



PROPERTY INSPECTIONS TEAM



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Pre-Purchase Building Inspection & Report - Residential Building

Complies with Australian Standard 4349.1-2007 - "Inspection of Buildings Part 1- Pre Purchase Inspections – Residential Buildings - Appendix "C"

Visual Timber Pest Inspection & Report

Complies with AS 4349.3 - "Inspection of buildings Part 3: Timber Pest Inspections"

Visual, non-invasive inspection & appraisal of areas where reasonable access was provided

SAMPLE ONLY



Inspection Address	1 Somewhere Place, Anywhere
Client	Mr B Careful
Address / Email	bcareful@bigpond.com
Phone	07 - 12345678
Invoice No:	1111
Agent:	XXXXXX
Client's Solicitor:	XXXXXX
Date of the Inspection:	Sunday, 14 th February 2010
Time of Inspection:	2:00pm
Present at Inspection:	agent, buyer, vendor, inspector and his assistant
Pre-Inspection Agreement #	XXXXXX dated 12.2.10

Special Requirements requested by client:

Simultaneous pre-purchase building inspection (in accord with AS 4349.1) and visual timber pest inspection (in accord with AS 4349.3)

Purpose for which the Report is requested: Pre-Purchase

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

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.

The Scope of this report :

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age. The inspection and reporting is limited to Appendix C AS4349.1-2007. The report does not include an estimate of the cost for rectification of the Defects. See "Scope, Limitations, Terms & Conditions" at the end of this report.

Terminology: Definitions of terms used in this report are listed on the following page.

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TERMINOLOGY

Definitions in the table below apply to the **Types of Defects** associated with individual items / parts or Inspection areas.

Damage	The building material or item has deteriorated or is not fit for its designed purpose.
Distortion / warping / Twisting	The Item has moved out of shape or moved from its position.
Water penetration / Damp Related	Moisture has gained access to unplanned and/or unacceptable areas.
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.
Operational	The item or part does not function as expected.
Installation (including omissions)	The installation of an item is unacceptable, has failed or is absent.
Major Defect	Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
Minor Defect	Any defect other than what is described as a major defect.

Definitions in the table below relate to the inspectors opinion of the Overall Frequency and / or Magnitude of the Building's Defects

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.

Definitions in the table below relate to the inspectors opinion of the Overall Condition of the Building

Above Average	The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.
Average	The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.
Below Average	The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

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

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

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

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

Termite Management System (TMS): Approved termite baiting, chemical or physical barrier, or a visual inspection system designed to thwart infestation.

Integrated TMS: A combination of two or more types of termite management systems.

Termite Inspection Zone (TIZ): A horizontal band of approx. 75mm (one brick high), to external walls immediately below weepholes at DPC (floor) level. In the absence of weepholes, the T.I.Z can be the exposed edge of a concrete slab on ground.

Moisture Meter: Hand held, electronic device used to detect moisture content beyond the surface of building elements such as wood & plasterboard

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CONCLUSION & SUMMARY

This Summary is supplied to allow an overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. At the time of writing this report the Inspector is unaware of any negotiated value or offer with regard to this property. Such information or negotiations are not a consideration in the writing of this full report and its summary. The inspection and reporting is limited to a visual assessment in accord with AS4349.1-2007 & AS4349.3.

Evidence obtained from the meter box suggests the house was constructed in the very late 1960s. Therefore, any cement sheet materials denoted as F.C. or A.C. in this report, will contain some asbestos fibre. Prior to any planned renovations, alteration, removal, demolition or disturbance in any way of such material, a licensed asbestos removalist should be consulted. There are now strict regulations that govern the safe handling and disposal of asbestos from ALL buildings in Qld.

When built, the underfloor space was originally designed and built as non habitable space. ie: general storage, garage, washing areas or open space only. The method of constructing the brick walls leaves those walls susceptible to osmosis after persistent rain. ie: NOT weatherproof. The interior lower floor level is less than 15cm higher than perimeter paving and/or ground, making it susceptible to casual flooding or water penetration. This also had sanitary drainage implications. Over the years the occupants have changed the use of the lower level to create additional living and recreational space. Such “change of use” may not have been approved by Council - see “Significant Items.”

Apart from alterations relating to the lower level, the attached Carport, inground swimming pool and detached single Garage (now used as a work shed) have all been added since the original house was completed. Whether any or all have been formally approved for development and finalised by the Moreton Bay Regional Council, could be confirmed by the buyer’s solicitor’s title search and/or a follow-up inspection by Council’s building surveyor. **Check Council records.**

At the time of inspection it this region has experienced intermittent rain over the past week. No evidence of current roof leaks were discovered during this inspection however, the client is reminded that the Inspector was unable to inspect the roof surface. The Inspector did inspect the underside from within the roof space - which showed no apparent defects. Be aware that the roof surface is subjected to harsh weather, whilst the underside rarely shows defects such as deteriorating surface coating. Restoration may be due.

In their current state, both exterior stairs and the Garage / Shed are judged to be unsafe. Handrails are insecure, rotted. Many of the timber treads are due for replacement and steel support posts have corroded to the point of being in need of immediate replacement. Termite infestation of the detached work shed commands immediate attention for eradication and repairs. The lack of effective termite management is a major concern and implementation is strongly recommended.. see “Significant Items.”

Where possible, an electronic moisture meter was used to test the wall linings, timber reveal lining and architraves around window and door openings as well as walls backing on to showers for evidence of excessive moisture. Showers were **visually** checked for leaks, shower floors tested for sufficient fall and taps were run. No water penetration or excess moisture content detected during this inspection. The cracks in cornice and plasterboard walls are not considered to be a structural threat, but rather the result of timber frame shrinkage. This is not uncommon in a house of this age and type of construction. They are not serious defects and should be patch repaired if and when the new owner sees fit.

This house was built in an era prior to national building codes and licensing of tradesmen. As a consequence, what stands today is (in many ways) non conforming to today’s accepted standards and safety requirements. Although the building structure appears to be in good shape and appears to have stood the test of time, the owners or occupants can expect to encounter regular need for maintenance, refurbishment and repairs.

OVERALL ASSESSMENT OF THE PROPERTY

This report is obviously not *defect free*! Building reports free of any defects are very rare. It’s the significance or type of defect that is important. Minor defects are common in most properties and may include blemishes, corrosion, cracking, weathering and physical damage to materials and finishes (wear & tear). The incidence of **Minor Defects** in this Residential Building as compared with similar Buildings is considered **Typical** . The incidence of **Major Defects** in this Residential Building as compared with similar Buildings is considered **High**.

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 overall condition** of this Residential Dwelling in the context of its age, type and general expectations of similar properties is **Below Average** .

Defects affecting the structural integrity of this dwelling are likely to impose heavy repair cost implications – see “Significant Items.” The Inspector has a duty to warn that on-going repairs and maintenance will incur considerable costs.

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FACTORS THAT INFLUENCED THE REPORT OUTCOME

Limitations to the Inspection, apart from "Access Issues" noted in "Areas not Inspected", and how these limitations, have affected the Inspection and/or the preparation of the report :

- Details of Apparent concealment of possible defects: none
- Details of Other Factors influencing the inspection: The buyers were advised on this day that any comments made on site by the inspector constitute an INCOMPLETE report and NOT to act until having received and understood this full written report.
- Information provided to the Inspector that has a bearing on the Inspection and/or Report: none

TIMBER PEST ACTIVITY OVERVIEW

- | | |
|--|--------------------------------------|
| • Were active subterranean termites (live specimens) found? | Yes, read the report in its entirety |
| • Was visible evidence of subterranean termite workings or damage found? | Yes, read the report in its entirety |
| • Was visible evidence of borers of seasoned timbers found? | Yes, read the report in its entirety |
| • Was evidence of damage caused by wood decay (rot) fungi found? | Yes, read the report in its entirety |

DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION

At the time of the inspection, the inspector considers the degree of risk of termite infestation to the property to be **Extremely High**

- Termite activity was found in Garage shed.
- No evidence of a chemical or physical barrier termite management system in place
- No evidence of annual Termite inspections having been carried out
- Conditions conducive to attracting termites exist
- Visual inspection to some areas difficult or obscured

SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION & FUTURE INSPECTIONS

A management program in accord with AS 3660-2000 to eliminate current infestation and to protect against subterranean termites is considered to be **essential** and we strongly recommend that the client seeks quotations for the installation of a suitable barrier.

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually (and where timber pest "pressure" is greater, this interval should be shortened). Inspections WILL NOT stop timber pest infestations however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property at intervals not greater than 6 months until such time as an effective termite management system is in place and conducive conditions are addressed.

Important

This is a general appraisal only and cannot be relied upon on its own – you must read the report in its entirety. We strongly recommend the purchaser make inquiry from the vendor about Timber Pests & Termites history for this property. The client should be aware that if the Inspector's recommendations are not implemented, the property remains susceptible to termite infestation at any point in time.

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SIGNIFICANT ITEMS

In Accordance with AS 4349.1-2007 and AS 4349.3, the following Summary of Significant Items requiring immediate attention and/or rectification is provided. Whether a defect is considered significant or not depends to a large extent upon the age and type of building being inspected. Items observed that require attention are listed under the appropriate subheadings within the body of this report. This list is in no way to be considered complete or absolute. The order that the items appear in this list is not an indicator of their importance. You must read the whole Report to understand the significance and action required concerning the defects listed below and any other defects and /or advice in this Report.

These are the Significant Items detected during this visual inspection process that need to be addressed ASAP:

- **Lower Level :** Currently used as Entry Foyer, Laundry , Bathroom and 2 Bedrooms.
 - 1) single skin brickwork walls will retain moisture during prolonged or heavy rain. Walls of habitable rooms (e.g. Bedrooms) must be weatherproof. Consult a licensed builder.
 - 2) floor level inside is near to the ground outside. During heavy or persistent rain, rainwater could enter from around the perimeter.
 - 3) ensure that Council Finalization Certificates have been issued for the “change of use” to 2 Bedrooms.
- **Stairs (Front & Rear) and landings:** Stairs are currently unsafe and rectification work must be carried out immediately.
 - 1) Extensive fungal decay was identified in the stair treads and joists. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.
 - 2) steel support posts , particularly to the front verandah landing are severely corroded and should be replaced immediately.
 - 3) corrosion noted on steel stringers and handrails / balustrades should be addressed immediately.
 - 4) balustrades are not suitably secure.
- **Detached Garage Work Shed:** Active termites and extensive termite workings throughout this structure. Strongly recommend that termite activity be treated immediately and damage to framing repaired. Refrain from placing garden soil or mulch against exterior cladding. Expose concrete slab edge.
- **Swimming Pool Fence:** Although not part of the scope of this inspection, the Inspector has a “Duty of Care” and to warn that the pool gate does not meet current regulations as it does not self close AND LATCH automatically. Rectify immediately - Safety Issue.
- **Downpipes:** should be connected to a subterranean stormwater system, which discharges roof water to the street kerb or rubble drains.
 - 1) downpipe at front left corner of the house currently extended with PVC pipe to discharge directly into the garden. However elbow fitting not connected properly and would certainly leak.
 - 2) downpipe at the front of the house discharges direct to the path
- **Carport:** corrosion noted on corrugated roof sheeting and downpipe should be connected to outlet in gutter. Currently discharges direct to ground from outlet.
- **Bathroom (Upstairs):** cracks in floor tiles inside the shower recess could lead to water penetration to the lower level. Unable to check inspection hatch in Laundry ceiling as it is screw fixed. Moisture tested hatch with moisture meter - no excess moisture detected. Recommend owner removes the inspection hatch / cover plate for further inspection purposes.
- **Air conditioner (exterior):** currently leaning - rectify. Also, condensation line discharges directly into the garden bed against the exterior of the house. Should be run to a drain or downpipe. Resultant moisture against the exterior of the house is conducive to attracting termite activity.
- **Backdoor:** severely weathered and damaged - should be replaced. Safety and security Issues.

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OTHER INSPECTIONS RECOMMENDED

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for the "Inspection of Residential Buildings" (as specified in AS4349.1-2007) and "Inspection of Buildings Part 3: Timber Pest Inspections" (as specified in AS 4349.3) and are therefore excluded from this Report.

- **Electrician:** All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice. Any notations / recommendations in this report should be referred to a licensed electrician.
- **Plumbing & Draining:** All plumbing and drainage needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice. Any notations / recommendations in this report should be referred to a licensed plumber.
- **Asbestos:** As this property is judged to have been built prior to 1985, any cement sheet materials denoted as F.C. or A.C. in this report, will probably contain some asbestos fibre. Prior to any planned renovations, alteration, removal, demolition or disturbance in any way of such material, a licensed asbestos removalist should be consulted. There are strict regulations that govern the safe handling and disposal of asbestos from ALL buildings in Qld.
- **Magnesite Flooring:** This building was constructed between 1960 and 1990 which means it may well contain Magnesite Flooring. Inspection for Magnesite is excluded from the inspection and report and it is not normally visible during an inspection as generally floor coverings such as carpets are placed over it. It is recommended that you seek written advice from the owner of the property about whether Magnesite Flooring is present in the dwelling. If it is uncertain, suspected or confirmed that Magnesite is present you should instruct a Structural Engineer to determine the extent, condition, and potential impact on the building.
- **Swimming pool and fencing** are not part of the Comprehensive Building Report under AS4349.1-2007 and are not covered by this Report. The Comprehensive Building Report under AS 4349.2-2007 permits the inspector to check the gate for self latching and self closing only. The inspector is not allowed to comment on other individual non compliances or otherwise regarding the pool fencing/ enclosure. Therefore, it is strongly recommended that you contact Council's Compliance Services Unit or Pool Fencing Specialist to comprehensively inspect and report on the adequacy of the pool fencing. We also recommend a pool expert should be consulted to examine the pool / pool equipment / plumbing.
- **Smoke Detectors:** Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed.
- **Hot Water Service:** All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.
- **Licensed Building Contractor:** Consult with regard to having lower level comply to BCA requirements for habital rooms (Bedrooms).
- **Timber Specialist:** When fungal decay is identified and the extent of the damage is believed to be extensive, a timber specialist or engineer needs to be instructed to advise on the full extent of the problem, including any remedial work and potential safety issues, before committing to the purchase. You should instruct a builder to assess the likely cost of remedial work. Until the fungal decay is rectified you should ensure the fungal decay is examined by a building inspector at least annually to ensure the structure remains safe.




BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED

- Age of property : approx. 40 years old
- Building Tenancy : owner occupied and fully furnished
- Weather Conditions on the Day and Time of Inspection: dry and sunny
- Type: Highset, free standing residence with 2 Bedrooms
- Construction Type: single skin brickwork with engaged piers to lower level / timber frame to upper level
- Roof Framing: conventional pitch hardwood. Rafters, struts, ceiling joists, collar ties, hanging beams, purlins
- Roof covering : cement roof tiles (upper surface not inspected)
- Interior Walls: plasterboard on hardwood wall frames
- Interior Ceilings: plasterboard
- Flooring (Interior): concrete slab to lower level / hardwood timber T&G floorboards to upper level
- Areas Inspected : The Building (Exterior, Interior, Roof Space & Roof Exterior) & Site incl. fences that are up to 30 metres from the building & within the boundaries of the site

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AREAS NOT INSPECTED





- **GENERAL** No inspection was made, and no report submitted of inaccessible areas. These include (but may not be limited to) cavity walls, concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation or any other obstructions to visual inspection.
- **REASONABLE ACCESS** Only areas where reasonable access was available were inspected. Access will not be available where there are safety concerns, or obstructions, or the space available is less than that specified in the "Scope, Limitations, Terms & Conditions" at the back of this report.
- Defects, timber pest activity and/or damage may exist in these areas. Further inspection of these areas is strongly recommended once access has been obtained. Conditions noted in this report refer to those sections that were visible at time of inspection.

Area*(s) to which reasonable access for inspection was not available	Image
<p>Roof Space The space(s) within a roof void where the roof plain tapers to wall top plates, or to form valleys where adjacent roof plains meet under the roof surface, is not completely physically accessible. The design and configuration of members forming the roof frame does restrict the crawl space to less than the minimum 600 x 600mm openings needed for inspectors. When crawling or maneuvering through roof framing, the spacing between suitable supports is sometimes too great and the inspector must assess the risk of damaging the ceiling material or injuring himself. In such cases, special crawl planks may need to be provided to permit physical access into sections of the roof space. This would necessitate a further inspection on another day. The client can rest assured that Don Dixon did access and/or inspect all areas within the roof space to which he could safely crawl.</p>	
<p>Roof Surface Unable to gain safe physical access to upper level roof surface (AS 4349.1-2007 states Inspector not required to climb over 3.6m height / reach of ladder)</p>	
Area*(s) in which visual inspection was obstructed or restricted and the reason(s) why	Image
<p>Insulation concealed ceiling joists, wall plates & upper surface of ceiling linings - defects may exist in these areas. Removal of ceiling insulation would provide suitable visual access for inspection. The Inspector saw no immediate threat or reason to instruct this be done. Therefore, removal for inspection purposes (at this time only) is deemed impractical and costly. None the less, the inspector reiterates that a full inspection of this area will only be possible once insulation material is removed by others or permission for a further INVASIVE inspection is approved.</p>	
<p>Detached Garage / Shed stored goods, surplus materials etc, restricted visual inspection of interior. See Pic</p>	
<p>Interior As you would expect from a fully furnished house – furniture, floor coverings & general household goods provided limited visual inspection to some walls & floors. Note. No access to inspect underside of stairs as it is lined</p>	
<p>Fungal Decay The client should be aware that in some cases, timber decay can be concealed inside joints, under painted or coated surfaces, be concealed or inaccessible for other reasons and may not have been visible during this visual, non-invasive inspection.</p>	

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1.0 THE SITE - GENERAL

Gardens / Trees : Where gardens have been formed against the house and concrete apron installed around perimeter it is recommended that all the gardens be removed. Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regard to trees.

Description of Areas Inspected	Type of defect	Description & Significance of Defects Noted	Image
<p>Driveway Concrete drive tracks</p>			
<p>Paths concrete paths to the front and to clothesline Concrete path around swimming pool</p>	<p>Installation defect Damage</p>	<p>Cracks sighted in path - see Section 9 of this report</p>	
<p>Fencing Timber paling post & rail Note. Fencing to corner boundary is quite new</p>			
<p>Surface Water no evidence of significant ponding Note. 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.</p>		<p>Ground level is near to lower floor level inside the house. Ground should slope away from the property at a minimum grade of 1:20 for minimum 1m. Water ingress likely during prolonged periods of heavy rain. See "Significant Items"</p>	


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2.0 ROOF EXTERIOR - GENERAL

Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Roof Cement roof tiles No safe physical access to inspect upper roof surface. Viewed from within roof space only</p>			
<p>Downpipes Colorbond</p> <p>Guttering colorbond</p>	Damp related	<p>downpipe at front left corner of the house currently extended with PVC pipe to discharge directly into the garden. Elbow not fitted properly and will certainly leak.</p> <p>downpipe at the front of the house discharges direct to the path - should be connected to a stormwater system</p>	 






3.0 DETACHED STRUCTURES

A) SWIMMING POOL

Description of Area Inspected	Type of Defect	Description & Significance of Defects Noted	Image
Not part of the scope of this inspection - see "Other Inspections Recommended."	Operational defect & safety issue	Pool gate is non-compliant as it does not self-close and latch automatically. Rectify immediately. See "Significant Items"	

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B) GARAGE / WORKSHED

Description of Area Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Timber wall & roof framing</p> <p>Concrete slab</p>	<p>Damage defect</p>	<p>Termite damage and activity noted - see Section 10 and "Significant Items"</p>	
<p>FC exterior cladding</p>	<p>Installation defect</p>	<p>Clear soil / gardens away from base of cladding as this increases risk of decay and concealed termite access</p>	
<p>Corrugated roof sheeting</p> <p>Note. Second hand roof sheeting used as evidenced by holes where original fixings applied.</p>	<p>Material deterioration</p>	<p>Corrosion noted in roof sheeting</p>	
	<p>Omission (installation defect)</p>	<p>Downpipe should be connected to outlet</p>	






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C) REAR STAIRS & LANDING

Description of Area Inspected	Type of Defect	Description & Significance of Defects Noted	Image
Stairs Timber treads , open risers Timber handrails & balustrades / steel posts	Damage defect	Extensive fungal decay to handrails & balustrades	
	Damage defect	Extensive corrosion to steel posts	
Steel stringers	Damage defect	Corrosion noted at stringers Warning. Complete replacement of stairs imminent.	
Rear Verandah / Landing Hardwood bearers & joists	Damage defect	Advanced fungal decay in joist - replace immediately	
Painted timber decking	Material deterioration	Fungal decay in decking boards. Replace affected timbers and maintain regularly.	
Timber handrails & balustrades / steel posts	Damage defect	Extensive fungal decay at handrails / balustrades. Insecure. Complete replacement required. Install to new BCA requirements.	

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6.0 INTERIOR OF THE BUILDING - LOWER LEVEL

Description of Area	Type of Defect	Description & Significance of Defects Noted	Image
<p>Ceilings Plasterboard</p> <p>Note. Inspection hatch in laundry ceiling under Bathroom. (Screw fixed)</p>			
<p>Walls Single skin brickwork perimeter walls Timber frame partition walls with FC cladding & paneling to Entry</p>		<p>Cracks at lintels probably due to hwd timber frame shrinkage.</p>	 
<p>Floors Concrete slab unsighted due to floor coverings - Carpet in Entry and 2 Bed / Storerooms</p> <p>Ceramic tiles in Laundry, Bathroom Entry</p>	<p>Damage</p>	<p>Carpet in poor condition at entry</p>	 
<p>Windows & Frames Bronze anodised aluminium frames</p>			

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<p>Doors & Frames glass sliding entry door Backdoor from laundry internal doors</p>	<p>maintenance Security issue</p>	<p>Replace broken handle to screen door</p>	 
<p>Stairs Timber treads, risers, handrails & balustrades No access to inspect underside</p>			
<p>General Comments 2 rooms currently used as Bedrooms / Study - see "Significant Items"</p>			

A) INTERIOR LOWER LEVEL - LAUNDRY

Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Stainless steel tub / Metal cabinet Surface mounted plumbing - Tapware turned on and visually checked for leaks No splashback tiles Natural ventilation - window Ceramic tiled floor</p>			


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B) INTERIOR LOWER LEVEL – BATHROOM

Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Floor Ceramic tiled floor / floor waste sighted</p> <p>Wall Tiles Skirting & splashback tiles</p>			
<p>Cistern and Pan Cistern flushed and visually checked for leaks</p>			
<p>Shower Tiled recess / Glass shower screen Tapware turned on & visually checked for leaks</p>			
<p>Checked behind shower tap flanges</p>	<p>moisture penetration</p>	<p>apply sealant</p>	
<p>Vanity Single hand basin / laminate vanity Tapware turned on & visually checked for leaks</p>			
<p>Moisture Testing Tested wall in Laundry backing on to shower recess - no excess moisture detected</p> <p>Ventilation Natural ventilation - window</p>			



PROPERTY INSPECTIONS TEAM

6.10 INTERIOR OF THE BUILDING - UPPER LEVEL


Description of Area	Type of Defect	Description & Significance of Defects Noted	Image
Ceilings Plasterboard	Material deterioration	Cracks in Lounge room at lintels and ceiling plasterboard from timber frame shrinkage	
Walls Plasterboard & FC	Damage defect	Cracks at Kitchen and Media room archways from timber frame shrinkage	
Floors Ceramic tiles in Bathroom & Toilet Timber flooring to balance of upper level			
Windows & Frames Bronze anodised aluminium frames			
Doors & Frames backdoor entry door internal doors glass sliding doors	Damage defect	Weathered on both sides of door	 

PROPERTY INSPECTIONS TEAM

A) INTERIOR - KITCHEN


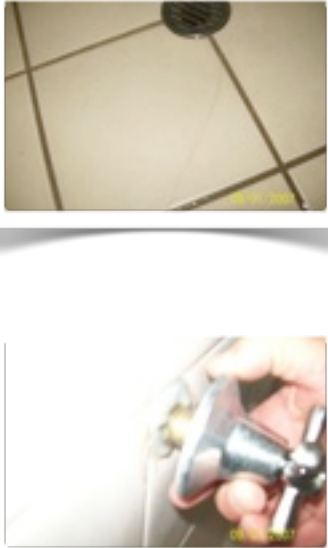


Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Renovated Laminate cupboards / benchtops Splashback tiles</p> <p>Appliances Installed Under bench oven, cooktop, rangehood - Operation of appliances not tested – not part of scope of inspection.</p>			
<p>Sinks /Taps 1.5 bowl stainless steel sink Tapware turned on</p>			

B) INTERIOR – TOILET

Description of Areas Inspected	Type of defect	Description & Significance of Defects Noted	Image
<p>Floor Ceramic tiled floor / No floor waste sighted</p> <p>Wall Tiles Skirting tiles</p>			
<p>Cistern and Pan Cistern flushed and visually checked for leaks</p> <p>Ventilation Natural ventilation - window</p>			





PROPERTY INSPECTIONS TEAM

C) INTERIOR UPPER LEVEL - BATHROOM

Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Floor Ceramic tiled floor / floor waste sighted</p> <p>Wall Tiles Skirting & splashback tiles</p>			
<p>Bath Pressed metal bath</p> <p>Tapware turned on & visually checked for leaks</p>	Minor defect	Chip in bath enamel	
<p>Shower Tiled recess Glass shower screen</p> <p>Tapware turned on & visually checked for leaks Checked behind shower tap flanges</p>	Possible water penetration defect	See "Significant Items" regarding hairline cracks noted in shower floor	
<p>Vanity Single hand basin / laminate vanity Tapware turned on & visually checked for leaks</p>			
<p>Moisture Testing Tested wall inside Hallway cupboard backing on to shower recess - no excess moisture detected</p> <p>Ventilation Natural ventilation - window</p>			

PROPERTY INSPECTIONS TEAM

7.0 ROOF INTERIOR

Description of Areas Inspected	Type of Defect	Description & Significance of Defects Noted	Image
<p>Roof Framing Conventional pitch hardwood framing</p>			
<p>Wall Frames Hardwood top plates sighted</p>			
<p>Insulation Fibreglass batts installed Note. When downlights are fitted and insulation material is installed it is wise to have a licensed electrician inspect and confirm suitable shrouds have been installed to prevent combustion occurring. Fire safety issue.</p>			
<p>Sarking / Insulation No insulation under roof tiles</p>			

8.0 SUB-FLOOR SPACE

Not applicable to this type of construction.

PROPERTY INSPECTIONS TEAM

9.0 CRACKING OF BUILDING ELEMENTS

Appearance Defect	Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.
Serviceability Defect	Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.
Structural defect	Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

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

Obtaining Information regarding:

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

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

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

If cracks have been identified in the table below, then a Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase or settlement.

Areas Inspected / Location	Description / width & length	Significance of Defect
Concrete Slab	House slab not visible due to carpets & tiles	
Path	Cracks less than 1mm wide due to tree root invasion	
Timber Building Elements	No cracks sighted	
Masonry Walls	No cracks sighted	

PROPERTY INSPECTIONS TEAM

10.0 SUBTERRANEAN TERMITES

10.01 Active termites (live insects) and visible evidence of subterranean termite workings and extensive damage was present in the garage work shed at the time of the inspection.



- The termites were located mainly in, but not necessarily limited to, the following areas: detached Garage / Shed wall and roof framing
- The termites are believed to be *Shedorhinotermes* and have the potential to cause extensive damage to structural and decorative timbers.

NOTE: Where evidence of termite activity was found in the grounds or detached structures then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. As live termites was reported within the Garage /Shed then it must be assumed that there may be concealed termite activity and/or timber damage within the house building. 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. 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).

10.02 Termite nest was not located on this property - however, the client is reminded that nests can be located up to 50m away. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

PROPERTY INSPECTIONS TEAM

10.03 No durable notice was found on site to indicate that a termite management system is in place. However, 3 bait monitoring stations were found around the front right of the property where a tree has been removed. No other stations found and no indication that they have been monitored. Therefore the Inspector judges this property to be unprotected and at extremely high risk of termite attack.



IMPORTANT INFORMATION

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

Refer to “Important Advice regarding Integrated Timber Pest Management” at the end of this report

PROPERTY INSPECTIONS TEAM

11.0 CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

11.1 Water leaks: especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. If any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs. At the time of the inspection leaks were visible where downpipes were missing - e.g. Detached Garage / Shed and Carport

11.2 Moisture: High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. Where possible, walls backing on to showers, walls adjacent to window and door openings & timber reveals around windows were tested with an electronic moisture meter. At the time of the inspection moisture readings were normal.

11.3 Drainage: Poor drainage greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is **inadequate**.

11.4 Hot Water Units / Air Conditioning Units / Downpipes : which release water alongside or near to building walls should be piped to a drain. If not possible then extend to discharge several meters away from the building as the resulting wet area is highly conducive to attracting termites.

Condensation line discharges direct to ground



Downpipes discharge direct to ground and should connect to stormwater system



11.5 Ventilation is important in minimising the opportunity for Timber Pests to establish themselves within a property. Ventilation in general, appears to be adequate.

PROPERTY INSPECTIONS TEAM

11.6 Slab Edge Exposure not applicable due to infill slab construction (the residence) ie: A slab on the ground cast between walls.
*Note. A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular inspections in accordance with AS 3660.2. Where the slab edge is an infill slab then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2. The slab edge of the garage work shed should be exposed. Remove mulch.*

11.7 Weep holes in external walls: not applicable to single skin brickwork construction

11.8 Termite Shields: not applicable to this type of construction.

11.9 Timbers in Contact with Ground / Slab : It is important to ensure timbers are not in contact with the ground / slab. Maintain a minimum clearance of 75mm above ground and / or slab level to prevent possible concealed termite entry. Where possible, shorten timbers or , in the case of stacked timbers, remove timbers altogether.

11.10 Fungal Decay : The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack. Wood decay fungi (wood rot) was found in staircases and the landing joist during this inspection - see Significant Items" regarding both stairs & landing.

11.11 Borers of seasoned Timber : Was visible evidence of borers found?. Borer exit holes were found. Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

11.12 General Remarks: Mould was not sighted during this inspection.

PROPERTY INSPECTIONS TEAM

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (FOR PROTECTING AGAINST TIMBER PESTS)

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

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

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

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

How Termites Attack your Home

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

Termite Damage

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

Subterranean Termite Ecology

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

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

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out very 6 to 12 months.

PROPERTY INSPECTIONS TEAM

SCOPE, LIMITATIONS, TERMS & CONDITIONS

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. **SCOPE OF BUILDING INSPECTION & REPORT** – 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.

- Subject to safe and reasonable access (see Definitions) the Inspection will normally report on the condition of each of the following areas: The Interior, The Exterior, The Roof Exterior, The Sub-floor.
- The Building Inspection shall comprise a visual assessment of the Items listed in Appendix C to AS 4349.1-2007 for the structures within 30 meters of the building and within the site boundaries including fences.
- The Inspection will not cover and report or report on items listed in Appendix D to AS4349.1-2007.
- Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. The inspector will report individually on Major Defects and Safety Hazards evident and visible on the date and time of the inspection. The report will also provide a general assessment of the property and collectively comment on Minor Defects which would form a normal part of property maintenance. Where a major defect has been identified, the Inspector will give an opinion as to why it is a Minor Defect and specify it's location.
- Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected as detailed in Appendix B in AS4349.1-2007. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.

2. **SCOPE OF TIMBER PEST INSPECTION & REPORT** – In the case of the Timber Pest Inspection & Report, the Inspection and report features comply with the guideline set out in the Australian Standard 4349.3.

- This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection.
- The Inspection will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.
- The Inspection will not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
- Limitations - Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- Extent of Timber Pest Damage - The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not
- 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.

3. **VISUAL AND NON INVASIVE INSPECTION** It must be appreciated that the inspection conducted was a non-invasive visual inspection involving observation technique only with limited aids as deemed necessary such as torchlight, ladder & moisture meter.

- The inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection.. The Inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to floor or wall coverings, foliage, mouldings, roof insulation / sisalation, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. In cases where services have not been used for some time prior to inspection being carried out, such conditions may inhibit the detection of defects such as dampness caused by water leaks.
- The inspector may use a probe or screwdriver to tap and sound some timbers and may use a sharp knife to carry out some 'splinter testing' on structural timbers in the sub-floor and/or roof void. Splinter testing WILL NOT be carried out where the inspection is being carried out for a Client who is a purchaser and not the owner of the property being inspected. The inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.
- 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; 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 level; 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 plumbing work; the durability of exposed finishes; neighbourhood problems; document analysis; electrical and plumbing installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. It is not a warranty against problems developing with the building in the future.

PROPERTY INSPECTIONS TEAM

Scope , Limitations, Terms & Conditions ... continued

4.If the property to be inspected is occupied then You must be aware that furnishings & household items may be concealing evidence of problems, defects and damage which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:

- a) Obtain a statement from the owner as to - : any Timber Pest activity or damage / timber repairs or other repairs / alterations or other problems to the property known to them / any other work carried out to the property including Timber Pest treatments / obtain copies of any paperwork issued and the details of all work carried out
- b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

5.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.

6.The Inspector has exercised reasonable care and skill in carrying out this inspection and presenting the findings.

7.The Report is prepared & presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a Residential Property.

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

9. **REASONABLE ACCESS – BUILDING INSPECTION** : An area on the site where sufficient , safe & reasonable access is available to allow inspection within the scope of the inspection.

10.**REASONABLE ACCESS - TIMBER PEST INSPECTION**: The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

- Roof Void – the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder placed on the ground, and, there is at least 600mm x 600mm of space to crawl
- Subfloor – the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor
- Roof Exterior – must be accessible by a 3.6M ladder

11. **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.

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. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.”

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. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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

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

16.**DISCLAIMER OF LIABILITY**: - No liability shall be accepted on account of failure of the Report to notify any problems, timber pest activity or damage present at or prior to the date of inspection in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by, or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

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 their own risk.

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

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19. **PROHIBITION ON THE PROVISION OR SALE OF THE REPORT.** The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

20. **RELEASE** You release Us from any and all claims, actions, proceedings, judgements, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

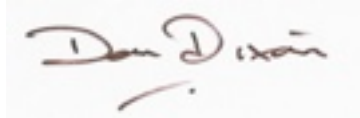
21. **INDEMNITY.** You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgements, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised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

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.

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The Inspection and Report was carried out by: Don Dixon BSA Lic # 1015264



Signature:

Date : 15th February 2010

Signed for and on behalf of D&D Dixon Pty Ltd t/a

Property Inspection Team