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PROPERTY & TIMBER PEST REPORT



Property Address: 100 Main Street
BRISBANE
QLD 4000

Report Number: I999999

Inspection Date & Time: Wednesday 30 February 2012 11:30 AM

TABLE OF CONTENTS

SECTION A – Results of Inspection – Summary	3
A1 – Property Report – Summary	3
SECTION B – Service Details	4
B1 – Pre-Engagement Inspection Agreement	4
B2 – Client Details	4
B3 – Special Conditions / Instructions	4
B4 – Consultant Details	4
SECTION C – General Property Data	5
C1 – General Description of the Property	5
SECTION D – Accessibility	7
D1 – Areas Inspected	7
D2 – Areas Not Inspected	7
D3 – Obstructions	7
D4 – Undetected Structural Damage & Timber Pest Risk Assessments	9
SECTION E – Property & Timber Pest Report	8
E1 – Terms on which this Report was prepared	8
E2 – Significant Items	8
E3 – Serious Safety Hazards	8
E4 – The Site	9
E5 – The Exterior	12
E6 – The Interior	24
SECTION F – Building Owner's Responsibilities	34
SECTION G – Complaints Procedure	34
SECTION H – Definitions to Help You Better Understand This Report	35
SECTION I – Terms on which this report was prepared	37
I1 – General Reporting Terms	37
I2 – Property Reporting Terms	38
I3 – Timber Pest Reporting Terms	39

If you have any queries with this report or require further information, please do not hesitate to contact the Consultant (**B4 – Consultant Details**).

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SECTION A – Results of Inspection – Summary

Please read the Terms set out in **SECTION I – Terms On Which This Report Was Prepared** carefully before proceeding.

This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

A1 – Property Report – Summary

The property is a detached highset house and is approximately 50 years old. The property appears to have been constructed to a reasonable standard for the period using workmanship and materials of a reasonable quality and has since been reasonably maintained.

<u>In respect of significant items:</u>
Evidence of Serious Safety Hazards was not found.
Evidence of Structural Damage was not found.
Evidence of Timber Pest Activity was found. See Section E for further details.
Evidence of Conditions Conducive to Structural Damage was found. See Section E for further details.
Evidence of Condition Conducive to Timber Pest Activity was found. See Section E for further details.
Following this inspection, the next inspection to help detect timber pest activity is recommended in 6 Months

In respect of any significant item identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. Also see, **D4 – Undetected Structural Damage & Timber Pest Risk Assessments**.

Important risk management information is set out in **SECTION F – Building Maintenance Responsibilities**.

If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection.

SECTION B – Service Details

As requested and agreed with the Client, the inspection carried out by a qualified Building Consultant and Timber Pest Detection Consultant (“The Consultant”) is a combined Property Report & Timber Pest Report (“The Report”).

The Consultant provides an objective opinion about the condition of the property at the time of inspection which the seller, the buyer and the buyer’s mortgage company can rely on and use.

B1 – Pre-Engagement Inspection Agreement

Agreement Number	1999999
Date & Time of Agreement	30/02/2012

B2 – Client Details

Client Name	John Smith
Client Address	1 BACK STREET BRISBANE QLD 4000
Client Email Address	Client@bigpond.com.au
Client Telephone Numbers	(W) 0499 999 999 (H) (M) (F)

B3 – Special Conditions / Instructions

There are no special conditions or instructions.

B4 – Consultant Details

Consultant Name	Neil Mills 0422874445
Consultant Licence Number (if applicable)	1999999
Company Name	Australian Building Inspection Services Pty Ltd
Company Address	PO Box 2316 REDCLIFFE NORTH QLD 4020
Company Email Address	rae@abis.com.au
Company Telephone Number	07 3203 4888

Company Fax Number	07 3284 2044
IMPORTANT NOTES.	
1.	The Client (or any other party that is entitled to rely on and use this Report) is welcome to contact the Consultant who carried out this inspection. Often it is very difficult to fully explain situations, problems, access restrictions, 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 Consultant (B4 – Consultant Details) and have the matter explained.
2.	If the Client (or any other party that is entitled to rely on and use this Report) has any questions or requires clarification, then you should contact the Consultant prior to acting on this Report.

SECTION C – General Property Data

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

C1 – General Description of the Property

Building Type & Approximate Age	The property is a detached highset house and is approximately 50 years old.
Number of Storeys	One
Additions, Improvements & Extensions	An extension approximately 30 years old An extension approximately 20 years old An extension approximately 10 years old An extension approximately 20 years old
Overall Quality of Construction & Level of Maintenance	The property appears to have been constructed to a reasonable standard for the period using workmanship and materials of a reasonable quality and has since been reasonably maintained.
Building Position on Site	Towards the front of a medium block
Site Gradient	Gently sloping
Site Access	Reasonable pedestrian and vehicular access
Prevailing Weather Conditions at the time of inspection	Damp after rain

Site Drainage	Poorly drained
Smoke Detectors	<p>None fitted</p> <p>IMPORTANT NOTE. The Consultant cannot comment on the installation/testing requirements of smoke detectors as this is a specialist safety critical task that is not within the scope of this inspection and report.</p> <p>It is strongly recommended that the Client obtains advice from a suitably qualified person to either install the adequate amount of smoke detectors and/or ensure existing smoke detectors are of the required type and are installed and maintained correctly.</p>
Orientation Statement	<p>The Consultant may use points of the compass in this Report and this orientation statement is provided as a reference point for the location of an item within the building. It is not intended to be an accurate statement of the true orientation of the building.</p> <p>The façade of the building faces west.</p> <p>Please note that for the purpose of this Report the façade of the building contains the main entrance door.</p>
Occupancy Status	Occupied and fully furnished
Other	

SECTION D – Accessibility

D1 – Areas Inspected

Unless noted in **B3 – Special Conditions / Instructions**, the inspection only covered the Readily Accessible Areas of the Building & Site.

Areas Included In The Scope Of The Inspection.	The Site. Building Exterior. Building Interior. Roof Space. Subfloor Space.
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Note: Inspection of areas included in the scope of this inspection may be limited by obstructions and/or areas not being readily accessible.

D2 – Areas Not Inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including but not limited to structural damage and timber pest activity. Areas which are not normally accessible or unsafe were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Details of any areas not inspected are noted in Section E at the beginning of sub-sections **E4.1a Site Areas Not Inspected**, **E5.1a External Areas Not Inspected** and **E6.1a Interior Areas Not Inspected**.

D3 – Obstructions

Details of any obstructions are noted in Section E on an area by area basis.

D4 – Undetected Structural Damage & Timber Pest Risk Assessments

The inspection of a property is always limited in some degree due to access restrictions or obstructions.

This section provides the Client (or any other party that is entitled to rely on and use this Report) with an assessment of the level of risk associated with the possibility of undetected defects in areas that were not inspected.

Therefore, in respect of this property, the overall degree of risk of undetected defects such as structural damage and/or timber pest activity, and conditions conducive to structural damage and/or timber pest activity was considered: **High**

A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the Consultant **B4 – Consultant Details** who carried out this report.

SECTION E – Property & Timber Pest Report

E1 – Terms on which this Report was prepared

The terms on which this report was prepared including: the Purpose of Inspection; Scope of Inspection; Acceptance Criteria; Limitations; and Exclusions are set out in **SECTION I – Terms On Which This Report Was Prepared**.

Please read the Terms set out in SECTION I carefully before proceeding.

E2 – Significant Items

Defects and observations were reported on in accordance with the SCOPE OF INSPECTION see **I2 – Property Reporting Terms** and **I3 – Timber Pest Reporting Terms**.

E3 – Serious Safety Hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard.

E3.1 Identified Hazards

<u>Serious Safety Hazards</u>
No evidence was found.

E3.2 Potential Service Hazards

No service hazards were detected

E3.3 Safety Warnings

Most dwellings constructed prior to 1983 contain asbestos in the wall and ceiling linings, particularly to the bathroom. Some dwellings also contained asbestos roof sheeting. Asbestos and asbestos building products are a significant health risk and were phased out in the early 1980's. Special precautions must be taken when work is carried out on asbestos products particularly if they are to be cut, drilled, removed or sanded and dust particles produced. Professional advice from an asbestos removal expert should be sought as to the amount and importance of the asbestos present and the cost of sealing and removal.

This report may mention FC Sheeting, Super 6 Roofing etc. These products are likely to contain asbestos if the building was constructed prior to 1983. Unless the marking on the reverse of the product indicates whether or not asbestos was used, laboratory testing is required to confirm the presence or otherwise of asbestos in the product.

Current building regulations require that glass in windows and doors in exposed situations must be a safety glass. However, homes built prior to the 1980s did not need to meet this requirement and glass from this period, in windows and doors, may cause serious injury when broken.

E4 – The Site

E4.1a Site Areas Not Inspected

All the normally accessible areas permitted entry

E4.1b Site Inspection Obstructions

Yard Structure Obstruction

Obstruction	Widespread Vegetation Water Tank Earth Pavement
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see D4 – Undetected Structural Damage & Timber Pest Risk Assessments

Site Walls& Fences Obstruction

Obstruction

Widespread Vegetation

Water Tank

Earth

Pavement

Stored Materials

Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

E4.2 Site Structures

Yard Structure Defects

No evidence was found.

E4.3 Site Walls & Fences

<u>Site Walls & Fence Defect/Observation</u>	
Structure	Boundary fence
Location	In General
Element	Palings
Defect/Observation	<p>Earth-wood contact</p> <p>Note: Untreated or non-durable timbers in direct contact with the ground/soil produce a ready food source for termites. Also, susceptible timbers used in a hazardous environment are prone to fungal decay.</p>
Extent	Widespread
Recommendation	<p>This defect falls within the category of "Timber Pest Activity". A further investigation by a Licensed Tradesperson is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>



E4.4 Grounds

Grounds Defects

No evidence was found.

E4.5 Termite Management Program

Termite Management Programme

Documentation	<p>No termite management documentation available at the time of inspection.</p> <p>A Subterranean Termite Management Proposal is recommended in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or help manage the risk of concealed subterranean termite access to building and structures. The Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.</p>
Evidence	<p>Drill marks indicating a possible termite treatment</p> <p>Note: All relevant documents pertaining to the extent of any previous treatment should be obtained by the building owner and keep on file including, any service warranties and advice in regard to the building owner's obligation to maintain the treatment. If evidence of a previous treatment of termite infestation is found, and appropriate documentation is not available, it must be assumed that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required.</p>

E5 – The Exterior

E5.1a External Areas Not inspected

There was no inspection of the Roof Exterior on the in general side of the property as it was not safe to do so.

E5.1b External Areas Obstructions

Roof Covering Obstruction

Not Applicable .

External Walls Obstruction

Obstruction	Air Conditioning Components Pavement Vegetation Water Heating Components External cladding
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

E5.2 Roof Coverings

Roof Covering Description

Structure	The roof to the main building.
Description	Roll Formed Metal Sheeting .

Roof Covering Inspection Not Applicable


Inspection of the roof covering is not included in the scope of this inspection and report.

E5.3 External Walls

External Walls Description

Structure	External wall to the main building
Wall Construction	Timber framed
External Cladding	Vinyl cladding over fibre-cement sheeting
Wall Finish	Natural


External Wall Defect/Observation

External Wall	External wall to the main building	
Location	Southern side of the building	
Element	Cladding	
Element Type	Non-loadbearing	
Defect/Observation	Damaged	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	


<u>External Window Defect/Observation</u>	
Location	Windows In general
Element	Awning
Defect/Observation	<p><u>Fungal Decay</u> Damage</p> <p><u>Sign of Fungal Decay</u></p> <p>Visible damage to timber</p> <p><u>Damage Status</u></p> <p>Decaying wood</p> <p>Note. Decaying wood contains sufficient moisture to retain its original shape. However, decay will most likely spread (unless sources of moisture are quickly removed).</p>
Extent	Localised
Recommendation	<p>This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>



External Window Defect/Observation

Location	Windows In general	
Element	Awning	
Defect/Observation	Damaged	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

External Window Defect/Observation

Location	Bedroom window South-western side of the building	
Element	Frame	
Defect/Observation	<p><u>Fungal Decay</u> Damage <u>Sign of Fungal Decay</u> Misshapen timbers <u>Damage Status</u> Undetermined</p> <p>Note. Where the overall condition of the timber is undetermined, further inspections are strongly recommended. This may require monitoring of the timber over a period of time and include the assessment of conditions conducive to activity (e.g. in different weather conditions).</p>	
Extent	Localised	
Recommendation	<p>This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>	

External Window Defect/Observation

Location	Windows In general
Element	Frame
Defect/Observation	Flaking
Extent	Localised
Recommendation	Repainting is required.




External Window Defect/Observation

Location	Utility room window Southern side of the building
Element	Frame
Defect/Observation	<p><u>Fungal Decay</u> Damage <u>Sign of Fungal Decay</u> Visible damage to timber <u>Damage Status</u> Decaying wood</p> <p>Note. Decaying wood contains sufficient moisture to retain its original shape. However, decay will most likely spread (unless sources of moisture are quickly removed).</p>
Extent	Localised
Recommendation	<p>This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>




External Window Defect/Observation

Location	Windows South-western side of the building	
Element	Head flashing	
Defect/Observation	Missing	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

E5.5 External Doors

External Door Defect/Observation

Doors	Utility room door	
Location	Southern side of the building	
Element	Architrave	
Defect/Observation	<p>Fungal Decay Damage</p> <p><u>Sign of Fungal Decay</u></p> <p>Misshapen timbers</p> <p><u>Damage Status</u></p> <p>Decaying wood</p> <p>Note. Decaying wood contains sufficient moisture to retain its original shape. However, decay will most likely spread (unless sources of moisture are quickly removed).</p>	
Extent	Localised	

Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	
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E5.6 Rainwater Pipes & Gutters

Rainwater Goods Defect/Observation


Location	Verandah North-western side of the building	
Element	Downpipe	
Defect/Observation	Not connected to stormwater drain or away from footings	
Extent	Localised	
Recommendation	This matter requires urgent attention.	

E5.7 External Stairs


External Stairs Defect/Observation

Location	Stairway Western side of the building	
Element	Riser	
Defect/Observation	Risers not equal	
Extent	Widespread	
Recommendation	This matter requires urgent attention.	


External Platform Defect/Observation

Location	Verandah Western side of the building	
Element	Hangers , Fasteners	
Defect/Observation	Poorly secured	
Extent	Widespread	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

External Platform Defect/Observation

Location	Deck South-eastern side of the building	
Element	Floor Frame	
Defect/Observation	Not sealed or flashed	
Extent	Widespread	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented as soon as possible.	

External Platform Defect/Observation


Location	Verandah, deck and stairs	
Element	Handrails	
Defect/Observation	No safety lugs	
Extent	Widespread	
Recommendation	Replace the missing element.	

E5.9 Other External Primary Elements


Other External Primary Element Defects

No evidence was found.

Other External Secondary & Finishing Element Defect/Obstruction

Location	North-eastern side of the building	
Element	Water heater	
Defect/Obstruction	Discharging near footings. All AC or Water Heater drainage should be connected to a storm water drain, down pipe or directed well away from footings.	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Plumber is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

Other External Secondary & Finishing Element Defect/Obstruction

Location	Southern side of the building	
Element	Air-conditioning unit	
Defect/Obstruction	Discharging near footings. All AC or Water Heater drainage should be connected to a storm water drain, down pipe or directed well away from footings.	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Plumber is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

E6 – The Interior

E6.1a Interior Areas Not Inspected

All the normally accessible areas permitted entry.

E6.1b Interior Areas Inspection Obstructions

Roof Space Obstruction

Obstruction:	Low pitch at eaves thermal insulation
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

Internal Walls Obstruction

Obstruction	Built-In-Cupboard Clothing & Personal Effects Fixtures Furniture Kitchen Cupboards Pictures Wall Linings
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

Floors & Skirtings Obstruction

Obstruction	Appliances Built-In-Cupboard Clothing & Personal Effects Floor Covering Furniture Kitchen Cupboards
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

Internal Window Obstruction

Obstruction	Fixed blinds Fixed curtains Furniture
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

Subfloor Space & Structure Obstruction

Obstruction	Earth under infill slab Stored materials Earth
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Important Note: The consultant did not move or remove any obstructions. Obstructions may be concealing defects which may only be revealed when the obstructions are moved or removed. For further advice see Section D – Undetected Defect Assessment.

E6.2 Roof Space & Roof Frame

Roof Structure Description

Structure	The roof to the main building
Description	Hardwood timber framed pitched roof

Roof Space Defects

No evidence was found.

E6.3 Ceilings & Cornice

Ceiling & Cornice Defects

No evidence was found.

E6.4 Internal Walls

Internal Wall Defects

No evidence was found.

E6.5 Floors & Skirtings

Floors & Skirtings Defects

No evidence was found.


E6.6 Internal Doors, Jambs & Architraves

Internal Doors Defects

No evidence was found.

E6.7 Internal Windows, Frames & Architraves

Internal Window Defect/Observation

Window	Windows	
Location	Living Room & bedroom 1	
Element	Frames	
Defect/Observation	Binding	
Extent	Localised	
Recommendation	Repairs or replacements are needed but the Consultant does not consider these to be urgent.	

E6.8 Built-in Fittings

Built-in-Fittings Defects

No evidence was found.

E6.9 Other Internal Woodwork

Woodwork Defects

No evidence was found.

E6.10 Sanitary Fittings

Sanitary Fixture Defects

No evidence was found.

E6.11 Sub-Floor & Structure

Subfloor Structure Description

Area	Subfloor space to the main building
Ground To Floor	Timber stumps, Steel columns
Floor Structure	Timber framed construction


Subfloor Space Built In

The subfloor of this high set home has been built-in. Often when this is done one or more of the following items are inadequately addressed.


- Relocation of Termite Barriers and Termite Inspection Zones.
- Damp-proofing under flooring and the base of subfloor walls.
- Increasing Head Heights.
- Raising floor levels in relation to finished ground levels.

The Client should check via Local Authority Searches whether the built-in construction complies with the provisions of any building Act, code, regulation(s) or by-laws.


Subfloor Space Defect/Observation

Area	Subfloor space to the main building	
Location	In general	
Element	Stumps	
Defect/Observation	Earth/wood contact	
Extent	Undetermined	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	


Subfloor Space Defect/Observation

Area	Subfloor space to the main building	
Location	South-western side of the building	
Element	Damp-proof course	
Defect/Observation	Damp masonry-wood contact Note: Untreated or non-durable timbers in direct contact with damp masonry are susceptible to timber pest activity and damage.	
Extent	Widespread	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	


Subfloor Space Defect/Observation

Area	Subfloor space to the main building, utility room	
Location	Southern side of the building	
Element	Skirting	
Defect/Observation	<p><u>Fungal Decay</u> Activity</p> <p>Paint discolouration</p> <p>Note: Modify or remove conditions required for fungal growth, such as the presence of excessive moisture.</p>	
Extent	Undetermined	
Recommendation	<p>This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>	

Subfloor Space Defect/Observation

Area	Subfloor space to the main building	
Location	North-western side of the building	
Element	Bearers	
Defect/Observation	over spanned	
Extent	Localised	
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.	

Subfloor Space Defect/Observation

Area	Subfloor space to the main building	
Location	In general	
Element	Termite capping	
Defect/Observation	<p>Bridging</p> <p>Note: 'Bridging' is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. Australian Standard AS 3660 recognises that barriers shall not be bridged by structures attached to the main building e.g. steps, verandahs, access ramps, claddings, carports, or trellises unless alternative barriers are used to prevent access by termites to the structure.</p>	
Extent	Widespread	
Recommendation	<p>This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. A further investigation by a Licensed Builder is strongly recommended to determine the extent of remedial work required and associated costs. The above recommendation should be implemented without delay.</p>	

E6.12 Other Internal Detail

Other Internal Detail Defects

No evidence was found.

SECTION F – Building Maintenance Responsibilities

To help protect against financial loss, it is strongly recommended that:

- a) Any defects identified in this inspection report be immediately controlled or rectified.
- b) Conditions conducive to structural damage and timber pest activity be removed, rectified or monitored.

In our experience, the importance of removing conditions conducive as not been fully appreciated and as a consequence, structural damage and timber pest activity have resulted in subsequent loss.

It is also recommended that any high risk areas (e.g. where access was not gained or where areas were concealed by obstructions) be further investigated.

Importantly, Standard AS 4349.1 *Inspection of Buildings* recognises that a standard property report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure.

In respect of timber pests, to help minimise the risk of any future loss, thorough regular inspections should undertaken at intervals not exceeding 12 months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack.

Following this inspection, the next inspection to help detect timber pest activity is recommended in 6 Months

If you require further information on a risk management program, please do not hesitate to contact the person who carried out this inspection (**B4 – Consultant Details**).

SECTION G – Complaints Procedure

Should you have any concerns with the inspection or report, then you should immediately contact ABIS on 07 3203 4888.

If your concerns cannot be resolved, then written Notice clearly outlining your complaint must be delivered to our office at PO Box 2316 REDCLIFFE NORTH QLD 4020 within ten (10) working days of the initial complaint.

If the dispute is not resolved within thirty (30) days from the date that ABIS received the written Notice, then the dispute will be referred to the Institute of Arbitrators and Mediators of Australia. This cost of engaging the Institute of Arbitrators and Mediators of Australia shall be met equally by both parties.

SECTION H – Definitions to Help You Better Understand This Report

Building Consultant means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site (property reporting) means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

Building & Site (timber pest reporting) means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Chemical Delignification means the breakdown of timber through chemical action.

Client means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Conditions Conducive to Timber Pest Activity means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and linoleum.

Incomplete Construction means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Instrument Testing (timber pest reporting) means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) *electronic moisture detecting meter* - an instrument used for assessing the moisture content of building elements;
- (b) *thermal imaging camera* – an instrument used to provide a thermal map of the heat energy radiated from visible surfaces to aid the detection of excessive moisture and termite activity;
- (c) *probing* - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) *sounding* - a technique where timber is tapped with a solid object.

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

Minor Defect means defect other than a Major Defect.

Primary Elements means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Secondary Elements means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

Structural Damage means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

Structure means the load bearing part of the building, comprising the Primary Elements.

Subterranean Termite Management Proposal means a written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

Tests (property reporting) means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Tests (timber pest reporting) means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection. The term "Timber Pest Activity" also includes timber pest damage i.e. noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Timber Pest Detection Consultant means a person who meets the minimum recommended competency standard set out in Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports.

Timber Pests means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (b) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (c) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

SECTION I – Terms On Which This Report Was Prepared

As requested and agreed with the Client, the inspection carried out by a qualified Building Consultant and Timber Pest Detection Consultant ("The Consultant") is a combined Property Report & Timber Pest Report ("The Report").

The Terms on which this Report was prepared are set out the following sub-sections:

- General Reporting Terms includes the terms that are applicable to the reporting on both property and timber pest matters and issues.
- Property Reporting Terms includes the terms that are specific to the reporting on property matters and issues.
- Timber Pest Reporting Terms includes the terms that are specific to the reporting on timber pest matters and issues.

I1 – General Reporting Terms

This Report is produced for the use of the Client. This Report may also be relied upon and used the seller, the buyer and the buyer's mortgage company, where applicable. However, before any reliance can be placed on this Report, any party (other than the Client) must be registered to use this Report. For further information, please phone ABIS on 1800 19 20 21 or register online at www.abis.com.au. The Consultant or ABIS is not liable for any reliance placed on this Report by any other third party.

This Report can only be used and relied upon up to 180 days from the Date of Inspection. However, it must be clearly understood that this Report is only a snap shot of the condition of the property at the time of inspection. This Report is not a warranty against problems developing with the property in the future.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

In the case of strata and company title properties, the inspection was limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

If the Client (or any other party that is entitled to rely on and use this Report) has any doubt about the Terms on which this Report was prepared, please discuss your concerns with the Consultant on receipt of the Report.

I2 – Property Reporting Terms

PURPOSE OF INSPECTION The purpose of this inspection carried out by a Building Consultant was to provide advice regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covered or dealt with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

LIMITATIONS

The Client (or any other party that is entitled to rely on and use the report) acknowledges:

1. This Report did not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
2. This Report did not include the inspection and assessment of items or matters that do not fall within the Building Consultant's direct expertise.
3. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

EXCLUSIONS

The Client (or any other party that is entitled to rely on and use the report) acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;

- (iii) the structural design or adequacy of any element of construction;
- (iv) the operation of fireplaces and chimneys;
- (v) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vi) lighting or energy efficiency;
- (vii) any swimming pools and associated fencing or pool equipment or spa baths and spa equipment or the like;
- (viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (ix) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (x) a review of environmental or health or biological risks such as toxic mould;
- (xi) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiii) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

I3 – Timber Pest Reporting Terms

PURPOSE The purpose of this inspection carried out by a Timber Pest Detection Consultant was to assist the Client (or any other party that is entitled to rely on and use the report) to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only dealt with the detection or non detection of Timber Pest Activity and Conditions Conducive to Timber Pest Activity discernable at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

ACCEPTANCE CRITERIA Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Timber Pest Detection Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

LIMITATIONS

The Client (or any other party that is entitled to rely on and use the report) acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that Timber Pest Activity including damage exists though not discernible at the time of inspection. No warranty as to the absence of Timber Pest Activity including damage is given.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector.

EXCLUSIONS

The Client (or any other party that is entitled to rely on and use the report) acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal from a licensed pest control company which is adequately specified.