



HOMESAFE INSPECTIONS

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## BUILDING & PEST INSPECTION

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15/03/2024



Inspector

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Standards of Practice

If this report was obtained without purchase paid in full then it has been obtained illegally and thus not covered by our insurance.

In the event that areas where access is restricted or not accessed, defects, termite damage or activity may be present but not seen.

F = Conditionally fine      R = Repair Recommended      M = Major Structural Defect/ Safety Issue      U = Unable to inspect due to access  
N = Not Applicable

The overall condition of this building has been compared to similarly constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

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

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

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

Typical

The incidence of **major** defects in this building compared to similar buildings

Typical

The incidence of **minor** defects in this building compared to similar buildings

Average

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties

										F	R	M	U	N
										F = Conditionally fine    R = Repair Recommended    M = Major Structural Defect/ Safety Issue    U = Unable to inspect due to access issues    N = Not Applicable				

East

## Two Storey

## Combo Full Brick & Brick Veneer

If the house has any fibrous cement sheeted areas and was built before 2003, it is recommended an asbestos test be conducted. Asbestos is not usually an issue unless it has been damaged and unsealed.

## Hip & Valley

Tile

## Home Owner

Furnished, Occupied

If the property is furnished we can not guarantee that further defects won't be found in the future when owners possessions and furniture has been removed.

## Clear

Building Exterior, Building  
Interior, Garage, Roof Exterior  
(Lower), Site

## Areas Where Inspection Was

### Restricted

Building Exterior, Building  
Interior, Garage, Roof Exterior,  
Roof Void, Site, Fence

### Areas Not Inspected

Roof Void, Roof Exterior (2nd Storey)

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, roof coverings etc. The inspection did not include obstructed areas, not readily accessible and inaccessible areas at the time of inspection which were inaccessible, not readily accessible or obstructed areas at the time of inspection. Locked and restricted areas were not inspected. Removing furnishings and obstructions which may be concealing evidence of defects is outside the scope of this inspection. It is strongly recommended that all obstructions be removed and full access be provided as defects may exist in these areas.

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. We do not report on repaired areas unless the repair itself is unsatisfactory.

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

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

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

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

## 3: ROOF

		F	R	M	U	N
3.1	Coverings		X			
3.2	Gutters	X				
3.3	Downpipes		X			
3.4	Flashings	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

## Information



Photo of Roof



Coverings: Material

Tile

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

Limitations

Coverings

GENERAL DISCLAIMER

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

## Coverings

**SOME AREAS RESTRICTED**

Some areas of the roof were not inspected due to restrictions this includes roof coverings, flashings and gutters

## Coverings

**2ND STORY UNABLE TO INSPECT**

2nd story roof was unable to be inspected due to height.

## Downpipes

**BLOCKAGES/CONNECTION LIMITATION**

No comment can be made with regard to blockages, connections to storm water or functionality in the absence of rain. Periodic maintenance checks should be carried out for rust penetrations and leaks

**Defect**

## 3.1.1 Coverings

**SAGGING**

Minor Defect/Repair Recommendations

Sagging noted to a section of roof lining. Some adjustments may be required in the roof void.

## Recommendation

Contact a qualified professional.



## 3.1.2 Coverings

**TILES CRACKED - MINOR**

Minor Defect/Repair Recommendations

The roof had cracked/broken tiles.

## Recommendation

Contact a qualified roofing professional.





### 3.1.3 Coverings

#### **MORTAR MISSING**

Mortar is missing to a section of the roof. Contact a qualified roofer for finishes.



Minor Defect/Repair Recommendations



### 3.3.1 Downpipes

#### **NOT CONNECTED**

Down pipe/s not connected to storm water discharge - Down pipes not connected to storm water have the potential to cause differential settlement to the footings, cause rising damp.

Recommendation

Contact a qualified plumbing contractor.



Minor Defect/Repair Recommendations



4: GARAGE/CARPORT

		F	R	M	U	N
4.1	Doors	X				
4.2	Floor	X				
4.3	Ceiling	X				
4.4	Internal Wall		X			
4.5	Garage Door		X			
4.6	External Wall Cladding	X				
4.7	Roof & Gutter	X				

F = Conditionally fine

R = Repair Recommended

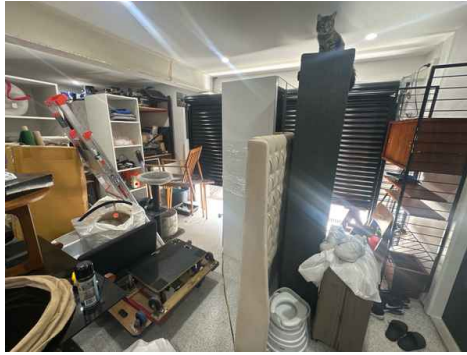
M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

## General view of Garage/Carport



### Type

Attached, Garage

## Limitations

General

### INTERNAL STORAGE

Storage items restricted a full visual inspection of this area. Defects may exist in inaccessible areas.

## Defect

4.4.1 Internal Wall

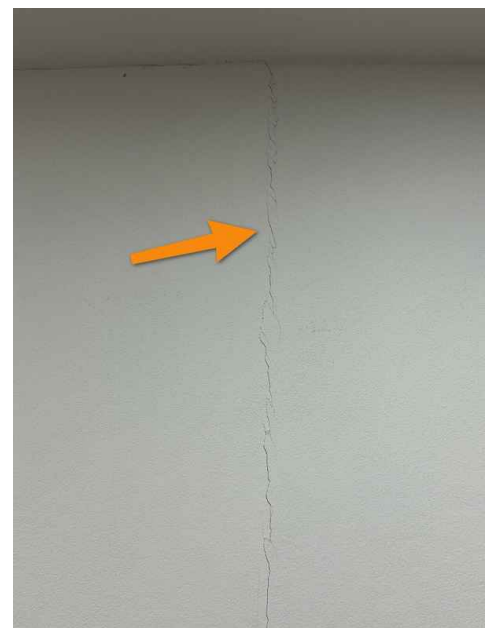
 Minor Defect/Repair Recommendations

### SETTLEMENT CRACKS

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

Recommendation

Contact a qualified professional.



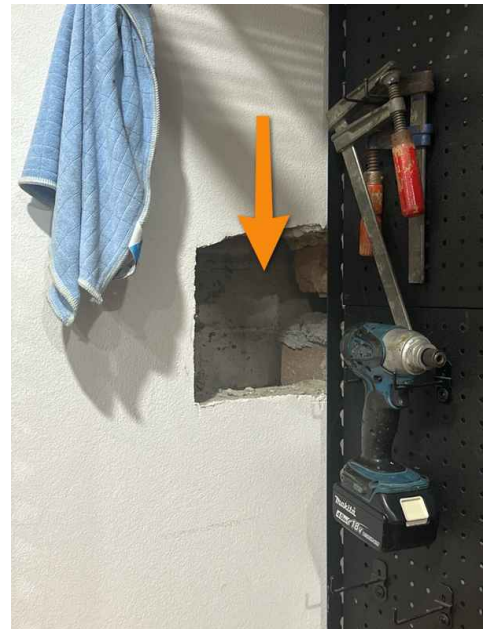
## 4.4.2 Internal Wall

**BRICKS MISSING / DAMAGED**

Bricks missing / damage noted. Contact a qualified brick layer for repairs.



Minor Defect/Repair Recommendations



## 4.5.1 Garage Door

**LINTEL SAGGING**

Garage door lintel is sagging. This is causing cracking to the brick work. A bigger lintel might need to be installed to support the brick work. Contact a qualified brick layer for repairs.



Minor Defect/Repair Recommendations





## 5: EXTERIOR

		F	R	M	U	N
5.1	Walkways & Driveways		X			
5.2	External		X	X		
5.3	Entry		X			
5.4	Exterior Doors	X				
5.5	Exterior Windows		X			
5.6	Eaves & Fascia		X			
5.7	Stairs		X	X		
5.8	Pergola					X
5.9	Balcony		X	X		
5.10	Verandah					X
5.11	Drainage & Trees		X			
5.12	Retaining Walls		X	X		
5.13	Fences and Gates		X			
5.14	Shed					X
5.15	Swimming Pool					X

F = Conditionally fine

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M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information

#### Walkways & Driveways: Driveway

##### Material

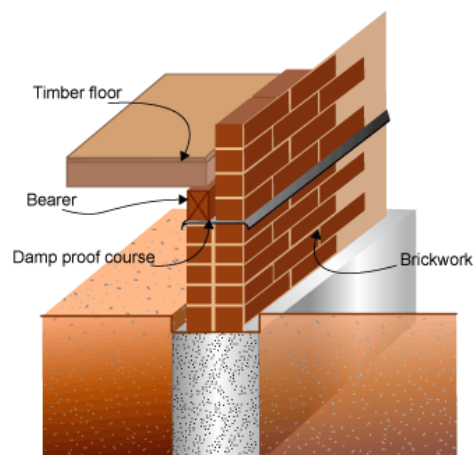
Concrete



**External: General view of external areas**

**External: External Material**  
Brick, Timber clad

**External: Was a Damp proof course installed**  
Yes



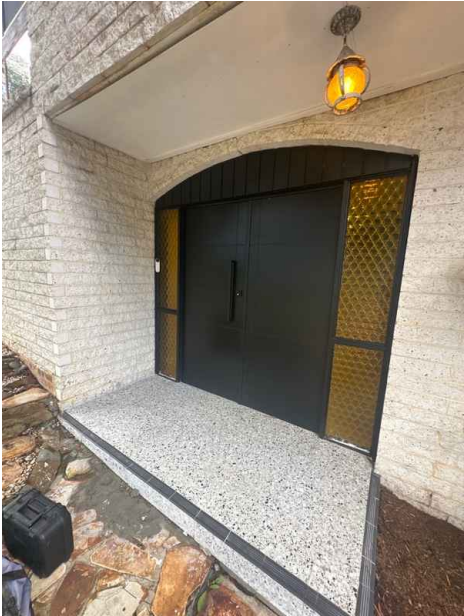


External: Photo of damp-proof course



External: Type of Ventilation  
None

Entry: General view of entry

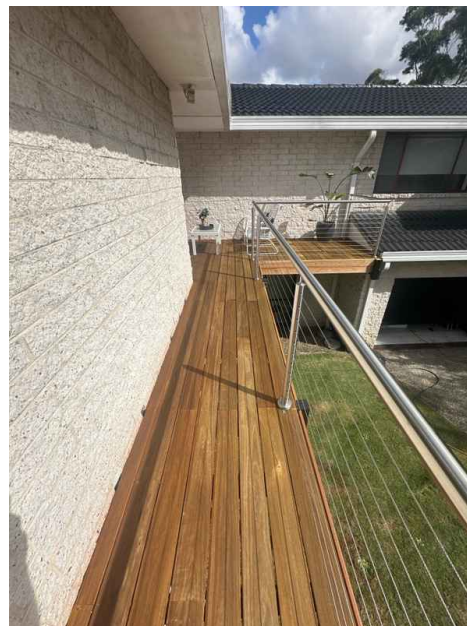
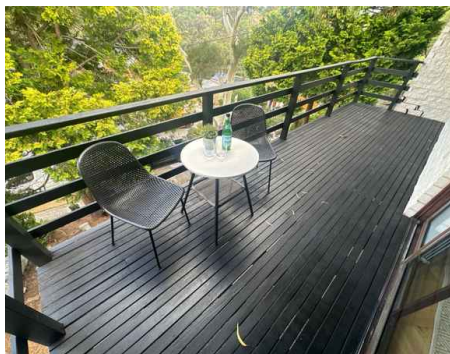


Stairs: General view of stairs





## Balcony : General view of Balcony areas



## Limitations

External

### GENERAL DISCLAIMER

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

External

### SECOND STORY

Only sample areas of the second story exterior was inspected due to height limitations. Areas such second story external windows, window arcitraves, trim, fascia and the like were not inspected.

## Exterior Windows

**GENERAL DISCLAIMER**

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

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## Balcony

**GENERAL DISCLAIMER**

All balcony structures should be examine by a structural engineer to determine the maximum load allowed to prevent overloading the structure

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

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## Verandah

**GENERAL DISCLAIMER**

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

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## Drainage &amp; Trees

**GENERAL DISCLAIMER**

When there is no visible evidence or excess ponding or fall towards the property walls at the time of the inspection, it is difficult to ascertain in dry conditions and it is therefore recommended that you assess after rainfall period to be able to sufficiently ascertain if any problems exist. If water is ponding around perimeter walls and paths appear to be flowing into the footings/foundations you must have assessed by a qualified landscaping/drainage expert

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## Retaining Walls

**GENERAL DISCLAIMER**

As per Section 3.21 and appendix C6 of Australian Standards, AS4349.1-2007 only retaining and landscaping walls over 700mm high shall be inspected.

Retaining walls were only inspected from within the boundary. Retaining walls that are not visible from within the boundary have not been inspected. Permission from adjoining properties should be obtained for these areas to be inspected.

---

**Defect**

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## 5.1.1 Walkways &amp; Driveways

**CRACKED AND DAMAGED / LOOSE TILES**

Cracked and damage / loose noted to tiles

## Recommendation

Contact a qualified tile contractor



Minor Defect/Repair Recommendations





## 5.2.1 External

**CRACKING - MINOR**

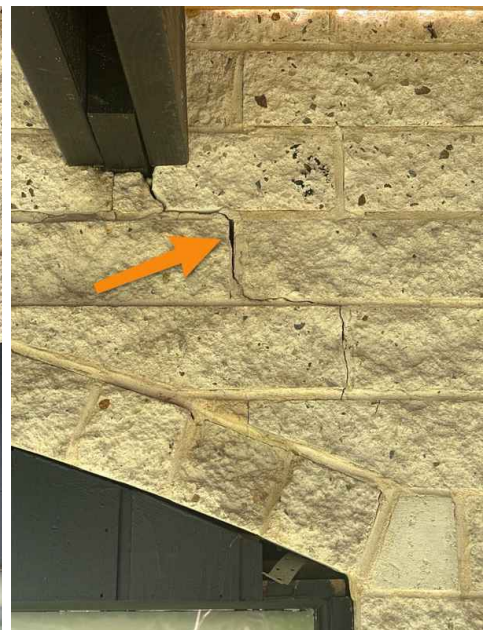
Minor Defect/Repair Recommendations

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

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

## Recommendation

Contact a qualified carpenter.







## 5.2.2 External

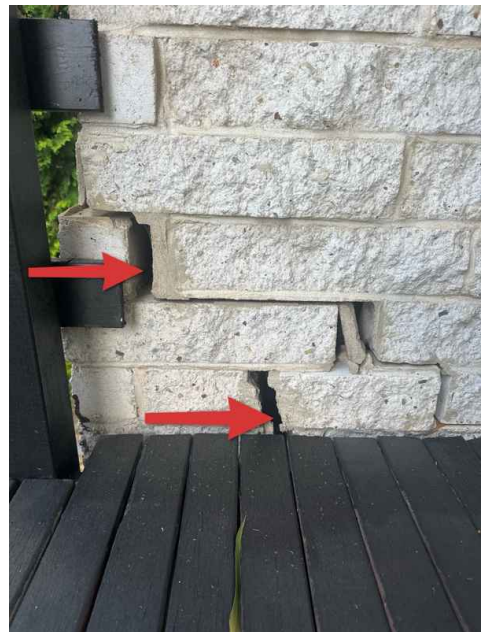
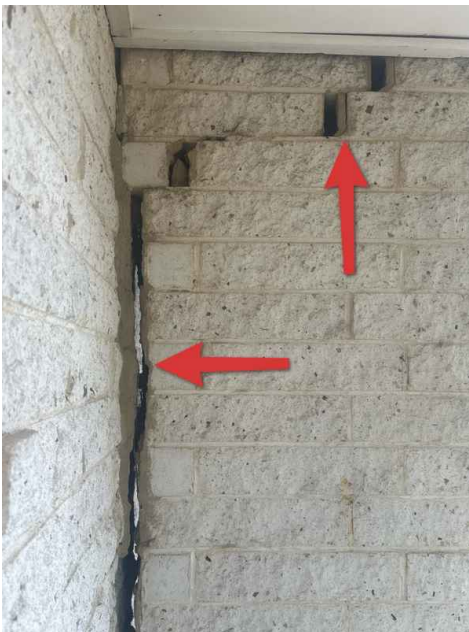
**CRACKING - MAJOR****Major Defect/Safety Hazard**

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.

For clarification on the category of cracks with a damage category of 3 to 4, please refer to Cracking of Building Elements in Section 2G of the Terms and Conditions of this report

## Recommendation

Contact a qualified structural engineer.





## 5.2.3 External

**CLADDING MISSING**

Paneling/cladding missing

Recommendation

Contact a qualified carpenter.



Minor Defect/Repair Recommendations



## 5.2.4 External

**LINTEL RUSTING**

Minor surface rust noted to support lintel. If rust continues this can cause cracking to brick work.



Minor Defect/Repair Recommendations





### 5.2.5 External

#### LINTEL SAGGING



Minor Defect/Repair Recommendations

Support Lintel sagging in sections. This is causing cracking in wall linings / brick work. Contact a qualified brick layer for repairs as a bigger lintel might need to be installed.



### 5.3.1 Entry

#### CEILING SAGGING

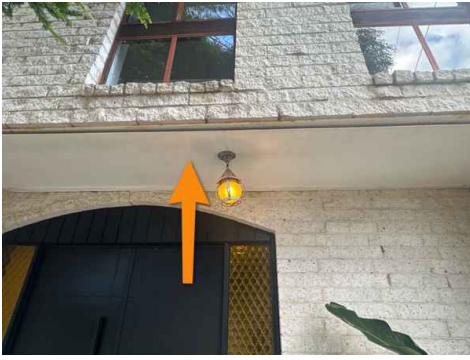


Minor Defect/Repair Recommendations

Minor Ceiling sagging or uneven. Contact a qualified carpenter for repairs as more fixings might need to be installed.

Recommendation

Contact a qualified professional.



## 5.5.1 Exterior Windows

**GAPS**

Gaps between the window frame and wall cladding evident. It is recommended these be filled with silicone or covered with trims.

Recommendation

Contact a qualified carpenter.



Minor Defect/Repair Recommendations



## 5.5.2 Exterior Windows

**LINTEL SAGGING**

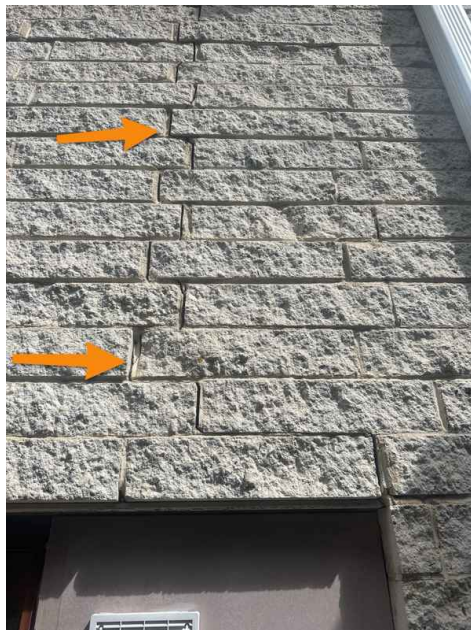
Lintel sagging in sections. This is causing cracking in wall linings / brick work. above the window

Recommendation

Contact a qualified masonry professional.



Minor Defect/Repair Recommendations



## 5.6.1 Eaves &amp; Fascia

**EAVES - DAMAGED**

Minor Defect/Repair Recommendations



One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



#### 5.6.2 Eaves & Fascia

### EAVES DISLODGED FROM FASCIA

Eave sheet has become dislodged from fascia groove. It is recommended the fascia to be fixed back in so there is no gap so water ingress can not occur. Contact a qualified carpenter for repairs.

Recommendation

Contact a qualified professional.



Minor Defect/Repair Recommendations



#### 5.6.3 Eaves & Fascia

### EAVES - WATER STAINS / MOULD

Water stains / mould were observed under the roof eaves. This may indicate an active leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Minor Defect/Repair Recommendations



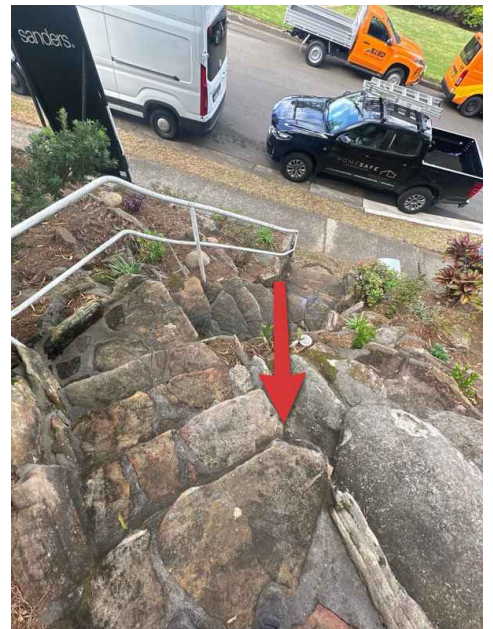
## 5.7.1 Stairs

**NO HANDRAIL/BALUSTRADE** **Major Defect/Safety Hazard**

No handrail/balustrade on stairs. This is a safety issue. It is recommended one is installed to prevent falls.

Recommendation

Contact a qualified professional.



## 5.7.2 Stairs

**LOOSE ROCK / WATER** **Minor Defect/Repair Recommendations**

Loose rocks noted to stairs. This is being caused from excessive water run off coming through the stairs. This is probably being caused from inadequate drainage systems on the property.



## 5.9.1 Balcony

**BALUSTRADE UNSAFE  
<125MM****Major Defect/Safety Hazard**

There is an unsafe opening in the railing. The spacing on the rail should not exceed 125mm. An opening greater than 125mm is a serious safety hazard especially for children.

In some circumstances, this regulation was non-existent dependent on the age of the dwelling and technically there is no requirement to rectify it. We strongly advise you to rectify to comply for safety concerns to young children



## 5.9.2 Balcony

**MOISTURE DAMAGE /  
ROT TO DECKING****Minor Defect/Repair Recommendations**

Moisture damage / rot was observed on deck boards & components.

Recommendation

Contact a qualified professional.





## 5.9.3 Balcony

**LOOSE DECKING BOARDS**

Loose / unfinished decking boards on balcony. Contact a qualified carpenter for finishes.



Minor Defect/Repair Recommendations



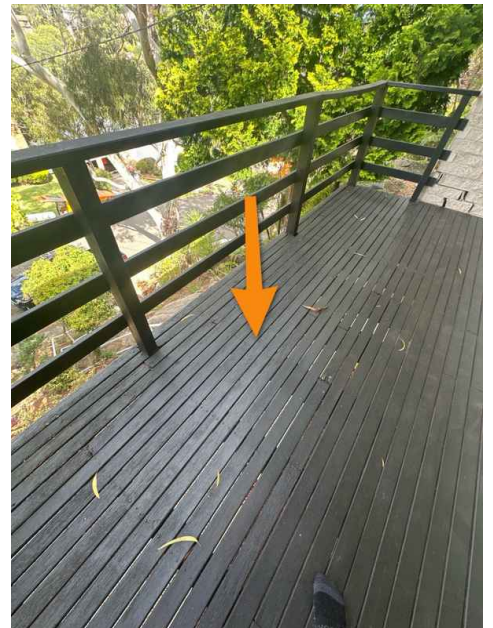
## 5.9.4 Balcony

**MOVEMENT /  
BOUNCE**

Movement / bounce noted to balcony. More supports might need to be installed.



Minor Defect/Repair Recommendations



## 5.11.1 Drainage &amp; Trees

**NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This should be monitored during heavy rainfall as it is not possible to determine if there are drainage issues.

Recommendation

Contact a qualified landscaping contractor



Maintenance Item



## 5.12.1 Retaining Walls



Major Defect/Safety Hazard

**BALUSTRADE ON RETAINING WALL**

Balustrade rail height - Should be 1 m in height from landscaping to prevent fall from retaining wall. In some circumstances, this regulation was non-existent dependent on the age of the dwelling and technically there is no requirement to rectify it.

Recommendations: We strongly advise you to rectify to comply with safety concerns to young children.

Recommendation

Contact a qualified carpenter.



## 5.12.2 Retaining Walls



Minor Defect/Repair Recommendations

**LOOSE RETAINING WALL**

Retaining wall stone requires cement to hold together

Recommendation

Contact a qualified masonry professional.



## 5.13.1 Fences and Gates



Minor Defect/Repair Recommendations

**FENCE ROT / DAMAGE**

Fence rot/damage. This could lead to a safety issue if not fixed sooner rather than later

Recommendation

Contact a qualified fencing contractor



## 6: SUBFLOOR, STRUCTURE & ROOF FRAME

		F	R	M	U	N
6.1	Roof Structure				X	
6.2	Insulation & Sarking		X		X	
6.3	Subfloor					X
6.4	Piers & Foundation Walls					X
6.5	Ventilation					X

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information

#### Roof Structure: General View

General view of the roof void at the time of inspection



#### Roof Structure: General Disclaimer

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

#### Roof Structure: Construction Type

Conventional

Where the construction method is a Flat, Raked, or Cathedral design, no inspection can be made as there is no crawl space.

#### Insulation & Sarking: Type of Insulation installed

Unable to inspect, None

#### Insulation & Sarking: Was Sarking installed

Yes

#### Subfloor: Type

Slab

## Piers & Foundation Walls:

### Material

Slab on ground

## Limitations

Roof Structure

### DUCTING

ROOF VOID

There is heating and/or cooling ducting and unit present in the roof void. This is preventing a full visual inspection from being conducted.

Roof Structure

### LOW PITCH- NO CRAWL SPACE

The roof pitch was too low to enter the roof void as there was not enough crawl space. The roof void was inspected from the top of the ladder.

Subfloor

### SLAB

Slab footing construction, inspection not applicable

## Defect

6.2.1 Insulation & Sarking

### SARKING DETERIORATION

Sarking deteriorated/ damaged / aged in areas

Recommendation

Contact a qualified carpenter.



Minor Defect/Repair Recommendations



## 7: ENTRY/HALLWAYS

		F	R	M	U	N
7.1	Doors	X				
7.2	Windows	X				
7.3	Floors	X				
7.4	Walls		X			
7.5	Ceilings		X			
7.6	Lighting Fixtures, Switches & Receptacles	X				
7.7	Smoke Alarm	X				
7.8	Linen closets/ Wardrobes/ Storage areas				X	

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

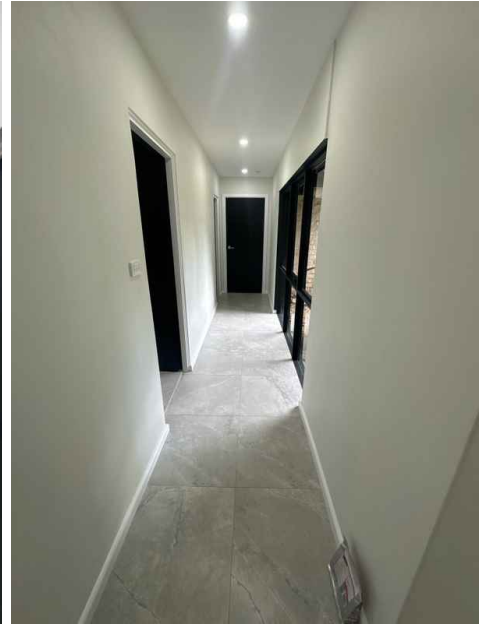
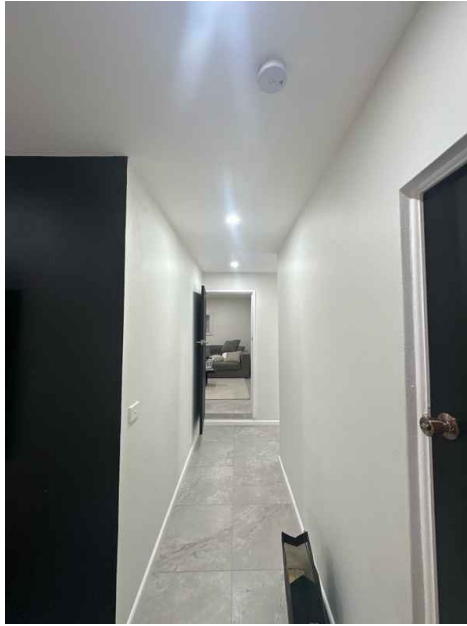
N = Not Applicable

### Information



## General View

General view of Entry & Hallways at the time of inspection



## Smoke Alarm: Smoke Alarm Legislation

Legislation requires smoke Alarms to be installed. Check with your local council regarding the type, locations, and other related requirements.

## Linen closets/ Wardrobes/

### Storage areas: Photos



### Linen closets/ Wardrobes/ Storage areas: Were these area adequately inspected?

No

If the home is furnish, areas such as wardrobes, linen closet and storage sections will not be adequately inspected due to owners possessions. Defects or timber pest damage may exist in these areas. It is recommended that these areas be cleared out and inspected prior to purchase.

## Limitations

Photo

### GENERAL DISCLAIMER

Please refer to section 2F of the Terms And Conditions Section of this report for all internal areas

## Defect

### 7.4.1 Walls

#### MINOR SETTLEMENT CRACKS



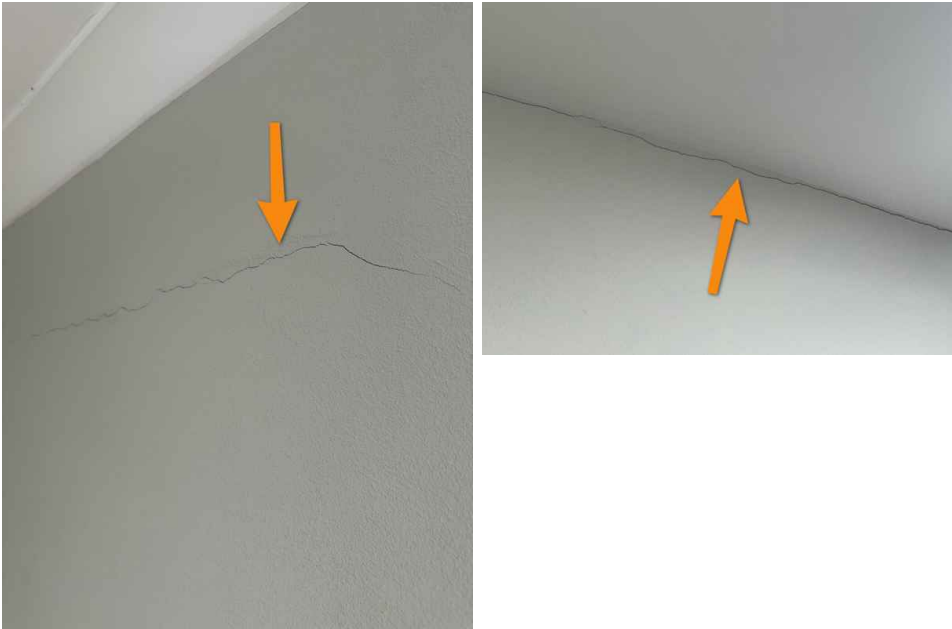
Minor Defect/Repair Recommendations

Settlement Cracks Noted. These are generally typical. Patch and paint may suffice. These cracks should be monitored and if they widen it is recommended that a structural engineer be contacted for assessment

Recommendation

Contact a qualified professional.





7.5.1 Ceilings

SHEET JOINS

Ceiling sheet joins cracks evident. This is likely due to thermal expansion

Recommendation

Contact a qualified professional.

Minor Defect/Repair Recommendations

8: LOUNGE ROOM

		F	R	M	U	N
8.1	Doors	X				
8.2	Windows	X				
8.3	Floors	X				
8.4	Walls		X			
8.5	Ceilings	X				
8.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

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N = Not Applicable

Information

General View

General view at the time of inspection



Defect

8.4.1 Walls

SKIRTING LOOSE OR MISSING

Skirting is loose/missing install/fix as needed

Recommendation

Contact a qualified professional.

Minor Defect/Repair Recommendations



9: LOUNGE ROOM 2

		F	R	M	U	N
9.1	Doors	X				
9.2	Windows	X				
9.3	Floors		X			
9.4	Walls		X			
9.5	Ceilings		X			
9.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

General View

General view at the time of inspection



Defect

9.3.1 Floors

UNEVENNESS

Unevenness visible in the floor - Recommendations: A qualified carpenter should be engaged for advice and recommendations re-leveling.

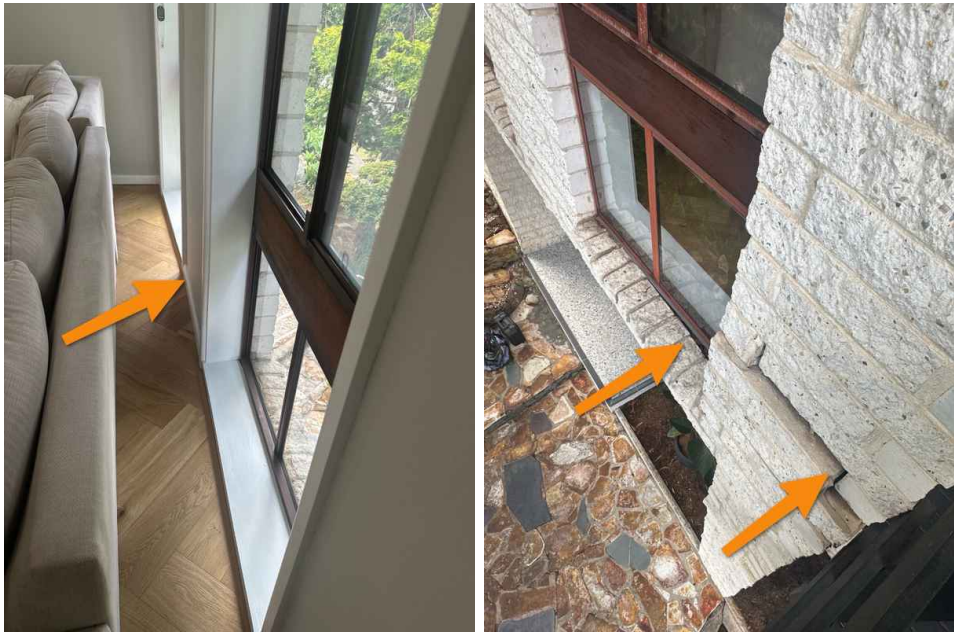
 Minor Defect/Repair Recommendations



9.4.1 Walls

WALL NOT STRAIGHT

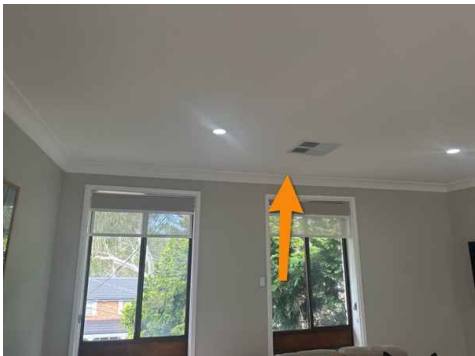
Wall is not straight. This could be due to the cracking of the exterior to the brick work and it has pulled the internal wall out of level.

Minor Defect/Repair Recommendations

9.5.1 Ceilings

UNEVENNESS

Unevenness noted to the ceiling lining. This is probably due to timber alignment in the roof void / poor workmanship.

Minor Defect/Repair Recommendations

10: DINING ROOM

		F	R	M	U	N
10.1	Doors	X				
10.2	Windows	X				
10.3	Floors	X				
10.4	Walls	X				
10.5	Ceilings	X				
10.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

General View

General view at the time of inspection



11: KITCHEN & MEAL AREA

		F	R	M	U	N
11.1	Doors	X				
11.2	Windows	X				
11.3	Floors	X				
11.4	Walls		X			
11.5	Ceilings	X				
11.6	Lighting Fixtures, Switches & Receptacles	X				
11.7	Sink, Cabinetry & Benchtops	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

## General View

General view at the time of inspection



## Limitations

Sink, Cabinetry & Benchtops

### OWNER POSSESSIONS

There are owner's possessions, items in cupboards/under sink & personal belongings present which is preventing a thorough inspection of some areas of the Kitchen from being undertaken.

Sink, Cabinetry & Benchtops

### APPLIANCES

This inspection does not 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.

## Defect

11.4.1 Walls

### SHEET JOIN CRACKS



Minor Defect/Repair Recommendations

Sheet join cracks noted. This is probably due to thermal expansion. Patch and paint will suffice

Recommendation

Contact a qualified professional.





12: LAUNDRY ROOM

		F	R	M	U	N
12.1	Doors	X				
12.2	Windows					X
12.3	Floors	X				
12.4	Walls	X				
12.5	Ceiling		X			
12.6	Lighting Fixtures, Switches & Receptacles	X				
12.7	Tubs & Taps	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

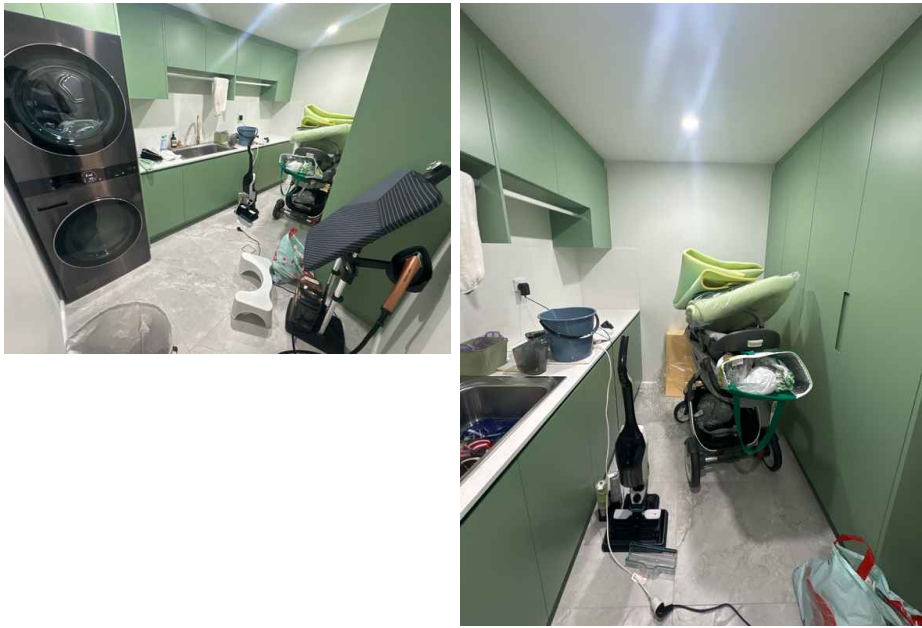
U = Unable to inspect due to access

N = Not Applicable

Information

## General View

General view at the time of inspection



## Limitations

Photo

### GENERAL DISCLAIMER

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

Photo

### PERSONAL BELONGINGS

There is owners possessions, items in the cupboards/under wash tub & personal belongings present which is preventing a thorough inspection of some areas of the laundry from being undertaken

Photo

### APPLIANCES

Appliances in the laundry restricted a full and unobstructed view. Defects may exist behind these

Photo

### STORAGE

Excessive storage. No full access

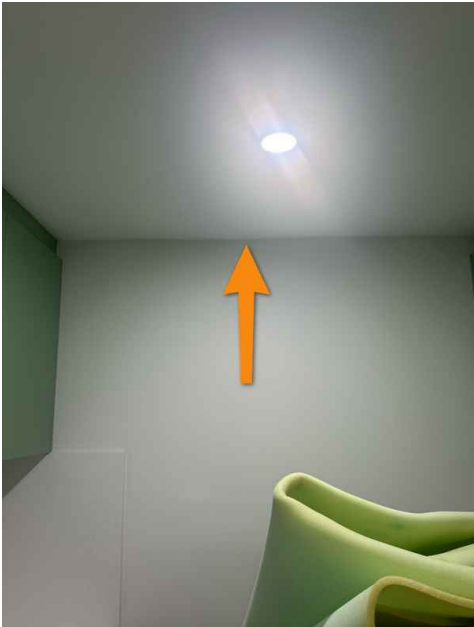
## Defect

12.5.1 Ceiling

MINOR UNEVENNESS

 Minor Defect/Repair Recommendations

Minor unevenness noted to the ceiling lining. This could be due to timber alignment / poor workmanship. Further investigation required.



13: INTERNAL STAIRS

		F	R	M	U	N
13.1	Floors	X				
13.2	Walls	X				
13.3	Ceilings	X				
13.4	Handrail	X				
13.5	Under stairs	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information



General View

General view at the time of inspection



14: RUMPUS ROOM

		F	R	M	U	N
14.1	Doors	X				
14.2	Windows	X				
14.3	Floors	X				
14.4	Walls	X				
14.5	Ceilings	X				
14.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine    R = Repair Recommended    M = Major Structural Defect/ Safety Issue    U = Unable to inspect due to access  
N = Not Applicable

Information

General View

General view at the time of inspection



15: BEDROOM 1

		F	R	M	U	N
15.1	Doors	X				
15.2	Windows	X				
15.3	Floors		X			
15.4	Walls		X			
15.5	Ceilings	X				
15.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

General View

General view at the time of inspection



Defect

15.3.1 Floors

UNEVENNESS

Minor Defect/Repair Recommendations

Unevenness visible in the floor - Recommendations: A qualified carpenter should be engaged for advice and recommendations re-leveling.

Recommendation  
Contact a qualified carpenter.



15.4.1 Walls

POOR PATCHING

Sub-standard plasterboard patching observed at the time of inspection. Recommend re-patching.

Recommendation

Contact a qualified professional.

Minor Defect/Repair Recommendations

16: BEDROOM 2

		F	R	M	U	N
16.1	Doors	X				
16.2	Windows	X				
16.3	Floors	X				
16.4	Walls	X				
16.5	Ceilings	X				
16.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

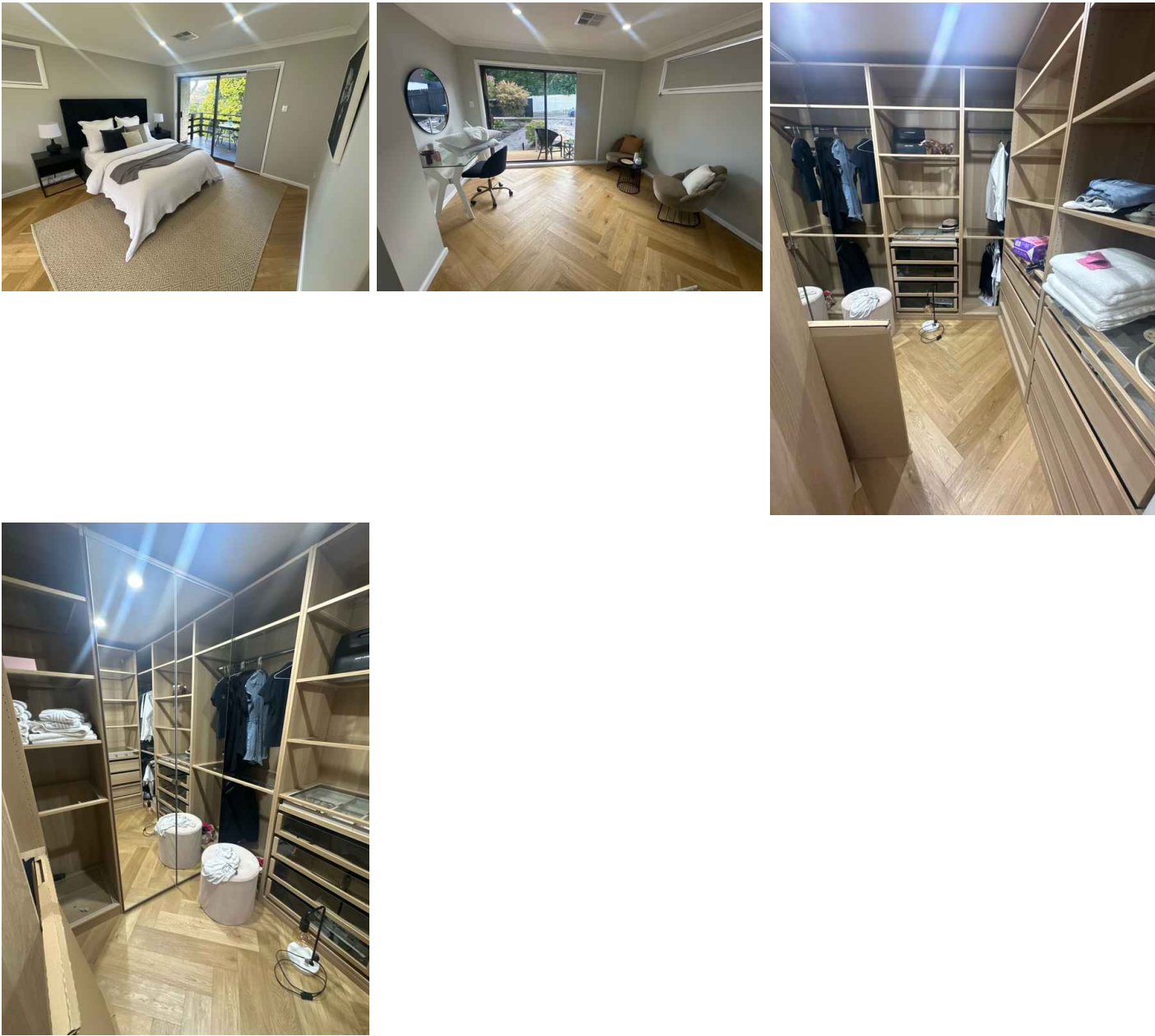
N = Not Applicable



Information

General View

General view of Bedroom 2 room at the time of inspection



## 17: BEDROOM 3

		F	R	M	U	N
17.1	Doors	X				
17.2	Windows	X				
17.3	Floors	X				
17.4	Walls	X				
17.5	Ceilings	X				
17.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information

#### General View

General view at the time of inspection



## 18: BEDROOM 4

		F	R	M	U	N
18.1	Doors		X			
18.2	Windows	X				
18.3	Floors	X				
18.4	Walls	X				
18.5	Ceilings	X				
18.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

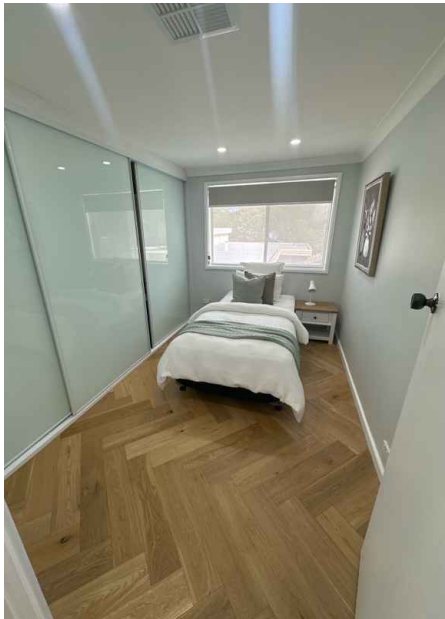
U = Unable to inspect due to access

N = Not Applicable

### Information

General View

General view at the time of inspection



Defect

18.1.1 Doors

STRIKER PLATE MISSING

Striker plate missing noted

 Minor Defect/Repair Recommendations



## 19: BEDROOM 5

		F	R	M	U	N
19.1	Doors	X				
19.2	Windows	X				
19.3	Floors	X				
19.4	Walls	X				
19.5	Ceilings	X				
19.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information

#### General View

General view at the time of inspection



## 20: BEDROOM 6

		F	R	M	U	N
20.1	Doors	X				
20.2	Windows	X				
20.3	Floors	X				
20.4	Walls	X				
20.5	Ceilings	X				
20.6	Lighting Fixtures, Switches & Receptacles	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information



General View

General view at the time of inspection



21: BATHROOM 1

		F	R	M	U	N
21.1	Doors	X				
21.2	Windows	X				
21.3	Walls	X				
21.4	Floor	X				
21.5	Ceiling	X				
21.6	Lighting Fixtures, Switches & Receptacles	X				
21.7	Toilet	X				
21.8	Basin/Taps & Vanity/Cabinetry	X				
21.9	Shower & Bath	X				
21.10	Exhaust Fan	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

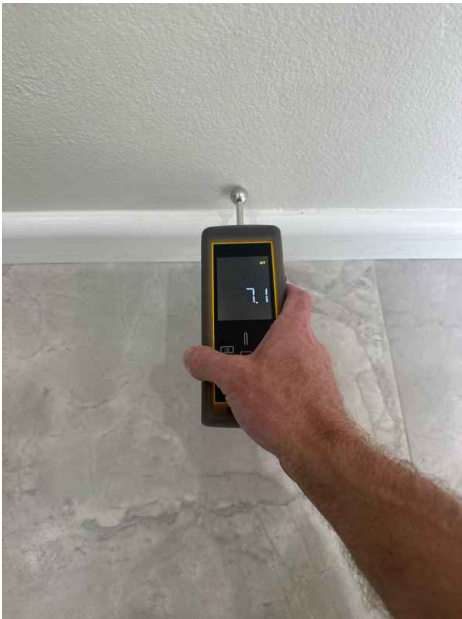
Information

General View

General view at the time of inspection



Shower & Bath: Was there high moisture readings to the walls adjacent to the shower recess  
No



Limitations

Photo  
**SHOWER RECESS**

Refer to Section 7 of the Terms And Conditions section of this report for all bathroom areas

22: BATHROOM 2

		F	R	M	U	N
22.1	Doors	X				
22.2	Windows	X				
22.3	Walls	X				
22.4	Floor	X				
22.5	Ceiling	X				
22.6	Lighting Fixtures, Switches & Receptacles	X				
22.7	Toilet	X				
22.8	Basin/Taps & Vanity/Cabinetry	X				
22.9	Shower & Bath	X				
22.10	Exhaust Fan	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

## General View

General view at the time of inspection



**Shower & Bath: Was there high moisture readings to the walls adjacent to the shower recess**

No



## 23: BATHROOM 3

		F	R	M	U	N
23.1	Doors	X				
23.2	Windows	X				
23.3	Walls	X				
23.4	Floor	X				
23.5	Ceiling	X				
23.6	Lighting Fixtures, Switches & Receptacles	X				
23.7	Toilet	X				
23.8	Basin/Taps & Vanity/Cabinetry	X				
23.9	Shower & Bath	X				
23.10	Exhaust Fan	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

### Information

#### General View

General view at the time of inspection



#### Shower & Bath: Was there high moisture readings to the walls adjacent to the shower recess

No





24: BATHROOM 4

		F	R	M	U	N
24.1	Doors	X				
24.2	Windows	X				
24.3	Walls	X				
24.4	Floor	X				
24.5	Ceiling	X				
24.6	Lighting Fixtures, Switches & Receptacles	X				
24.7	Toilet	X				
24.8	Basin/Taps & Vanity/Cabinetry	X				
24.9	Shower & Bath	X				
24.10	Exhaust Fan	X				

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

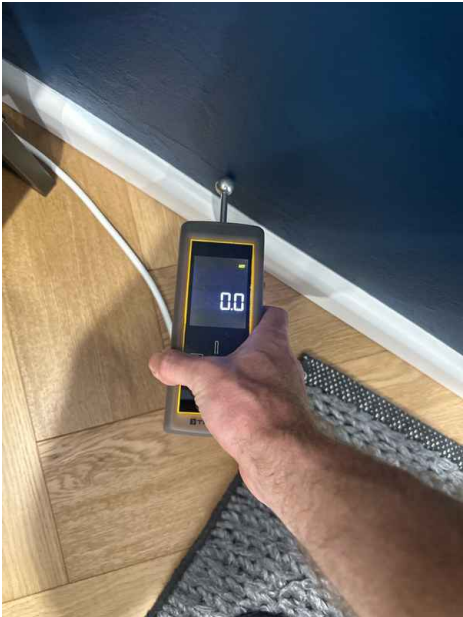
General View

General view at the time of inspection



Shower & Bath: Was there high moisture readings to the walls adjacent to the shower recess

No



25: HOT WATER & WATER TANK

		F	R	M	U	N
25.1	Hot Water Unit	X				
25.2	External Plumbing Pipes	X				
25.3	Water Tank					X

F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

Hot Water Unit: General view of hotwater system



Hot Water Unit: System Location  
Outside

Hot Water Unit: System Type  
Instantaneous

Hot Water Unit: System Make  
Thermann

Hot Water Unit: System Capacity  
N/A

Hot Water Unit: System Year of Manufacture  
Unknown

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

26: TIMBER PEST FINDINGS

		F	R	M	U	N
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F = Conditionally fine

R = Repair Recommended

M = Major Structural Defect/ Safety Issue

U = Unable to inspect due to access

N = Not Applicable

Information

## Information

Visual Termite Inspection Report in accordance with AS 3660.2-2000

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

**1. THIS IS A VISUAL INSPECTION ONLY** in accordance with the Australian Standard Termite Management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000. Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or 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, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

**2. SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as “termites”), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi 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.

**3. LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is **not a guarantee** that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only. If aged termite damage is inactive and dry then current termite detection technology is generally unable to detect this dormant/inactive termite damage.

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

**4. DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

**5. POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures OR the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

Please ensure that you read all sections of the report as well as the additional information at the bottom of this report. Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report. **As this is a visual inspection only there may be damage to timbers within the building from termite infestation which is concealed by wall/s and or ceiling linings, and that such damage has neither been inspected for nor reported herein.** Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector. IMPORTANT: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector If there is something you do not understand or require further clarification on.

**Were Active Termites Visible**

No

**Was a termite nest found**

No

**Was subterranean termites damage or workings found**

No

Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is high. If visible evidence of dormant/inactive termite activity was sighted at the time of inspection a real possibility exists that termite damage does exist.

**Termite damage and/or workings were found mainly in but not limited to**

None found

Termite damage/workings are not confined to these areas and further damage may also be located in concealed areas.

**Was any evidence of timber damage visible**

No

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

No

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

VERY Important:

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

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

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

**Any evidence of previous termite treatment**

No

**Type of previous treatment or barrier installed**

None

**Warning:** If evidence of drill holes in concrete or brickwork or other signs of possible previous treatment is reported excluding pre-construction treatments, then the treatment was probably carried out because of a previous termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out. Damage may only be found when wall linings etc, are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination that has been installed.

**Was a durable notice found**

No

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



## Rot

Yes, Decking boards on balcony

**major safety hazard**

No

No

An invasive inspection is strongly recommended when there have been drill holes or bait stations installed or unexplained high moisture readings behind walls when the construction is either timber or brick veneer. 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.

**found**

No

**require rectification?**

N/A

## 27: CONDUCTIVE CONDITIONS

F = Conditionally fine      R = Repair Recommended      M = Major Structural Defect/ Safety Issue      U = Unable to inspect due to access  
N = Not Applicable

## Information

Downpipe not connected

drained

N/A

## Overflow Connected to Stormwater

N/A

## Sufficiently Drained.

Unknown

Normal

### Please Note

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

### Equipment of moisture detection used

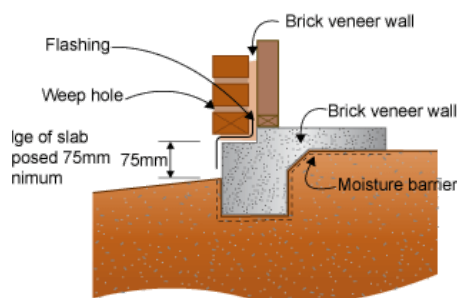
Flir E6 thermal imaging camera, Trotec moisture meter and/or Tramex ME5 were used during the inspection

**Subfloor ventilation is generally**

N/A Slab

### Is the slab edge exposed - No

No, the slab edge should be exposed to a minimum of 75mm around the entire dwelling. It is impossible to ascertain termite entry if the concrete slab is not exposed. Termite damage may exist.



### Were the weep holes & Vents clear of debris

N/A

Obstructed weep holes & vents can allow termites to enter undetected. It is always recommended to keep these unobstructed to increase ventilation and limit termite access.

### The termite shields appear to be

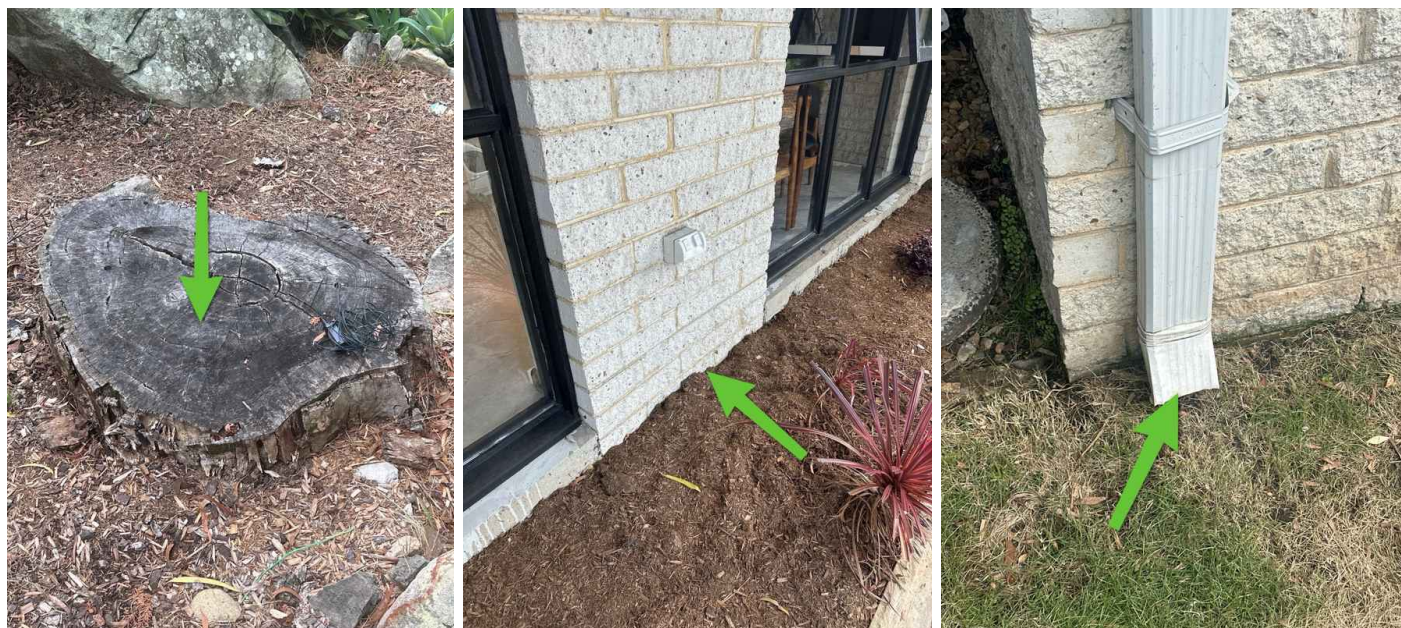
N/A

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

### Conductive areas requiring amendments

Mulch & Garden Beds Next to House, Slab Edge, Timber Debris, Timber Sleepers, D/P Connection, Tree Stumps, Fence in Contact with Ground, Roof void access, Tree/Leafy Environment

Conductive conditions are areas that promote termite activity. The above areas are recommended that repairs be completed to help minimise the risk of termite attacks.



### Are trees close to home - Yes

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favourable influence for termite infestation and I recommend you liaise with neighbours to have trees regularly checked and if on your site, organise regular inspections for termite infestation.

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

	F	R	M	U	N
F = Conditionally fine    R = Repair Recommended    M = Major Structural Defect/ Safety Issue    U = Unable to inspect due to access    N = Not Applicable					

**Note**

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

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

A management program in accord with AS 3660 to protect against subterranean termites is considered to be:  
**STRONGLY RECOMMENDED**

12 Months

Future inspections: As 3660 Recommends that inspections be carried out at intervals no greater than annually and where timber pest “pressure” is greater, this interval should be shortened. Inspections will not stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with as 4349.3 Or as 3660.

# STANDARDS OF PRACTICE

## Inspection Details

### TERMS, CONDITIONS & DISCLAIMERS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the building members in accord with AS4349.0-2007. This is a general appraisal only and cannot be relied on its own, further inspections by specialist trades is strongly recommended.

#### DEFINITIONS AND TERMINOLOGY

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

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

**AGE:** The component has deterioration due to ageing or lack of upkeep and or maintenance. **MONITOR:** Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

**STRATA:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

**HIGH:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

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

**ABOVE AVERAGE:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction. **AVERAGE:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

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

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

**MAJOR DEFECT:** A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**MINOR DEFECT:** Any defect other than what is described as a Significant Item or major defect. **SAFETY HAZARD:** A defect that presents unsafe conditions and must be reported as a Major defect.

**ACCESSIBLE AREA:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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

#### IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and real-estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

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

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

**Limitations:** This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007.

The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor



check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

**Safe and Reasonable Access:** Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access" is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

1) **NOT A CERTIFICATE OF COMPLIANCE:** This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) **VISUAL INSPECTION:** This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm **DOES NOT GUARANTEE IN ANY WAY** that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon, it will be inspected from a ladder at gutter height. Second story roofs will not be inspected at all due to height. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future. The inspector will not comment on the correct pitch has been achieved for the installed roof cladding.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include external second floor windows. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

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

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the

potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

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

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

Cracking Categories:

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

0-Hairline cracking, less than 0.1mm,

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

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

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

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm. IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase. 2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

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

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under AS4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

6) SURFACE WATER AND DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

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

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

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

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

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

12) **ADDITIONAL DOCUMENTS:** It is recommended at you seek any additional documentation from the vendors regarding the property before settlement

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

14) **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.

15) **MAGNESITE DISCLAIMER:** No inspection for Magnesite flooring was carried out at the property and no report on the presence or absence of Magnesite flooring is provided. You should ask the owner whether Magnesite flooring is present and/or seek advice from a structural engineer.

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

17) **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

18) **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk. 18) **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

#### OTHER RECOMMENDED INSPECTIONS

**Electrical installation:** All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

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

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

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

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

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

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. It is recommended an arborist be consulted about trees close to building proximity.

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

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

#### DEFINITIONS AND TERMINOLOGY

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

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

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

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

**STRATA:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected report.

**HIGH:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

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

**ABOVE AVERAGE:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**AVERAGE:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

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

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

**MAJOR DEFECT:** A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**MINOR DEFECT:** Any defect other than what is described as a Significant Item or major defect.

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

**ACCESSIBLE AREA:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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

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2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in subfloor or roof void areas, ducts and deep insulation restricting access in roof voids, subfloor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts, and floorboards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

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2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally, issues that prevent roof access include access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however, in some circumstances, binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding, or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

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

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

Information required to determine the consequences of a crack: Nature of the foundation material on which the building is resting

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

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

Cracking Categories:

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

0-Hairline cracking, less than 0.1mm,

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

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

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

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

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

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified

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

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

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

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under as4349.1-2007 and are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation.

6) SURFACE WATER AND DRAINAGE: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Have water directed away from the house or to stormwater pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time; surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

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

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

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

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

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

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

13) MOULD (mildew and non-wood decay fungi) disclaimer: Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

14) MAGNESITE DISCLAIMER: No inspection for Magnesite flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite flooring is present and/or seek advice from a structural engineer.

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

16) **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of the failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

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

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

#### OTHER RECOMMENDED INSPECTIONS

**Electrical installation:** All electrical wiring, meter-box, and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

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

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

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

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

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

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

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

#### Terms And Conditions - Pest Inspection

##### IMPORTANT INFORMATION

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

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

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

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

**Note:** Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

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

**1.4 Moderate -** Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out. **1.5 Severe -** Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

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

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

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

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

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed safely on the ground. Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

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

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

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

**6.0 SUBTERRANEAN TERMITES:** No Property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge and once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat.

**7.0 BORERS OF DRY SEASONED TIMBERS:** Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected. Refer to this report (if applicable) for further information.

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

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

**Queensland Pine Beetle borer.** These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the



property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

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

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

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

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

**9.0 MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health and allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

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

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

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

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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

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

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