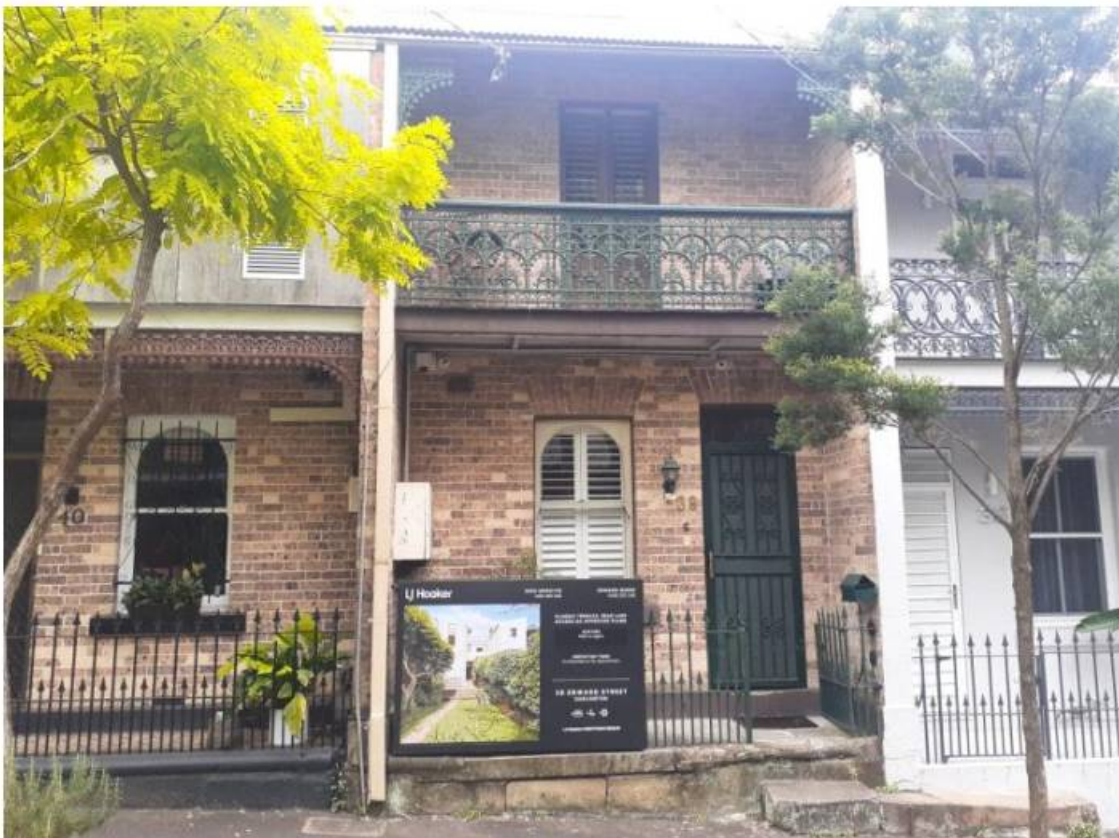




Visual Property Inspection Report

Complies with Australian Standard AS 4349.1-2007 & AS 4349.3-2010

5 Simple Place, Pleasantville



Mr James Jones

Alpha Building Services Pty Ltd Trading As **Inspect It FIRST**

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VISUAL BUILDING INSPECTION REPORT

BRIEF SUMMARY:

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Please note, where prices have been noted, these are opinions only and are not quotes or even firm estimates. Independent quotations for any notable item should be obtained prior to acting on this report.

EXTERNAL AREAS

EXTERNAL WALLS

Weepholes And Vents:

Vents and or weep holes are not present to the base of brick walls. The absence of vents and or weep holes can lead to ventilation and dampness problems. Recommend brick vents and or weep holes be installed to comply with current Standards.

Estimated cost from: \$1200.

BALCONY

Defects Or Maintenance Items:

The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified. Timber flooring finish is showing wear and tear. Recommend poor areas be refinished. Minor damage noted requiring surface repair. Moderate wood decay is present to the structure and decayed timbers should be replaced.

Estimated cost from: \$2000.

ROOF SYSTEM EXTERNAL

EXTERNAL ROOF

Roof Covering Condition Detail:

The flashing is in poor condition and requires repair or replacement. Roofing screws are rusted and should be replaced.

Estimated cost from: \$2000.

CHIMNEYS/FLUE

Condition:

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

Estimated cost from: \$600.



INTERNAL AREAS

FLOORS

Floors Condition:

Floors are uneven and recommend that the re-leveling of the uneven floor area/s be considered. Excessive movement was noted to timber floors. Additional support is required to the flooring members to remove excessive movement. Excessive gaps were evident between floorboards. Timber flooring has shrunk since installation and relaying will be required to rectify finish. Timber flooring finish is showing wear and tear. Damage noted requiring surface repair.

STAIRS INTERNAL

Stairs Condition:

Head height over the stairs is low, does not comply with Standards and may be hazardous. Recommend this area be modified.

WET AREAS

KITCHEN

Kitchen Fixtures:

Stone benchtop is chipped and will require repair or replacement. A range hood is present however, it does not appear to be ducted correctly. Recommend the unit be ducted to the external air. Wear and tear is noted to cabinets and some maintenance or repairs will be required.

Estimate cost from: Not available (Quotations should be commissioned)

ENSUITE

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Glass to the shower screen is delaminating, hazardous, and should be changed.

Estimated cost from: \$600.

Exhaust Fan:

An exhaust fan has been provided to this area but is not operational. Repair or replacement will be required.

Estimated cost from: \$450.

ROOF SYSTEM INTERNAL INSULATION & SARKING

Insulation Status:

Insulation has not been provided to the ceiling cavity.

Estimated cost from: \$800.



PARTY WALLS

Details:

A party wall is present in the roof void however, the wall does not completely cover the gap between adjoining properties. Recommend the party wall be completed as the areas may be a potential security and or fire risk.

Estimate cost from: Not available (Quotations should be commissioned)

CONCLUSION

SUMMARY

Major Defects In This Building:

No major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

Minor Defects In This Building:

The incidents of minor defects are more than the average condition of similar buildings of approximately the same age that have been reasonably well maintained. For details please review the report in full.

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

You must read the entire report and not rely solely on this Summary. The order that the items may appear in this summary is not an indicator of their importance.



CONTACT THE INSPECTOR:

All discussions with the inspector regarding the details of the inspection report are by appointment. This is to ensure that the inspector has familiarised themselves with the property and has dedicated time for your discussion. Please call our office on 02 9629 3888 to arrange a convenient time to book an appointment with the inspector. Our business hours are 8:30am to 5:00pm Monday to Friday. Before talking with the inspector it helps to have specific items or questions ready to discuss. Should you have any difficulty in understanding anything contained within this report then you should immediately arrange an appointment and have the matter explained to you prior to acting on this report.

The inspection and report was carried out by:

Ben Parkinson
Senior Building Consultant
Alpha Building Services Pty Ltd Trading As Inspect It FIRST



VISUAL INSPECTION REPORT

REPORT DETAILS

Client:

Mr James Jones.

Date Of Inspection:

09 November 2022.

Property Address:

5 Simple Place, Pleasantville.

Inspector:

Ben Parkinson
Senior Building Consultant
Alpha Building Services Pty Ltd Trading As Inspect It FIRST

Persons At Inspection:

Tenant or Representative. Real Estate Agent or Representative. A Building Inspection was taking place at the time of inspection.

STRUCTURE(S) INSPECTED:

Building Type:

Two level terrace.

INSPECTION AGREEMENT:

Agreement Details:

Client has read and accepted the terms and conditions of our agreement prior to commencement of this inspection.

Special Conditions:

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

Changes:

There are NO changes to the Inspection Agreement:

WEATHER & ORIENTATION:

Weather Condition:

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

Orientation

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



INSPECTED PROPERTY

BUILDING REPORT

Report Type:

Visual Pre Purchase Inspection.

Note: *If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is essential. We recommend a Pre-Settlement Inspection, 1 or 2 days before contract settlement, to confirm that the property is in an acceptable condition.*

Important Information: *If there has been a verbal discussion with the inspector or our company relating to this property the information in this report takes absolute priority.*

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

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

PROPERTY DESCRIPTION

External Wall Construction:

Full or double brick. Brick veneer.

Roof Construction:

The roof is of pitched and skillion style construction.

Roof Is Covered With:

Corrugated steel.

Footings:

The building is constructed on the following footing type/s: Masonry strip and pier. Brick piers on concrete pads. Concrete slab. Sandstone block.

Estimate Building Age:

Over 100 years old.

The building appears to have had an extension/addition. The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.

The building may be heritage listed. The purchaser should make inquiries to the relevant authorities to ascertain what ramifications such a listing would have on the property. Victorian and Federation Period Houses: Please note. These types of houses are over 110 years old and have typical defects including dampness in the masonry walls, termite damage and or wood rot to the timber floor frames. Ineffective dampcourses or flashings and prolonged damp conditions in the subfloor area are generally the cause of the defects. Often it is difficult to assess the defect due to restricted access to the subfloor or roof void and the deteriorated condition of the timbers.



EXTERNAL AREAS

Important Note: The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but may be found to be inadequate during periods of heavy or consistent rain. Any comments made in this section are relevant only in light of the conditions at the time of inspection.

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

FENCES & GATES

Type & Condition:

The fences are mainly constructed from metal. The fences are generally in fair condition but some repairs or maintenance are required.

PATHS/PAVED AREAS

Type & Condition:

The paths/paved areas have some visible cracking and damaged areas may require repair and or replacement.

DRAINAGE

Surface Water:

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

EXTERNAL WALLS

Wall Condition:

Maintenance and or repair required prior to next repainting.





Paint deterioration was present to external surfaces. Maintenance and or repairs will be required.



Cracks are evident to masonry. Visible cracking appears minor. Periodic maintenance may be required. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.



Position/Location:

Front elevation. Rear elevation.



Weepholes And Vents:

Vents and or weep holes are not present to the base of brick walls. The absence of vents and or weep holes can lead to ventilation and dampness problems. Recommend brick vents and or weep holes be installed to comply with current Standards.



Estimated cost from: \$1200.



DAMPCOURSE

Type & Condition:

A damp proof coursing material could not be identified. Where a damp proof coursing material is not visible or cannot be identified, dampness, rising or otherwise, may become a future problem. Recommend an invasive inspection to determine the status of the dampcourse material.

LINTELS:

Type & Condition:

Lintel type/s noted: Mild steel: The condition of the lintels is generally fair.

WINDOWS:

Condition:

Paint is peeling off the window frames and maintenance is required. Minor maintenance and or repairs are required prior to next repainting.



Position/Location:

Rear elevation.

DOORS:

Condition:

Minor maintenance and or repairs are required prior to next repainting. Door frames are scratched and will require refinishing.

Position/Location:

Rear elevation.

STAIRS:

Stairs Condition:

The stairs are constructed primarily from bricks. The stairs are constructed primarily from masonry. Stair tread/s is not level and should be rectified. Rise and going (height & depth) of treads is hazardous and does not comply with current Standards. Recommend these areas be modified.



Position/Location:

Front elevation.



VERANDAH

Position/Location:

Front elevation.

Construction & Condition:

Constructed from concrete or masonry. The general condition of this structure is fair.

Defects Or Maintenance Items:

Damage is noted to the floor area. Damaged areas require repair or replacement.



BALCONY

Position/Location:

Front elevation.

Construction & Condition:

Constructed from timber.

Note: Where timber is used in construction it is very important to ensure these timbers are well maintained and in sound condition. Timbers that are not regularly checked may develop timber decay damage or suffer timber pest attack and failure could cause injury.

We strongly recommend that all external timber structures be further inspected by a Structural Engineer. External timber structures are defined as "timber decks, verandahs, pergolas, balconies, handrails, stairs, or retaining walls". The general condition of this structure is fair.

Roof Construction & Covering:

The roof is of skillion style construction.

Roof Is Covered With:

Corrugated steel.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair.



Defects Or Maintenance Items:

The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be modified. Timber flooring finish is showing wear and tear. Recommend poor areas be refinished. Minor damage noted requiring surface repair. Moderate wood decay is present to the structure and decayed timbers should be replaced.



Estimated cost from: \$2000.



ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

EXTERNAL ROOF

Roof Style:

The roof is of pitched construction.

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. The roofing materials were viewed from a distance only. It should be noted that when roofing cannot be inspected in detail, other associated aspects of the roofing are also often not inspected in detail. These may include items such as gutters, eaves, flashings, chimneys and other items that would require a detailed and close inspection of the roof surface.

Position/Location:

Front elevation.

Roof Covering Condition Detail:

The flashing is in poor condition and requires repair or replacement. Roofing screws are rusted and should be replaced.



Estimated cost from: \$2000.

GUTTERS AND DOWNPIPES:

Gutter & Downpipes Condition:

Water is ponding in the gutters and they require realigning. Some downpipes do not appear to be correctly connected a stormwater dispersal system and adjustments are recommended.



EAVES, FASCIAS & BARGE BOARDS:

Fascias & Bargeboards Condition:

Moderate wet rot decay is present to some sections of the timber fascias/bargeboards. Maintenance and or replacement of damaged timber will be required. Some fascias/bargeboards are loose and require re fixing. The paint work is deteriorating; Consider maintenance as well as a cosmetic upgrade.

SKILLION ROOF

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned.

Position/Location:

Rear elevation.

Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access.

CHIMNEYS/FLUE

Condition:

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



Estimated cost from: \$600.



GARAGING

GARAGING

Restrictions:

Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted. A vehicle is located in the area restricting inspection below, above and around the vehicle.



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection of the area.

Garaging Type:

Garage.

Location:

To the rear of the main building.

General Condition:

The structure is generally in fair condition.

Roof Construction & Covering:

The roof is of skillion style construction.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair. The flashing is in poor condition and requires repair or replacement. Roofing screws are rusted and should be replaced.



Gutter & Downpipes Condition:

Leaves and debris are present in gutters and require clearing. Water is ponding in the gutters and they require realigning.

External Wall Or Support Construction:

Metal columns. Metal decking.

Wall Condition:

The condition of the walls is generally fair.

Lintels - Type & Condition:

Lintel type/s noted: Timber. The condition of the lintels is generally fair.



Front Doors - Type & Condition:

The main garage door is a roller shutter style door and is in fair condition. Rust is present to the door brackets and damaged areas will require treatment or replacement. The door requires adjustment or easing to ensure smooth operation.



Floor - Type & Condition:

The concrete floor is generally in fair condition. Stored goods covering the floor restricted inspection of the area. Defects may be present and not detected.

Ceiling Condition:

There is no ceiling lining present.

Internal Walls Condition:

The condition of the walls is generally fair.



INTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area. Due to the method of construction or other obstructions there was no access or limited access under the stairs.



ACCESS LIMITATIONS

Restrictions:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Access was limited in the following locations and or areas: Various areas. Wardrobes. Kitchen cupboards. Storage cupboard. Garage.



Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions are noted we **STRONGLY** recommend access be gained to enable a full inspection of the area.

CEILINGS

Ceiling Condition:

Peeling paint was noted to ceilings. Mould was noted on the ceiling lining. Mould should be further investigated by an expert in mould detection and analysis.



Location/Area:

Ensuite.



WALLS

Internal Walls Condition:

Settlement cracks are evident to wall areas. Maintenance and repairs are required prior to next repainting. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.



Location/Area:

Kitchen. Sunroom.



WINDOWS

Windows Condition:

The condition of the windows is generally fair. The condition of the window hardware is generally fair. Some repairs or maintenance will be required.

DOORS

Doors Condition:

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

FLOORS

Floors Condition:

Floors are uneven and recommend that the re-leveling of the uneven floor area/s be considered. Excessive movement was noted to timber floors. Additional support is required to the flooring members to remove excessive movement. Excessive gaps were evident between floorboards. Timber flooring has shrunk since installation and relaying will be required to rectify finish. Timber flooring finish is showing wear and tear. Damage noted requiring surface repair.



Location/Area:

Main bedroom. Lounge room. Dining room.

Estimate cost from: Not available (Quotations should be commissioned)



STAIRS INTERNAL

Stairs Condition:

The stairs are constructed primarily from timber. The stair treads squeak and require maintenance. The handrails and balustrades do not comply with Standards for height and or spacing. Recommend they be updated.



Head height over the stairs is low, does not comply with Standards and may be hazardous. Recommend this area be modified.



Estimate cost from: Not available (Quotations should be commissioned)



WET AREAS

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

KITCHEN

Kitchen Fixtures:

Stone benchtop is chipped and will require repair or replacement. A range hood is present however, it does not appear to be ducted correctly. Recommend the unit be ducted to the external air. Wear and tear is noted to cabinets and some maintenance or repairs will be required.



Estimate cost from: Not available (Quotations should be commissioned)

Tiles:

Some drummy, loose tiles were noted and these areas will require repair and or replacement.

Sink & Taps:

Sink and taps appear in serviceable condition. Drain appears serviceable. Stored goods restricted inspection of the area below the sink. Damage and or defects may be present and not detected. Recommend the area be cleared to allow a full inspection of this area.

Important Note: Shower areas (where present) are visually checked for leakage, however leaks often do not show until the shower is put to prolonged use. It is very important to maintain adequate sealing in the shower & 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 to all shower & bath areas.

BATHROOM

Room Location:

Ground floor. Rear.

Shower/Bath Condition:

The shower recess was not tested as there is no hob to contain the water during testing. Accordingly, no report or opinion on this area is offered.



Tiles:

The condition of the tiles is generally acceptable.

**Basin:**

The basin & taps appear serviceable. Drain appears serviceable. Due to the presence of stored goods inspection below basin area was restricted concealing possible defects.

Vanity Unit:

Wear and tear is noted to vanity cabinet. Consider maintenance and adjustments to various doors/drawers to provide smooth operation.

**Toilet Condition:**

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

Exhaust Fan:

An exhaust fan has not been provided to this area.

ENSUITE**Room Location:**

Level one. Bedroom ensuite.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. **IMPORTANT NOTE:** This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time. Glass to the shower screen is delaminating, hazardous, and should be changed.



Estimated cost from: \$600.

Tiles:

The condition of the tiles is generally fair.

Basin:

The basin & taps appear serviceable. Drain appears serviceable. Due to the presence of stored goods inspection below basin area was restricted concealing possible defects.

Vanity Unit:

Wear and tear is noted to vanity cabinet.

**Toilet Condition:**

The toilet appears to be in working order.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.

Exhaust Fan:

An exhaust fan has been provided to this area but is not operational. Repair or replacement will be required.

Estimated cost from: \$450.

LAUNDRY**Room Location:**

Located in the bathroom.

Tub & Taps:

A laundry tub is not provided to the laundry area and is a contravention of the Standards. Recommend a wash tub be provided.

Tiles:

The condition of the tiles is generally acceptable.

Floor/Floor Waste:

The floor waste point was not able to be tested during this visual inspection. Defects or blockage may be present and not detected.



SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Some areas of the building are a concrete slab on ground construction and to these areas there is no accessible void for inspection. The entry point is too small to allow body access and accordingly no report on this area is submitted. Areas of the sub floor are too small/low to allow body access and accordingly no report on these area is submitted.



Inspection was restricted in or below the following locations and or areas: All internal areas.



Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we **STRONGLY** recommend that access be gained to all inaccessible areas.

VENTILATION

Description:

The underfloor ventilation appeared to be limited. This area should be monitored over time and should the situation deteriorate further, additional ventilation will be required.



FOOTINGS

Type & Condition:

The building is constructed on a combination of strip footings, piers and concrete slab. Due to limited or no access to the sub floor area an evaluation of the footing could not be provided. Defects may be present and not identified. Recommend access be gained.

Recent Weather Conditions:

The weather of recent times has been wet and this may cause soil on the property to be affected, inturn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.



ROOF SYSTEM INTERNAL

INSPECTION LIMITATIONS

Restrictions:

Inspection of framing within the roof cavity was significantly restricted by a heavy build up of dust. This prevents close inspection in detail of many roof timbers. Recommend the roof void be vacuumed to expose roof members for inspection. Inspection was restricted above the following locations and or areas: All internal areas.



ACCESS LIMITATIONS

Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected.

A comment is not made where access was unable to be gained. Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection inaccessible areas.

ROOF FRAMING AND STRUCTURE

Roof Supports - Type And Condition:

The cut and pitched roof timbers appear to provide adequate support.

INSULATION & SARKING

Insulation Status:

Insulation has not been provided to the ceiling cavity.

Estimated cost from: \$800.

Sarking Status:

Sarking has not been provided to the roof area.



PARTY WALLS

Details:

A party wall is present in the roof void however, the wall does not completely cover the gap between adjoining properties. Recommend the party wall be completed as the areas may be a potential security and or fire risk.

Estimate cost from: Not available (Quotations should be commissioned)

TIMBER PEST ATTACK - EVIDENCE NOTED

Description:

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

Affected Roof Timbers:

Rafters.

Location/Area:

Main bedroom.



UTILITIES

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

SERVICES

Details:

Smoke detectors are fitted, however, the positioning, operation or adequacy was not tested and is not commented on.

An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested.

An alarm system is present, however, the operation or adequacy was not tested.

WATER LINES & PRESSURE

Details:

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

HOT WATER SERVICE

Hot Water Service Type/Condition:

Mains electric hot water system: Mains pressure: Located externally: The hot water system appears to be in working condition. No specific tests other than running the hot water tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Age Of Unit:

We were unable to determine the age of the unit.

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



CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

Appearance Defect - Where the appearance of the building element has been blemished and the expected consequence of this cracking is unknown until further information is obtained.

Serviceability Defect - Where the function of the building element is impaired and the expected consequence of this cracking is unknown until further information is obtained.

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

Important

Regardless of the type of crack(s) a Building Inspector carrying out an 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 Visual Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

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

CONCRETE SLAB

Appearance Defect Cracking:

Located: Pathways Width: 1-2mm Length: Various.

MASONARY WALLS - EXTERNAL

Appearance Defect Cracking:

Crack Type: Stepped cracking Vertical cracking Located: Wall, South elevation Balcony Width: 1-2mm Length: 2.4M.



MASONRY WALLS - INTERNAL

Appearance Defect Cracking:

Crack Type: Hairline cracking Located: kitchen, main bedroom, Width: 0.5-1mm. Length: 2.4M.

RECOMMENDED ACTION

Due to the unpredictable nature of cracking in building elements it is not possible for the inspector to determine past or future occurrences that have or will impact cracking in this building. Because of these unknowns and the possibility of concealed defects related to cracking in building elements we recommend an engineer be consulted prior to acceptance or purchase this building.



CONCLUSION

GENERAL CONDITIONS

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

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

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

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Asbestos Inspection. Alarm/Intercom/Data Systems. Roofing Inspection. Appliance Inspection. Fire Place & Chimney/Flue Inspection. Fire safety and equipment inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection.

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

SUMMARY

Major Defects In This Building:

No major defects were identified, when compared with major defects typically arising in similar buildings of approximately the same age that have been reasonably well maintained.

Minor Defects In This Building:

The incidents of minor defects are more than the average condition of similar buildings of approximately the same age that have been reasonably well maintained. For details please review the report in full.

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

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

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

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. Photographs in this report are not necessarily the only instance identified. It is possible that other instances of the item are at the property and have not been photographed.



TERMINOLOGY

TYPES OF DEFECTS:

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

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

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

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

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

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

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

RATINGS:

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

LOW (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

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

HIGH (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

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

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring 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.

DEFINITIONS:

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

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

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

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

* "Major Defect" as mentioned under the Home Building Compensation Fund may not directly align with this reports definition of a major defect.

Minor Defect - A defect other than a major defect.

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

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



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

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

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

IMPORTANT ADVICE:

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

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

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

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.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

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

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

REPORT CONTENTS:

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.

VISUAL INSPECTION ONLY:

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

COMMENTS IN THIS REPORT:

This report does not and cannot make comment upon; defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any*



dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

COMPLAINTS PROCEDURE:

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

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

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

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."

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.

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.

ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the



likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMERS:

DISCLAIMER OF LIABILITY:

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:

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. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.



TIMBER PEST VISUAL INSPECTION REPORT

This report complies with Australian Standard AS 4349.3-2010.

Introduction and Important Disclaimer: This section of the **Report** provides information regarding timber pest activity as observed during the inspection. The Brief Summary of inspection results at the front of this section is supplied to allow a quick overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own. Please also refer to the limitations and disclaimers relevant to timber pest inspection reports in the Client Agreement as agreed prior to purchasing this report.** Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override this Summary. This report is subject to Terms and Limitations. **For complete and accurate information, please refer to the following report.**

Before making any decision regarding this property we strongly recommend enquiries be made with the vendor about Timber Pests and in particular current or past Termite activity at this property.

ACCESS

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

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

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

TIMBER PEST ACTIVITY OR DAMAGE

Active Termites Found:

No - At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report. **IMPORTANT We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

Damage Caused By Termites Found:

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

Damage Caused By Borers Found:

Yes - Evidence (flight holes) of borers of dry seasoned timbers or borer damage was found. Please read the report.

Damage Caused By Wood Decay Found:

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



EXTERNAL - TIMBER PEST

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

WOOD DECAY DAMAGE FOUND

Description

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

Affected External Timbers

Fascia timbers: Balcony timbers:



Severity:

Visible timber damage appears moderate. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspection and report on the property. Refer to the definitions section of this report - TERMS & LIMITATIONS - Timber Damage.

Location/Area

Rear section of the property. Front section of the property.

CONDUCTIVE CONDITIONS

Description

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





Tree stumps should be removed.



EVIDENCE OF ACTIVE TERMITES

Details

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

Timbers Exposed To Weather and/or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material.



GARAGING - TIMBER PEST

GARAGING TYPE

Describe Garaging

A garage.

RESTRICTIONS:

Garaging

Stored items restricted inspection to the interior. These goods must be removed to enable a more complete report to be submitted. A vehicle is located in the area restricting inspection below, above and around the vehicle.



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

EVIDENCE OF ACTIVE TERMITES

Details

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



INTERIOR - TIMBER PEST

RESTRICTIONS:

Inspection Limitations

Both floorcoverings and furnishings were present and restricted inspection within this area. Due to the method of construction or other obstructions there was no access or limited access under the stairs.



Access Limitations

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. Stored items should be removed to allow a more complete inspection to be carried out. Access was limited in the following locations and or areas: Various areas. Wardrobes. Kitchen cupboards. Storage cupboard. Garage.



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

EVIDENCE OF ACTIVE TERMITES

Details

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



SUBFLOOR - TIMBER PEST

RESTRICTIONS:

Cavity Present/Not Accessible

Some areas of the building are a concrete slab on ground construction and to these areas there is no accessible void for inspection. The entry point is too small to allow body access and accordingly no report on this area is submitted. Areas of the sub floor are too small/low to allow body access and accordingly no report on these area is submitted.



Inspection was restricted in or below the following locations and or areas: All internal areas.



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

RESTRICTIONS SLAB

Slab Areas:

Some sections of the property are constructed on a concrete slab below which there is no subfloor for inspection. See important information in Section - Concrete Slab Homes (Part or Full Slab).

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



SUBFLOOR VENTILATION

Description

Subfloor ventilation appears to be limited. Where ventilation is limited, improvement in ventilation is required and a suitably qualified tradesperson should be consulted to determine costing and methods to improve ventilation. Limited ventilation can lead to conditions that are conducive to timber pest attack.



ROOF INTERNAL - TIMBER PEST

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

RESTRICTIONS:

Inspection Limitations

Inspection of framing within the roof cavity was significantly restricted by a heavy build up of dust. This prevents close inspection in detail of many roof timbers. Recommend the roof void be vacuumed to expose roof members for inspection. Inspection was restricted above the following locations and or areas: All internal areas.



Access Limitations

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected.

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

LYCTUS BORER DAMAGE

Description

Evidence of Lyctus borer was found. Lyctus borer is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer. Lyctus borer damage was noted to the following timber(s)/area(s).

Affected Roof Timbers

Rafters.



Above The Following Location Or Area

Main bedroom.

**Severity:**

Visible timber damage appears moderate. Please refer to the building report for details or if a building inspection was not commissioned we recommend a builder inspection and report on the property. Refer to the definitions section of this report - TERMS & LIMITATIONS - Timber Damage.

EVIDENCE OF ACTIVE TERMITES**Details**

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



TREATMENT & SUMMARY - TIMBER PEST

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

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

Description

There was no visible evidence of previous termite treatment.

IMPORTANT NOTE

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

SUMMARY DETAILS

Testing Equipment:

A Work Zone moisture metre was used for the testing of moisture during the inspection.

Overall Assessment Of Property:

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

Further Access Required:

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

Evidence Of Timber Pests:

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

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

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



Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660. Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

CHEMICAL TREATMENT RECOMMENDATIONS

Detailed Treatment Specification Not Submitted

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

IMPORTANT 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.

DEFINITIONS:

For the purpose of this inspection, the definitions below apply;

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

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.

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

Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

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

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

REASONABLE ACCESS:

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

ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M



ladder, and, there is at least 600mm x 600mm of space to crawl;

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

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;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

A More Invasive Physical Inspection Is Available And Recommended

As detailed above, there are many limitations to this visual inspection only. 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.

TERMS & LIMITATIONS

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

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

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

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

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

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

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

BORERS OF SEASONED TIMBERS:

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs



hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. 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 which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of green unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

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

TIMBER DECAY FUNGI:

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

TERMS & LIMITATIONS:

Important Information:

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

VISUAL INSPECTION ONLY:

This is a visual inspection only in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

SCOPE OF REPORT:



This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

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.

DETERMINING Extent of damage:

The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a 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.

MOULD:

Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

DISCLAIMER OF LIABILITY:

No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

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. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons



nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

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

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