation and diagnosis.

#### Tiles:

The condition of the tiles is generally good.

#### Basin & Taps:

The basin & taps appear serviceable.

#### Vanity Unit:

The condition of the vanity unit is generally fair. Wear and tear is noted to vanity cabinet. Water damage is noted to vanity cabinet. Repairs or maintenance will be required. Repairs/maintenance or replacement will be required.

#### Toilet Condition:

The toilet appears to be in working order.

#### Floor/Floor Waste:

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.

## EXTERIOR

### External Walls:

#### General Condition:

The condition of the walls is generally fair. Cladding material appears to have been installed over the previous asbestos cement cladding. Although we are not qualified in the detection of asbestos material, this item appears to contain asbestos. Refer to Important Information section about asbestos in this report.

### Windows:

#### 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. Severe wet rot decay is present to the window frames. Maintenance and/or repairs will be required.

### External Stairs:

#### Type & Condition:

The stairs are constructed primarily from concrete. The overall condition of the stairs is fair.



## SUBFLOOR

### Restrictions:

#### Restrictions/description:

Stored goods are present in this area and restricted inspection. It is possible that building defects may be present below inaccessible areas however, no comment is made or opinion offered on any area where full access is not available. We STRONGLY recommend that access be gained to all inaccessible areas. Access should be gained to enable a further inspection to be carried out prior to purchase.

#### Below the following location or area:

Rear section:

### Ventilation:

#### Description:

Subfloor ventilation appeared to be adequate at the time of inspection.

## FOOTINGS

### Footings:

#### Type & General Condition:

The building is constructed on a combination of strip footings and piers. The footings appear to be generally sound.

## OUTBUILDINGS & ENCLOSURES

### Outbuilding A:

Type of Outbuilding:

Storage enclosure:

Position/Location:

To the rear of the property.

Restrictions:



Inspection within some areas was restricted by stored items.

### Roof Covering Condition in Detail:

The overall condition of the roof coverings is fair. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration.

### Outbuilding B:

Type of Outbuilding:



Laundry:

Position/Location:

To the rear of the property.

Restrictions:

Inspection within some areas was restricted by stored items.

General Condition:

The structure is generally in fair condition.

Roof Construction:

The roof is of skillion construction.

Roof Covering:

Metal decking:

Roof Covering Condition in Detail:

The overall condition of the roof coverings is poor. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration.

The metal roofing is rusting and requires replacement.

The following action is recommended:

A licensed Roofing Contractor should be called to make a further evaluation and repairs or rectification as needed.

Outbuilding C:

Type of Outbuilding:



Shed:

Restrictions:



Inspection within some areas was restricted by stored items.

#### General Condition:

The structure is generally in poor condition.

#### Roof Construction:

The roof is of skillion construction.

#### Roof Covering Condition in Detail:

The overall condition of the roof coverings is poor. The External Roof System should be regularly inspected for damage and defects which may allow rain water penetration.

## GARAGING

### Carport:

#### Carport Location:

Adjacent to the main house.

#### Roof Construction:

The roof is of skillion style construction.

#### Roof Covering:

Fibreglass:

#### Roof Covering Condition in Detail:

The overall condition of the roof coverings is poor.

#### Wall or Support Construction:

Metal Posts:

#### Wall or Support Condition:

The condition of the walls or supports are generally fair.

#### Floor - Type & General Condition

The concrete floor is generally in fair condition.

#### Gutters & Downpipes:

Some downpipes appear to be missing. These should be installed. Gutters are rusted and should be repaired or replaced as necessary.

## SITE

### Driveway:

#### Type & Condition:

The concrete driveway stands in fair condition. The concrete driveway has subsided in some areas and will require repair. This is considered to be a safety hazard and rectification is required.

### Fences & Gates:

#### Fences Type & Condition:

The fences are mainly constructed from timber. The fences are generally in fair condition but some repairs or maintenance is required. Moderate wet rot or defects were noted to the wooden fences and major repairs are needed. Repairs to fences are required.

### Drainage - Surface Water:

#### Description:

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

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

## SERVICES

**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 but has not been inspected. The cold water was operational but the adequacy was not tested and is not commented on.

### 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:

#### Hot water is provided by the following:

Mains electric hot water system: Mains pressure: Located externally: The hot water system was not in service at the time of inspection and accordingly no comment on this system is offered.



## CONCLUSION

### Overall Condition of the Property:

#### Major Defects in this Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

#### Minor Defect in this Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

#### Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **below average**. The building and/or its parts some significant defects and/or very poor workmanship and/or long term neglect and/or defects requiring some major repairs or reconstruction of major building elements.

**Important Note:** The building rating above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and the main report.

## PHOTO ANNEXURE

### PHOTO ANNEXURE:

Additional Photos:





## IMPORTANT INFORMATION

### Important Information:

The following forms an integral part of the report and MUST be read in conjunction with the entire report.

#### General Definitions used in this report:

##### 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 it's designed purpose.

**Distortion, Warping, Twisting:** The item has moved out of shape or moved from it's 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 of the terms (Good), (Fair) and (Poor) below apply to defects associated with individual items or specific areas:

**Good** - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

**Fair** - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs or maintenance.

**Poor** - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

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

**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 will be areas or items requiring some repair or maintenance.

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

**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 inspector's 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.

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

### **General and Important Information:**

**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.

**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. We recommend that a qualified Leak Detection Expert should be engaged for further investigation and diagnosis.

**Glass Caution:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in 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 Australian Standard. You must upgrade all such items to the current Australian Standard to improve safety.

**Exposed cantilevered timber balconies and decks:** Exposed cantilevered timber balconies and decks should be inspected for structural integrity annually by a qualified structural engineer.

**External Timber Structures: We recommend;**

- a) a detailed analysis of the condition and structural stability of the External Timber Structure by a structural engineer;
- b) annual inspections of the External Timber Structure by a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade; and
- c) if people are likely to use the External Timber Structure, that care is taken not to overload the External Timber Structure.

**Halogen Recessed Lighting:** Where Halogen Recessed Lighting is installed, there is a potential fire hazard. This type a lighting fixture may create a potential fire hazard if installed in the vicinity of inflammable materials. The Australian Standard states that a minimum clearance of 200mm surrounding a Halogen Recessed Lighting Fixture. We strongly recommend that proprietary patented Halogen Recessed Lighting covers be installed in all cases (where practical).

**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 enquiries with the Council to ascertain if approval was given.

**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.

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

**Retention Stormwater Systems:** If a Retention Stormwater System is installed, we recommend that a qualified Hydraulic Engineer be engaged to advise.

**Swimming Pools:** Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet The Swimming Pool Act 1992 for pool safety barriers. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn

could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

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

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. In the case of shower recesses, bathrooms, laundries and the like and tiled enclosed balconies, we strongly recommend that Qualified Leak Detection Expert be engaged to carry out further investigation, testing and diagnosis to the afore mentioned areas prior to purchase.

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)a **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 that will resolve the dispute by Arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

4)b **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.

5) **ASBESTOS DISCLAIMER:** "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 1990's 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." **Please note: We strongly recommend laboratory testing be carried to ascertain if loose fill Asbestos insulation is present in the roof cavity.**

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

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

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

**9) Cracking of Building Elements:** The use of cracking of building elements as an indicator of structural performance can be problematic. Where any cracking is present in a building element, that cracking may be the result of one or more of a range of factors and that the significance of cracking may vary.

Cracking can be generally categorized into:

**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 inspector's 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.

The criteria for determining whether cracking is a structural defect are not solely related to crack width. Cracks 0.1mm wide may be a structural defect while cracks 5.00mm wide may not be structural defects. Cracking in a structural element does not necessarily indicate a structural defect.

**Cracking to masonry elements of a building may occur to be visible at anytime for various reasons.** All masonry walls and building elements including wall and floor tiles, have the potential to develop cracking which may be caused by:

- 1) Environmental conditions, differential forces within the walls and floors or building element material (clay or concrete bricks)
- 2) Horizontal movement caused by brick expansion on moisture uptake (equal in all directions)
- 3) Concrete or silicate brick shrinkage on moisture loss (equal in all directions)
- 4) The shrinkage in the elements supporting the masonry such as concrete slabs, beams or footings (horizontal in the plane of the masonry).
- 5) Plane stresses induced by foundation movements.
- 6) As a direct result of impact.

It is important to note that cracking to external/internal masonry walls, floors or building element can appear at any time through expansion and disappear through contraction of the wall or building element. Having found no evidence of cracking at the time of the inspection is no guarantee that cracking will not become evident in the future. Any evidence of cracking should be referred to a Structural Engineer for further investigation.

**10) CONDITIONS :-** This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;

- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

**11)** If the property to be inspected is occupied then You must be aware that furnishings or household items and/or concealments may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Whether the Report says the property is occupied or unoccupied You agree to:

a) Obtain a statement from the owner as to

- i. any Timber Pest activity or damage;
- ii. timber repairs or other repairs
- iii. alterations or other problems to the property known to them
- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork and documents issued and the details of all work carried out

b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

**12)** The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007

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

**14)** Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.

**15)** The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to any other Person although there is no obligation for Us to do so.

**16)** You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

#### **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.

#### **CONTACT THE INSPECTOR**



Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector Brendan T Sykes on 0447 234 400 during business hours 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.

..... End Of Report .....



**BTS BUILDING & CONSULTING Pty Ltd**

ABN 16 497 880 885 ACN 121 652 882  
Building Contractors Licence: 36082C  
Building Consultancy Licence: BC2017  
MBA Accredited Building Consultant  
Building Professionals Board Accredited Certifier BPB2427

**All Correspondence to:**

PO Box 1338 Baulkham Hills NSW 2153

Phone: 0447 234 400

Email: sykesbuilding@bigpond.com

## Pre-Purchase Timber Pest Inspection Report

(In accordance with Australian Standard 4349.3 - 2010)

Report Commissioned By:

Sydneywide Property Inspections Pty Ltd

Property Address:

43 Yamba Rd, Como NSW 2226



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# VISUAL TIMBER PEST INSPECTION REPORT as per AS4349.3-2010

## CLIENT & SITE INFORMATION:

### COMMISSIONED BY:

Sydneywide Property Inspections Pty Ltd.

### REPORT NO:

04092023-1pest.

### DATE OF INSPECTION:

4/9/2023.

### IMPORTANT NOTE:

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

### PURCHASER

MARTIN.

### PROPERTY ADDRESS:

43 Yamba Rd, Como NSW 2226.

### PURPOSE OF THIS REPORT:

Visual Pre Purchase Pest Inspection in accordance with AS4349.3.

### INSPECTION AGREEMENT:

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

### INSPECTED BY:

**BTS BUILDING & CONSULTING Pty Ltd**  
**Brendan T Sykes**

ABN 16 497 880 885 ACN 121 652 882  
Building Contractors Licence: 36082C  
Building Consultancy Licence: BC2017  
MBA Accredited Building Consultant  
Accredited Timber Pest Inspector: 4577  
Fair Trading Accredited Certifier BDC2427

Phone: 0447 234 400  
PO Box 1338 Baulkham Hills  
NSW 2153  
Email: [sykesbuilding@bigpond.com](mailto:sykesbuilding@bigpond.com).

## Property Description:

### Building type:

Single storey dwelling.

### External walls constructed from:

Timber frame with weatherboard cladding.

### Roof Construction:

The roof is of pitched and skillion construction.

#### Roof Covering:

Pressed metal tiles: Corrugated steel:

#### Internal walls covered with:

Fibrous plaster: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

#### Internal ceilings covered with:

Fibrous plaster: Asbestos cement sheeting. Although we are not qualified in the detection of asbestos materials, this item may contain asbestos. Asbestos material should not be disturbed or damaged and should be kept well maintained and sealed to prevent exposure. Due to the nature of asbestos and the hazards to health it can pose, it should only be removed or modified by a licensed asbestos removal contractor.

#### Windows are constructed from:

Timber and aluminium:

#### Footings:

The building is constructed on strip footings and piers.

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

#### **TERMS AND CONDITIONS**

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.

#### **THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 - Inspection of buildings Part 3: Timber Pest Inspections.**

This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and at the time 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the interior of the subject dwelling is inspected.

#### **LIMITATIONS**

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) 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 area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for Termite Management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended and may be recommended in this report.

## 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.

## SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. 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.

## DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the Report in any 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) any area(s) or section(s) so specified by the Report.

## DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable arising for losses payable in contract or tort sustained by the Client named in this report either under the heading Report Commissioned By or the heading Purchaser.

This Report CANNOT be on sold by the Client or any other party other than the Report Author to any other party.

## 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.

## DETERMINING EXTENT OF DAMAGE

This Report is NOT a structural damage report. We claim no expertise in building and any inexperienced 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 'minor', 'moderate', or 'severe'. 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.

## IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

## **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.

## PEST INSPECTION - BRIEF SUMMARY

### **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, or further inspections to be carried out, 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, or any further inspection recommendations, 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 this Summary and anything in the Report then the information in the Report shall override that of this Summary.

The 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?

**Yes - You should arrange access to an area or areas of the property and arrange another inspection. Please read the entire report. See details under heading - Roof Cavity:**

### **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 entire report and the notes below.

Visible evidence of subterranean termite workings or damage found?

At the time of inspection no visible evidence of termite activity or damage was found in the areas able to be inspected. Please read the entire report and the notes below.

Visible evidence of borers of seasoned timbers 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 entire report.

Evidence of damage caused by wood decay (rot) fungi found?

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

**Important: It must be noted that even if, during the course of this inspection, no evidence of timber pest activity and/or damage was found to visible and accessible areas, it is possible that concealed timber pest activity and/or damage is currently present to concealed and inaccessible areas. This report is not a Guarantee that there is no timber pest activity and/or damage to areas behind or adjacent to visible areas where these areas are concealed at the time of our inspection.**

**We strongly recommend the purchaser make their own inquiries from the Vendor about any history regarding Timber Pests and in particular Termites for this property. This includes any previous timber pest inspection reports and treatments. Any prospective purchaser should ensure that this is evidenced in writing from the Vendor. Verbal advice should not be relied upon.**

### **FURNISHED PROPERTIES**

Was the property furnished at the time of inspection?

**Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is**



vacated. A further inspection of the vacant property is strongly recommended in this case.

## DEGREE OF RISK

### The Overall degree of risk to Timber Pest Infestation:

The overall degree of risk of Termite Infestation to this property appears to be **Moderate to High**. This is a general overview taking into account a number of factors, some of which are noted below.

- No termite activity or significant termite damage anywhere on the property or sighted elsewhere but conducive conditions exist and
  - No high risk areas requiring access and
- If it is a slab construction, full slab edge exposure of 75mm or greater is required.

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

## FREQUENCY OF FUTURE INSPECTIONS

### Future Inspection Frequency:

Due to the degree of risk of subterranean termite infestation and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at a frequency not greater than every 12 Months.

Australian Standards 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.

## ROOF

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 to Access

#### Cavity present/not accessible as:

the entry point is currently inaccessible due to the position of the trap. Access should be gained to enable a further inspection to be carried out prior to purchase. Due to the access restrictions, we strongly recommend another entry point be installed to allow access to the currently inaccessible sections of the roof void.

#### Access Restrictions



Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Roofing timbers above the area(s) listed below were not accessed. Due to the significant access restrictions, we strongly recommend another entry point be installed to allow access to the currently inaccessible sections of the roof void.

#### Above the following location or area

Various areas of the roof void:

### Restrictions to Inspection

#### Inspection Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out. 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 timber pest inspection report however, this would be necessary for a more complete report to be submitted.

#### Above the following location or area

Various areas of the roof void:

### Evidence of active timber pests

#### Details

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

## INTERIOR

### Restrictions

#### Inspection Restrictions

Both floorcoverings and furnishings were present and restricted inspection within this area.

#### Access Restrictions

Inspection within some internal areas was significantly restricted by the amount of stored items present. These must be removed to enable a more complete report to be submitted. Inspection within various cupboards was restricted by stored items.

#### Location/area

All interior areas:

### Evidence of active timber pests

#### Details

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

## SUBFLOOR

### Restrictions

#### Restrictions/description

**Stored goods are present in this area and severely restricted inspection within the subfloor area. We recommend removal of all stored items to enable a more complete inspection to be carried out. See Section 2.0 - Reasonable Access.**

#### Below the following location or area

Various areas of the subfloor:

### Evidence of active timber pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Conducive conditions

#### Description

We recommend the removal of loose timbers from the underfloor area as these predispose the property to termite attack.

We note that although antcapping is present to some areas, it is missing or deficient in other areas. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible. If this is not possible, regular inspections should be carried out. Missing, damaged or poor termite ant capping increase the risk of termite infestation.

We note that some of the ant capping has rusted and deteriorated. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible. If this is not possible, regular inspections are recommended. Missing, damaged or poor termite ant capping increase the risk of termite infestation.

We recommend the removal of stored timbers from the underfloor as timbers in contact with soil are highly attractive to termite attack.

#### Below the following location or area

Various areas of the subfloor:

## VENTILATION

Ventilation, particularly to the sub floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property. We claim no expertise in building, however we have assessed the ventilation and noted our opinion below. Where ventilation is stated to be limited, inadequate or we are unable to determine the status of the ventilation due to the lack of access, a builder or other expert should be consulted.

### Subfloor Ventilation

#### Description

Subfloor ventilation appears to be adequate at the time of inspection.

## EXTERNAL

### Evidence of active timber pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Fungal Decay Caused by Wood Decay Fungi found

#### Description



**Yes - Fungal Decay (wood rot) was noted to the following timbers/areas.**

#### Affected external timbers

Window frames: Sleepers or timber landscaping materials: Fascia timbers:

#### Severity

Visible timber damage appears severe, repairs will be required Refer to the definitions section of this report - Section 1.6 - Timber Damage.

### Conducive Conditions

#### Description



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.

Untreated landscaping timbers should be removed or replaced with a treated timber or non timber alternative. If replaced with timber, ensure appropriate durability rating for external use.

The hot water system overflow is discharging moisture adjacent to the structure. Hot water units that release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

## FENCES

### Restrictions & Conducive Conditions:

#### Description of Restriction:

Inspection to the following fencing timbers was restricted in part by foliage, structures and/or stored goods.

#### Conducive Conditions:

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.

### Evidence of active timber pests

#### Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Wood decay damage found

#### Description

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

#### Affected fence timbers

Various fencing timbers:

#### Severity

Visible timber damage appears moderate to severe, repairs will be required. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

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



## GARAGING

### Description of garaging

Describe garaging

A carport:

### Evidence of active timber pests

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

### Conducive Conditions

Description

There are no gutters/downpipes to this structure. Consideration should be given to the fitment of gutters and downpipes and their connection to the stormwater dispersal system.

## OUTBUILDINGS

### Outbuilding A:

#### Description of Outbuilding

A shed:

#### Position/Location:

To the rear of the property.

#### Restrictions



Inspection within some areas was restricted by stored items.

#### Evidence of active timber pests:

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

#### Fungal Decay caused by Wood Decay Fungi found:



Yes - Fungal Decay (wood rot) was noted to the following timbers/areas.



Outbuilding B:

Description of Outbuilding



A laundry:

Position/Location:

To the rear of the property.

Restrictions

Inspection within some areas was restricted by stored items.

Evidence of active timber pests:

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

### Outbuilding C:

Description of Outbuilding

A shed:

Position/Location:

To the rear of the property.

Restrictions



Inspection within some areas was severely restricted by stored items.

**Evidence of active timber pests:**

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

## EVIDENCE OF TREATMENT

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.

## SUMMARY IN DETAIL

### 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:

#### Further Access Required:

We were unable to gain access to some of the subfloor void area. It should be noted that the underfloor area is the prime area of timber pest attack. We strongly recommend that access be gained to the currently inaccessible area(s) to allow a more complete report to be submitted. Timber pest attack may be present to areas that were inaccessible at the time of our inspection. This may be achieved by cutting of mantraps or gaining access through foundation walls as appropriate. The lifting of floorcoverings (if present) in an attempt to locate existing floor traps has not been carried out and is not within the scope of a standard visual inspection. Should the floor timbers be exposed and polished, a carpenter should be engaged to cut traps. Access was not gained to some sections of the roof cavity as detailed in the report. Where any roof void is present but not accessible, suitable access should be made to enable a more complete report to be submitted. Timber pest attack may be present to areas that were inaccessible at the time of our inspection.

#### Evidence of Active Timber Pests:

It should be noted that due to the method of construction, access restrictions to the inspection and/or conducive conditions noted, undetected concealed termite entry is possible to this structure that may only become apparent at some time in the future when further invasive inspections or modifications to the structure are made.

## TREATMENT RECOMMENDATIONS

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

#### Treatment Required

We have determined that a termite treatment in accord with AS 3660 is necessary. Appropriately qualified pest management firms should be contacted to give treatment options.



## IMPORTANT INFORMATION - PEST INSPECTION

### PLEASE NOTE:

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

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 a 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 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 that *"the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."*

**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

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.

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)**

**4.1 Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

**Note:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

**Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.**

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

### **5.0 EVIDENCE OF TERMITE DAMAGE**

Where visual evidence of termite workings and/or damage was noted in any structure, part of any structure OR on the grounds of the

property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding, carpets or insulation are removed or if you arrange for an invasive inspection.

As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is available and is **strongly** recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

## **6.0 CONDUCTIVE CONDITIONS**

**6.1 Water Leaks:** Water leaks (if noted in the report), especially in or onto the subfloor or against external walls eg. leaking taps or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

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

**6.3 Drainage:** Poor drainage (if reported), especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage.

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

## **7.0 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 its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take as little as 3 months for a termite colony to severely damage almost all the timber in a home.

**How termites attack your home!** The most destructive species live in large underground nests containing several 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. They even build mud tubes to gain access to above ground timbers. In rare cases termites can 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. Treatment costs vary and can range from two to five thousand dollars (or more) to treat.

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

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of 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.

## **8.0 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 (grubs) that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no access or restricted access underfloor 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 building.

**Anobium punctatum 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 panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus brunneus borer (powder post beetle).** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the structural timbers contain no more than 25% Lyctus susceptible sapwood, these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved or required. 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.

## **9.0 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 subfloors, 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.

## **10.0 MOULD CLAUSE**

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 and allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.**

If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

## **11.0 CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have

any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.

## **12.0 COMPLAINTS PROCEDURE**

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

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

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

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

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

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

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

----- End Of Pest Report -----