

Australian Building Inspection Services Pty. Ltd.



Standard Property Inspection and Timber Pest Detection Report



Property Inspected: 10 High Street Street Newtown QLD 4848

Client: John Smith

Inspection Date and Time: Tuesday 11 November 2016 01:00 PM

ID: I838130

1. Summary

This Summary MUST be read in full in conjunction with the rest of the Report. If there is a discrepancy between the information provided in this Summary and the body of the Report, the information in the body of the Report shall take precedence. Please read the [Terms and Conditions](#)

1.1 Summary of Observations

General Impression:-

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

Key Findings:-

- Structural Damage - **Evidence was found** in these areas:
 - [Yard Walls And Fences](#)
 - [Grounds](#)
 - [Subfloor](#)

- Timber Pest Activity - **Evidence was found** in these areas:
 - [Grounds](#)
 - [Timber Pest Activity - Yard](#)
 - [Exterior Platform](#)
 - [Timber Pest Activity - Exterior](#)
 - [Exterior Platform](#)
 - [Timber Pest Activity - Exterior](#)
 - [Other Exterior Secondary And Finishing Elements](#)
 - [Timber Pest Activity - Exterior](#)
 - [Other Exterior Secondary And Finishing Elements](#)
 - [Timber Pest Activity - Exterior](#)

- Conditions Conducive to Structural Damage - **Evidence was found** in these areas:
 - [Exterior Doors](#)
 - [Sanitary Fittings](#)
 - [Subfloor](#)
 - [Subfloor](#)

- Conditions Conducive to Timber Pest Activity - **Evidence was found** in these areas:
 - [Yard Walls And Fences](#)
 - [Conditions Conducive To Timber Pests - Yard](#)
 - [Exterior Doors](#)
 - [Conditions Conducive to Timber Pests - Exterior](#)
 - [Exterior Platform](#)
 - [Condition Conducive To Timber Pests - Exterior](#)
 - [Sanitary Fittings](#)
 - [Condition Conducive To Timber Pests - Interior](#)
 - [Subfloor](#)
 - [Condition Conducive To Timber Pests - Subfloor](#)
 - [Subfloor](#)
 - [Condition Conducive to Timber Pests - Subfloor](#)
 - [Subfloor](#)
 - [Condition Conducive To Timber Pests - Subfloor](#)

Risk of Hidden Defects and/or Timber Pests:-

Due to the design of the building, obstructions and the level of access afforded the Consultant, the risk of defects and/or timber pests being present and not reported on is considered **High**.

Susceptibility to Termites:-

In the Consultant's opinion, the building's susceptibility to timber pests at the time of inspection is **High**.

NOTE: This is a rating of the "susceptibility" of the building to termites or the "termite pressure" on the building. It should be viewed as the priority an owner should give to installing and maintaining a termite management system rather than an indication of whether or not termites are present.

Next Timber Pest Inspection:-

Following this inspection, the next inspection to help detect timber pest activity is recommended in **3 Months**.

NOTE: The higher the susceptibility, the greater the frequency of recommended timber pest inspections.

Detailed Defect Reporting:-

The detailed reporting of any defect found during the inspection is shown under the relevant heading in the body of the report. The client should be aware that the absence of defect details under any individual heading is an indication that the area has been inspected and that no defects were observed. If for any reason an area is not able to be inspected this will be documented in the "Areas Not Inspected" section at the start of each major section.

Minor Defect Reporting:-

The Australian Standard AS4349.1 requires the inspector to compare the home with a typical home of the same type and age. Because this home is older, minor normal wear and tear defects are not usually documented individually. The client should appreciate that ongoing maintenance of the home including repairing minor defects may involve significant expenditure.

Defect Causes and Cost of Repair:-

This Standard Property Inspection and Timber Pest Detection Report does not establish the causes of defects identified, nor the options and associated costs of remedial work. For this, an appropriate specialist should be consulted.

Thermal Imaging:-

A thermal imaging camera is used on all inspections. Any images that assist the client in understanding a defect are included against the individual defect. The client should be aware that thermal images are not included in this report unless they are relevant to the documentation of a defect.

Actions You Should Take:-

Any recommendations made in this Report should be implemented prior to purchase, including establishing the extent of any work required and associated costs.

1.2 Service Agreement Details

Agreement Number	1838130
Date of Service Agreement	30/10/2018

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 Standard Property Inspection and Timber Pest Detection Report ("The Report").

The Consultant provides an objective opinion about the condition of the property at the time of inspection.

1.3 Client Details

Client Name	John Smith
Client Address	1020 Long Street, Oldtown, QLD, 4989
Client Email Address	MailMail@mail.com
Client Telephone	(W) (M) 0400 000 000 (H)

1.4 Special Conditions / Instructions

None

1.5 Consultant Details

Consultant Name	Abramo Marconato
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Consultant Licence #	1009032
Company Name	Australian Building Inspection Services Pty Ltd
Postal Address	WINDAROO QLD 4207
Company Email	mailto:info@abis.com.au
Company Telephone	07 3804 1000

Important Note

Often it is very difficult to fully explain situations, problems, access restrictions, building faults or their importance in a manner readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, you should contact the ABIS on 07 3804 1000 to have the matter explained.

2. General Property Description

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.

If the property has a strata title, the records of the body corporate should be searched for reference to any significant defects to or issues with the common property.

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	Two
Additions, Improvements & Extensions	<p>Additional floor Additional room A built-in sub-floor area</p> <p>The client should ensure that all additions and improvements have been made by an appropriate QBCC licence holder and that the necessary local government approvals are in place.</p> <p>WARNING: Recent repairs and/or repainting may conceal defects that will only become apparent with the passage of time.</p>
Overall Quality of Construction & Level of Maintenance	The property appears to have been constructed to an acceptable standard for the period using workmanship and materials of an acceptable quality and has since been reasonably maintained.

Building Position on Site	Towards the front of a small block
Site Gradient	Sloping
Site Access	Easy pedestrian and vehicular access
Prevailing Weather Conditions at the Time of Inspection	Dry
Site Drainage	Appears adequately drained
Smoke Detectors	<p>Were fitted, but not tested</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. See Smoke Detectors FAQ</p>
Orientation Statement	<p>The Consultant may use compass points in the report to assist in locating defects with the property. It is not intended to be an accurate statement of the true orientation of the building.</p> <p>The facade of the building faces southwest.</p> <p>Note: The facade of the building contains the main entrance door.</p>
Occupancy Status	Occupied and fully furnished
Safety Switch	The Consultant has not commented on the presence or otherwise of a safety switch as a qualified electrician is required to ensure that a safety switch is installed and working correctly on all circuits.

2.1 Areas Included in the Inspection

The inspection covered the readily accessible interior and exterior areas of the Main Building together with the Fences, Yard Structures and Grounds.

Areas Specifically Excluded	None
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2.2 Obstructions Limiting The Inspection

Typically, a Standard Property Inspection and Timber Pest Detection Report is limited by the presence of many obstructions, particularly if the dwelling is occupied and furnished. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including structural damage and timber pest activity.

Areas which were not readily accessible, concealed, obstructed or unsafe were not inspected, including areas above 3.6 meters. Evidence of defects in these areas may only be revealed when the items are removed or access has been provided.

The following table contains the obstructions that typically limit an inspection on an area by area basis.

Yard	Vegetation, structures, motor vehicles, structures built on alignment, stored materials
Roof Exterior	Vegetation, water heater, solar panels, pool heaters
Exterior	Vegetation, earth, garden beds, stored goods
Interior	Furniture, stored goods, carpets, wall hangings, pictures, floor coverings, window curtains and blinds, personal effects, wall linings, builtin fittings, appliances
Roof Void	Sarking, insulation, low pitch, crowded roof framing, stored goods, restricted access, excessive heat, ac units, water heaters, ducting
Subfloor	Height restrictions, stored goods, entrapment risk, electrical risk, insufficient crawl space, stored goods, building materials, pipework, formwork,

This section should be read together with the [Terms and Conditions](#) below.

2.3 Risk of Undetected Structural Damage and Timber Pest Assessment

The following table is used to assess the risk of timber pests and structural damage not being detected by this inspection, taking into account the level of access and obstruction.

Subfloor Space	Partly accessible for inspection (e.g. where there is a part slab & part suspended floor construction or where inspection of the subfloor was made difficult due to the presence of obstructions).
Yard, Exterior and Interior	Not all areas were "readily accessible" (e.g. where an area is not inspected due to height restrictions) or inspection made difficult due to the presence of obstructions (e.g. fully furnished).
Roof Space	Partly accessible for inspection (e.g. where there is a pitched roof combined with an inaccessible flat roof or where the inspection is made difficult due to the presence of obstructions such as insulation sarking or duct work).
TOTAL POINTS	6.00
RISK	High

As there are areas within the scope of the inspection that were not readily accessible, there is, in the opinion of the Consultant, a **High** risk that building defects, termites, borers and fungal decay or conditions that will

lead to building defects, termites, borers, and fungal decay were present at the time of the inspection but not identified or reported on.

Therefore, a further inspection prior to purchase is strongly recommended of areas that were not readily accessible, inaccessible or obstructed 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 contact ABIS on 07 3203 4888.

Important Notes:

Conditions conducive to timber pest activity (Termites, Borers and Fungal Decay), timber pest activity and damage associated with such activity may be present in areas that were hidden and/or obstructed at the time of the inspection.

Conditions conducive to structural damage and structural damage may be present in areas that were hidden and/or obstructed at the time of the inspection.

Where evidence of termite activity past or present is reported, there is a high likelihood that damage and mudding exists in areas of the dwelling that were hidden and/or obstructed at the time of the inspection.

3. Safety Issues and Hazards

This Section documents evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard. This should not be viewed however, as an audit or exhaustive list of safety issues relating to the property.

Safety hazards are identified out of a duty of care to those who may use or work on the property. If any of the hazards reported in this section are also a building defect they will also be reported on in the body of the report.

3.1 Identified Hazards

No hazards were identified during the inspection. See Note

3.2 Potential Service Hazards and Safety Warnings

No potential services hazards were identified at the time of inspection.

Most dwellings contain safety critical elements eg: structural fastenings, suspended floors, balconies, decks, stairs and balustrades. As failure of a safety critical element may result in serious injury or death, it is strongly recommended that any safety critical elements in a dwelling be inspected annually.

This report is not a safety audit and the client is warned that hazards and risks to safety may be present now or in the future that are not covered by this report. For their own safety, and as a duty of care to others, all home owners must ensure safety hazards on their properties are eliminated. To assist the home owner in identifying and removing safety hazards, the Consultant recommends the home owner has an annual safety inspection conducted.

Current building codes have specifically addressed past inadequacies in the design of balustrades to raised platforms (decks etc.) and stairs. Whilst there is no legislated requirement to bring older homes up to current standards, we recommend, in the interests of safety, that they be brought up to current standards. All balustrades should be a minimum of 1m high, that no gaps be present in stairs and balustrades be greater than 125mm, and that where a fall of 4m or more exists, the balustrades be non-climbable.

4. Timber Pests

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

- 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.
- Wood Borers** - wood destroying insects belonging to the order "Coleoptera" which commonly attack seasoned timber.
- Termites** - wood destroying insects belonging to the order "Isoptera" which commonly attack seasoned timber.

Other insect pests (cockroaches, ants, etc) and vermin (rodents, possums, snakes, etc.) are not timber pests and are not covered by this inspection and report.

4.1 The Property's Susceptibility to Termites

Location Zone	2.00	Zone C Brisbane Perth
Age of Suburb	1.00	10 to 70 years
Distance to Boundary	0.50	2 to 8 meters
Wood in Garden and/or Under the House	0.50	Small amount in yard
Timber in Ground Contact	2.00	Any slab not built to AS3660
Timber Type Used in Construction	1.00	Mixed
Timber Exposure	1.00	Timber exposed to rain but dry at other times
TOTAL SCORE	8.00	
SUSCEPTIBILITY TO ATTACK	High	
NEXT INSPECTION DUE	3 Months	

This model is based on the paper: **RISK MODEL FOR TERMITE ATTACK IN AUSTRALIA** - R.H. Leicester, C-H. Wang & L. J. Cookson - CSIRO

The higher the TOTAL SCORE on the above table, the greater the level of termite protection required. As a guide, the following table indicates the highest acceptable TOTAL SCORE for each type of Termite Management system (Barrier). This only applies if timber pest inspections are undertaken yearly or more frequently and the maintenance of the barrier is undertaken in accordance with manufacturers' specifications.

Barrier	Maximum acceptable TOTAL SCORE
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Graded crushed stone or glass	9.5
Stainless steel mesh	10
Non-repellent toxic chemical	No Limit
Repellent chemical	14
No Barrier	5.5

4.2 Evidence of Existing Termite Management

<p>Observations</p>	<ul style="list-style-type: none"> No evidence of an existing termite management programme was observed <p>Note: All relevant documents pertaining to the installation of any previous termite barrier system 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 system. However, subterranean termites can bridge or breach barrier systems and thorough regular inspections of the building are necessary. 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>
<p>Photos</p>	

Termite Management Systems

A termite management system is a system designed to reduce the risk of termites damaging a structure.

Typically a system consists of one or more of the following:

- a treated zone created by a termiticidal chemical applied to the soil under or around a building (e.g. Biflex, Premise, Termidor)
- an inspection zone created by a chemical-physical barrier system (e.g. Kordon, Homeguard)
- an inspection zone created by a physical barrier system (e.g. Granitgard, TermiMesh, Termiglass)
- a termite monitoring and baiting system (e.g., Exterra, Nemesis, Sentricon)

These systems are usually installed by a builder/owner as either a precaution (recommended for all homes by the Queensland State government) or in response to past termite activity in a building.

Action to be Taken if Termite Activity Detected on the Property

- a. Locate the termite activity and eradicate the colony.
- b. On confirming that the colony is eradicated, repair any damage that maybe required.
- c. Minimize conditions conducive to termite activity such as:
 - o lack of adequate subfloor ventilation
 - o presence of excessive moisture from defective flashings, downpipes and guttering
 - o bridging or breaching of termite management systems
 - o storage of timber under/adjacent to the building
 - o soil in garden beds built up over weep holes
 - o evidence of non-existent or defective termite shields installed to isolated piers
 - o check trees or stumps within 50 metres of the building
- d. Install a Termite Management System as mentioned above.
- e. Have annual termite inspections conducted and ensure that any termite management system is maintained on an ongoing basis

Unfortunatley, as this procedure is not always followed by home owners or bodies corporate, there is a risk that when evidence of past termite treatment or activity exists, termite damage and/or activity may still exist in areas that are hidden or not readily accessible.

If a termite treatment was carried out after the original construction, the client should assume that termite activity or damage exists in areas not inspected and/or obstructed.

4.3 Timber Pest Activity and Conditions Conducive to Timber Pest Activity

This Section covers any timber pest issues. Any evidence of timber pest activity including termites, borers and fungal decay observed by the in spector are detailed in this section. In addition any conditions that create an environments which are likely to lead to timber pest avtivity (Referred to a Conditions Conducive to Timber Pest Activity) is also detailed in this section.

Conditions conducive to timber pest activity should be removed and any timber pests detected should be treated by a timber pest specialist.

Conditions Conducive To Timber Pests - Yard	
Which Structure	Boundary fence
Location	Eastern Side Of The Property
Element	Palings
Defect	Earth-wood contact Note: Timber 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.
Extent	Widespread
Photos	



Timber Pest Activity - Yard	
Element	Tree Roots Tree Stump
Location	At The Front Of The Property Eastern Side Of The Property
Defect	<u>Fungal Decay Activity:</u> Indicated by darkening of timber or tide marks. Indicated by visible damage to timber.
Extent	Localised
Photos	

Conditions Conducive to Timber Pests - Exterior	
Which Door	Garage door
Location	At the front
Element	Jamb
Defect	Timber in contact with masonry that is not isolated from ground moisture. (e.g. no damp proof course to prevent rising damp). Note: Damp masonry will raise the moisture content of the timber it is in contact with, creating conditions conducive to fungal decay, termites or other timber pests.
Extent	Localised
Photos	



Condition Conducive To Timber Pests - Exterior

Which Platform	Verandah
Location	At the back
Element	Post
Defect	Timber in contact the ground and damp masonry. Note: Timber should not be in direct contact with the ground or damp masonry and should be seperated by a damp proof barrier or an air space of at least 30mm.
Extent	Widespread
Photos	

Timber Pest Activity - Exterior

Which Platform	Verandah
Location	At the back
Element	Balustrade Baluster
Defect	<p>Fungal Decay Activity: Indicated by darkening of timber or tide marks.</p>

	<p>Indicated by visible damage to timber.</p> <p>Indicated by paint discolouration.</p>
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Extent	Widespread
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Photos	
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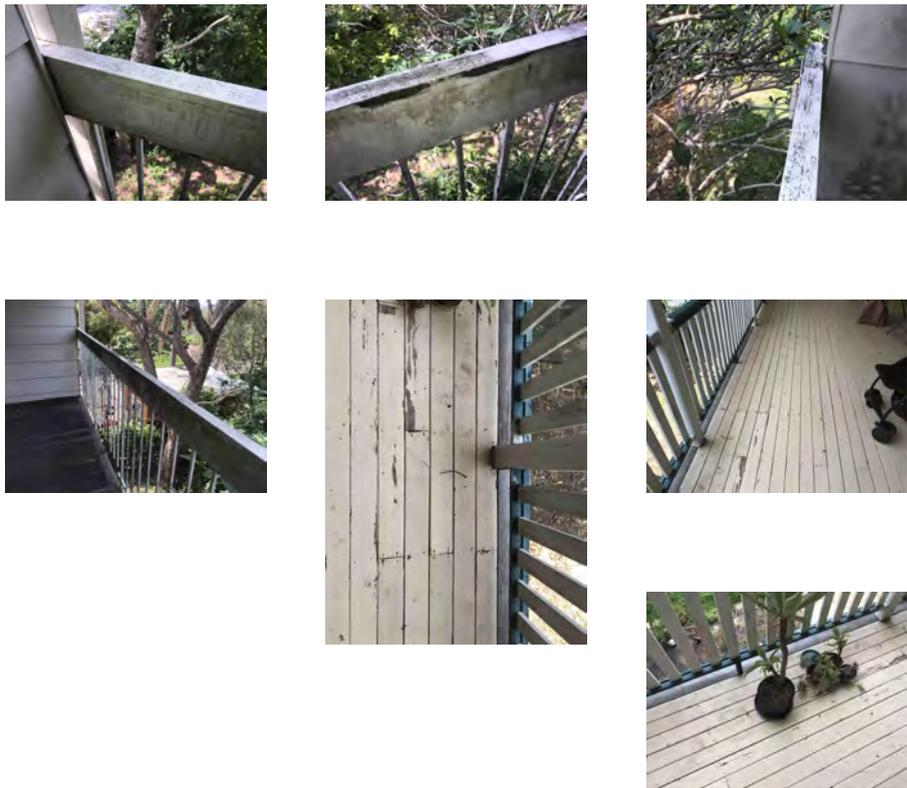
Timber Pest Activity - Exterior	
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Which Platform	Verandah
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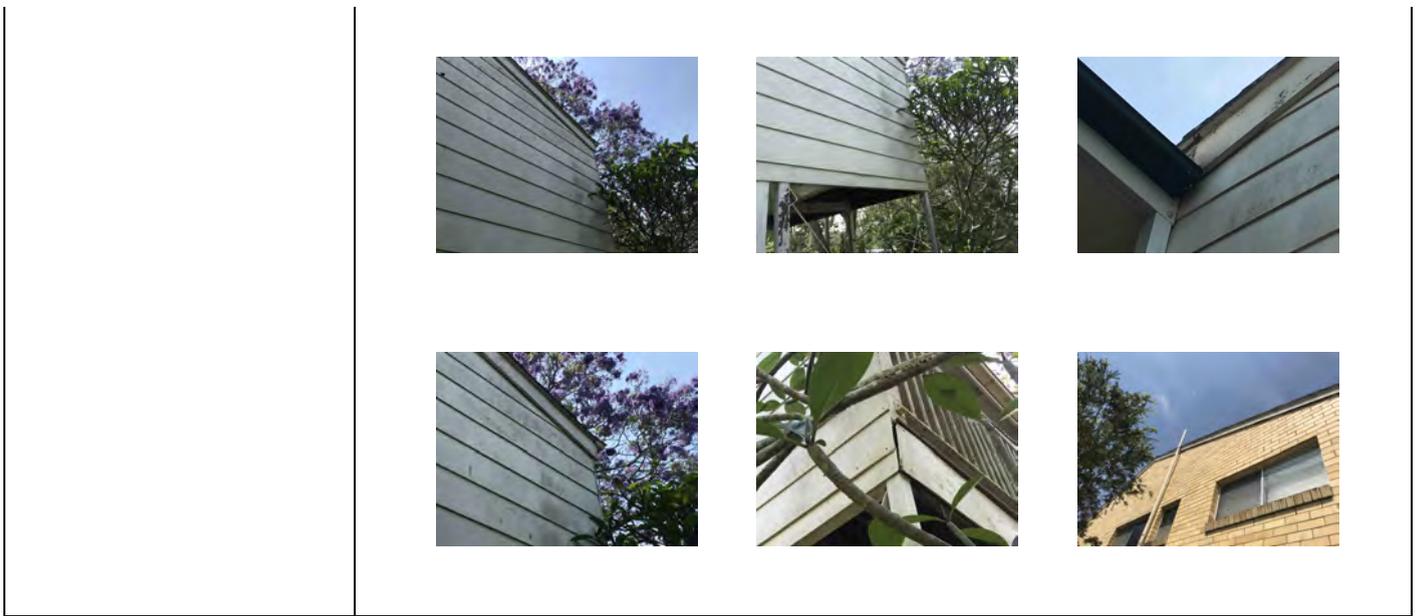
Location	At the back
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Element	Balustrade Decking
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Defect	<p>Fungal Decay Activity:</p> <p>Indicated by paint discolouration.</p> <p>Indicated by darkening of timber or tide marks.</p> <p>Indicated by visible damage to timber.</p>
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Extent	Localised
Photos	

Timber Pest Activity - Exterior	
Location	In general
Defect Element	Barge board External joinery Cladding
Defect	<p>Fungal Decay Activity:</p> <p>Indicated by paint discolouration.</p> <p>Indicated by visible damage to timber.</p> <p>Indicated by darkening of timber or tide marks.</p>
Extent	The extent was undetermined
Photos	



Timber Pest Activity - Exterior	
Location	At the back
Defect Element	Fascia board
Defect	<p>Fungal Decay Activity:</p> <p>Indicated by paint discolouration.</p> <p>Indicated by visible damage to timber.</p>
Extent	The extent was undetermined
Photos	Three photographs showing interior damage to a fascia board. The images show peeling paint and exposed, darkened timber. The background shows green foliage and purple flowers.

Condition Conducive To Timber Pests - Interior	
Which Fixture	Shower
Location	Ground floor Bathroom
Element	Sealant to shower base perimeter
Defect	<p>Poorly Sealed</p> <p>Maintaining the sealant to splash backs, shower bases, behind tap flanges and the like reduces the pressure on the underlying waterproofing.</p>

Extent	Localised
Photos	

Condition Conducive To Timber Pests - Subfloor

Which Subfloor	Subfloor space to the main building
Area Affected	In general
Element	Termite capping
Defect	<p>Bridged by infill wall structures.</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 in a manner that is not visible to an inspection process.</p> <p>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
Photos	

Condition Conducive to Timber Pests - Subfloor

Which Subfloor	Subfloor space to the main building
Area Affected	At the front
Element	Walls
Defect	Moisture penetration consistent with defective or damaged "tanking" (a system of waterproofing to a wall structure partially or fully below ground level)
Extent	Widespread
Photos	

Condition Conducive To Timber Pests - Subfloor

Which Subfloor	Subfloor space to the main building
Area Affected	In general Subfloor
Element	Built-in habitable rooms Termite Inspection Zone Termite capping
Defect	Bridged by: Framing Bridging 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.
Extent	The extent was undetermined
Photos	



5. The Yard

The term Yard covers the area of the property outside and around the main dwelling and includes the property's fences, the drainage of the ground around the home and any structures built in the yard such as greenhouses or pool changing rooms.

5.1 Yard Areas Not Inspected

This Section details any yard areas that couldn't be accessed and were not included in the inspection.

All the normally accessible areas permitted entry

5.2 Yard Structures

Yard Structures are any constructions outside and around the main building.

Yard Structures Inspection Completed

5.3 Yard Walls and Fences

Yard walls and fences are the boundary walls and fences and other walls and fences within the yard area.

Yard Walls and Fences Defect	
Which Structure	Boundary fence
Location	Eastern Side Of The Property
Element	Palings
Defect	Earth-wood contact Note: Timber 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.

Defect Category	Conditions Conducive to Timber Pests
Severity	Minor
Extent	Widespread
Recommendation	Action is required to remove this condition in order to prevent Timber Pest activity occurring. A further investigation by a Fencing specialist is recommended to determine the extent of work required and associated costs.
Photos	

Yard Walls and Fences Defect	
Which Structure	Retaining wall
Location	In General Eastern Side Of The Property
Element	All retaining wall elements
Defect	<p>Overturning</p> <p>Note: retaining walls above 1M are a safety critical item requiring engineering approval.</p> <p>Typically a failing retaining wall will start to overturn or rotate to a point and then fail catastrophically.</p>
Defect Category	Structural Damage
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	Action is required to repair or replace this element. A further investigation by a Structural Engineer is also recommended to determine the extent of work required and associated costs.
Photos	



Yard Walls and Fences Defect

Which Structure	Retaining wall Fence
Location	South-Western Side Of The Property
Element	Balustrade
Defect	Corrosion
Defect Category	Defect in Secondary or Finishing Element
Severity	Major - Repairs are likely to involve significant expenditure
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson

Photos





Yard Walls and Fences Inspection Completed

5.4 Grounds

This Section covers the ground area outside and around the property

Inspection of trees on the property for disease, stability and soundness is not within the scope of this inspection.

Note: Roots of trees and shrubs can negatively impact footings by removing moisture from clay soils immediately underneath the building causing subsidence as the clay shrinks.

In its search for water, a tree root system can spread a lateral distance equal to the height of the tree. If in rows or grouped with other trees, the roots may spread up to twice the height of the tree.

In addition, trees closer than their mature height may be blown over and/or fall onto and damage buildings.

Care should be taken when selecting trees and, as a guide, the trees listed in the table below should not be planted within the distance of their mature height from the building depending on whether they are to be planted in a line or in a group.

For further information see: [A Simple how to Guide to Preventing Structural Damage](#)

Approximate Mature Tree Heights

10 to 20m	20 to 30m	30m to 60m
Acacias	But-But	Blue Gum
English Elm	Candlebark	Lemon Gum / Figs
Manna Gum	Palms	Karri
Pepper Tree	Planes	Pines
Ash	Cedars	Cypress
Willows	Sheoaks	Poplars
Yate	Silky Oak	River Gum
Yellow Gum	Spotted Gum	Sugar Gum

Tree roots in proximity to a dwelling can also create conditions conducive to the ingress of termites and termite activity. It is strongly recommended that any trees too close to a dwelling be removed.

Grounds Defect	
Which Area	Yard
Location	At The Front Of The Property Eastern Side Of The Property
Element	Tree Roots Tree Stump
Defect	<u>Fungal Decay Activity:</u> Indicated by darkening of timber or tide marks. Indicated by visible damage to timber.
Defect Category	Timber Pest Activity
Severity	Minor
Extent	Localised
Recommendation	Action is required to manage the timber pest. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Landscape
Photos	

Grounds Defect	
Which Area	Patio Paved Area
Location	At The Front Of The Property
Element	Concrete Surface drainage
Defect	Cracking and movement Defects: Concrete cracking due to subsidence
Defect Category	Structural Defect

Severity	Major - Repairs are likely to involve significant expenditure
Extent	The extent was undetermined
Recommendation	Action is required to repair the damage to this element to restore structural integrity. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Geotechnical Engineer
Photos	

Grounds Inspection Completed

6. Roof Exterior

6.1 Roof Coverings

The Roof Exterior is the outer covering such as roof tiles, roof sheeting, and the like, together with their fastenings, cappings and flashings.

The roof covering is the primary barrier in preventing rainwater from entering a building and damaging its structure and contents. Regular maintenance of the roof is very important and should be carried out by all home owners.

Inspection of roof coverings by the inspector climbing onto the roof is only performed if the inspector assesses it is safe to do so. Height, pitch, roofing material, weather conditions etc. affect the type of inspection that can be undertaken.

Type of Roof Covering Inspection	
Main Building Roof	An inspection of visible parts of the roof covering was made from ground level. No tests were undertaken. The roof covering was not inspected by climbing onto the roof due to height related safety considerations

Roof Covering Description	
Which Roof	Main Building Roof
Roofing Material	Concrete Tiles

7. The Exterior

7.1 Exterior Areas Not Inspected

This Section details any exterior areas that couldn't be accessed and were not included in the inspection.

All the normally accessible exterior areas permitted access

7.2 Exterior Walls

This Section covers the outer walls of the dwelling viewed from the exterior. External walls can be categorised into Loadbearing and Non-loadbearing. A concrete block construction, for example, is loadbearing and the blocks and mortar are designed to support the roof loads and resist wind forces whereas in a brick- veneer construction the brickwork provides no supporting function and is installed for aesthetics and to keep the weather away from the structural timber or steel frame that supports the roof.

The External Walls of the building were inspected from the ground level. Tests (moisture, probing, sounding etc.) were not carried out on any areas above 3.6 meters.

Note: Where additions such as shade structures or pergolas are to be installed, they should not be attached to external walls without due consideration to the walls' ability to carry the loads being added.

Exterior Wall Description	
Which Structure	Exterior wall to the main building
Type Of Construction	Brick veneer timber framed

Cladding	Brick Fibre-cement sheeting
Finish	Face brick Painted

Exterior Walls Inspection Completed

7.3 Exterior Windows

This Section covers defects in windows when inspected from the outside.

Tests such as probing were not conducted on any windows above 3.6m

Exterior Windows Inspection Completed

7.4 Exterior Doors

This Section covers the exterior of External Doors including sliding glass doors if present.

Any doors that are locked or jammed may be concealing defects and/or timber pest activity which may only be revealed when the door can be inspected through its full range of movement.

Exterior Door Defect	
Which Door	Garage door
Location	At the front
Element	Jamb
Defect	Timber in contact with masonry that is not isolated from ground moisture. (e.g. no damp proof course to prevent rising damp). Note: Damp masonry will raise the moisture content of the timber it is in contact with, creating conditions conducive to fungal decay, termites or other timber pests.
Defect Category	Condition Conducive to both Timber Pest Activity and Structural Damage
Severity	Minor
Extent	Localised
Recommendation	Action is required to remove this condition in order to prevent Timber Pest activity occurring. A further investigation by a builder is recommended to determine the extent of work required and associated costs.

Photos			
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Exterior Door Defect	
Which Door	Rumpus room door
Location	At the back
Element	Door Finish
Defect	Binding
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	<p>A further investigation is recommended by the following trades to determine the extent of work required and associated costs.</p> <p>Carpenter</p>
Photos	

Exterior Door Defect	
Which Door	Patio door Sliding glass door
Location	At the back
Element	Door Sliding door rollers
Defect	Not operating correctly

Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Carpenter
Photos	

Exterior Doors Inspection Completed

7.5 Rainwater Goods - Guttering and Downpipes

Rainwater Goods are roof plumbing that includes eaves gutters, down pipes, spreaders, flashing, spouts, collectors and the like.

Together with the roof covering, rainwater goods collect and direct rainwater away from the dwelling, reducing the risk of rainwater entering a building and damaging its foundations, structure and/or contents. Regular maintenance of rainwater goods, especially keeping gutters free of leaves, is very important and should be carried out regularly by all homeowners.

Rainwater Goods Inspection Completed

7.6 Exterior Stairs

Exterior Stairs are stairs outside the exterior walls of the building that typically run from the ground level to a landing or raised deck at the first-floor level.

Stairs are a safety critical element and in the interest of safety, current building codes have promoted greatly improved stair design and construction in recent years. Whilst not a legislative requirement, the prudent owner should consider bringing older stairs up to the standards of the current building codes. As a failure of a safety critical element may result in serious injury or death, it is strongly recommended that stairs to a dwelling be inspected annually.

Exterior Stairs Inspection Completed

7.7 Exterior Platforms (Patios, Porches, Verandahs, Balconies and Decks)

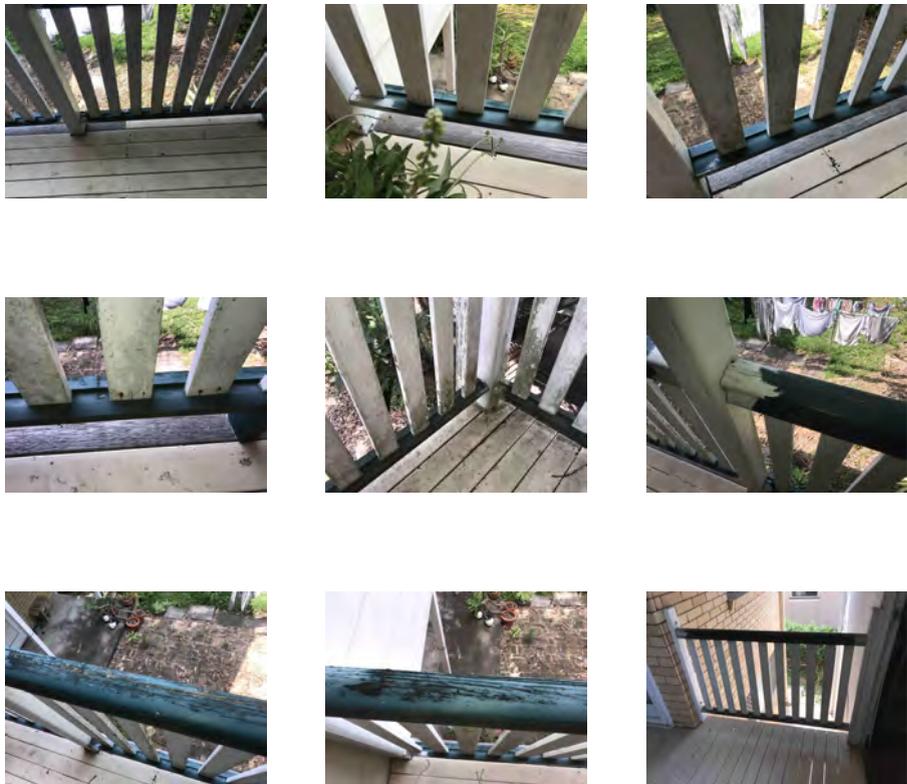
Platform is a generic expression to cover all decks, patios, balconies, verandahs etc. attached to the exterior walls of the dwelling.

Exterior Platforms are safety critical elements. Whilst not a legislative requirement, the prudent owner should consider bringing any older balustrades up to the standards of the current building codes. As a failure of a safety critical element may result in serious injury or death, it is strongly recommended that any exterior platforms to the dwelling be inspected annually.

Exterior Platforms to the building were inspected from the ground level and from on the platform.

Exterior Platform Defect	
Which Platform	Verandah
Location	At the back
Element	Post
Defect	Timber in contact the ground and damp masonry. Note: Timber should not be in direct contact with the ground or damp masonry and should be seperated by a damp proof barrier or an air space of at least 30mm.
Defect Category	Condition Conducive To Timber Pests
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	Action is required to remove this condition in order to prevent damage to a Structural Element and or Timber Pest activity occuring. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Carpenter
Photos	 <p>The photos show various instances of timber posts on a verandah. Top row: 1. A post surrounded by dry leaves and soil. 2. A post in contact with a brick wall. 3. A post on a concrete base with a gap. Bottom row: 4. A post on a concrete base with a gap. 5. A post on a concrete base with a gap. 6. A post on a concrete base with a gap.</p>

Exterior Platform Defect	

Which Platform	Verandah
Location	At the back
Element	Balustrade Baluster
Defect	<p>Fungal Decay Activity:</p> <p>Indicated by darkening of timber or tide marks.</p> <p>Indicated by visible damage to timber.</p> <p>Indicated by paint discolouration.</p>
Defect Category	Timber Pest Activity
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	<p>Action is required to manage the timber pest. A further investigation by the following trades is recommended to determine the extent of work required and associated costs.</p> <p>Licenced Tradesperson</p>
Photos	



Exterior Platform Defect

Which Platform	Verandah
Location	At the back
Element	Balustrade
Defect	Corrosion
Defect Category	Defect in Secondary or Finishing Element
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson
Photos	

Exterior Platform Defect

Which Platform	Verandah
Location	At the back
Element	Balustrade Decking
Defect	<u>Fungal Decay Activity:</u> Indicated by paint discolouration.

	Indicated by darkening of timber or tide marks. Indicated by visible damage to timber.
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Defect Category	Timber Pest Activity
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	Action is required to manage the timber pest. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Licenced Tradesperson

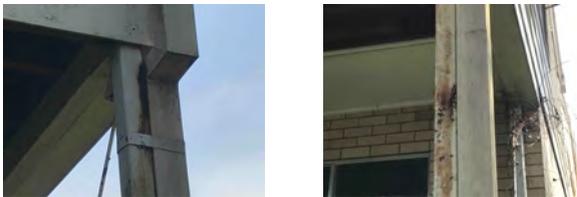
Photos	
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Exterior Platforms Inspection Completed

7.8 Other Exterior Primary Elements

Other Exterior Primary Elements are structural elements that are not included in the other exterior Sections above. These were inspected from the ground level.

Other Exterior Primary Elements Defect	
Location	At the back

Defect Element	Steel Post
Defect	Corrosion
Defect Category	Defect in Secondary or Finishing Element
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson
Photos	

Other Exterior Primary Elements Defect	
Location	At the back
Defect Element	Termite Inspection Zone formed by Metal Stirrup and Air Space
Defect	Corrosion
Defect Category	Defect in Secondary or Finishing Element
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Carpenter
Photos	

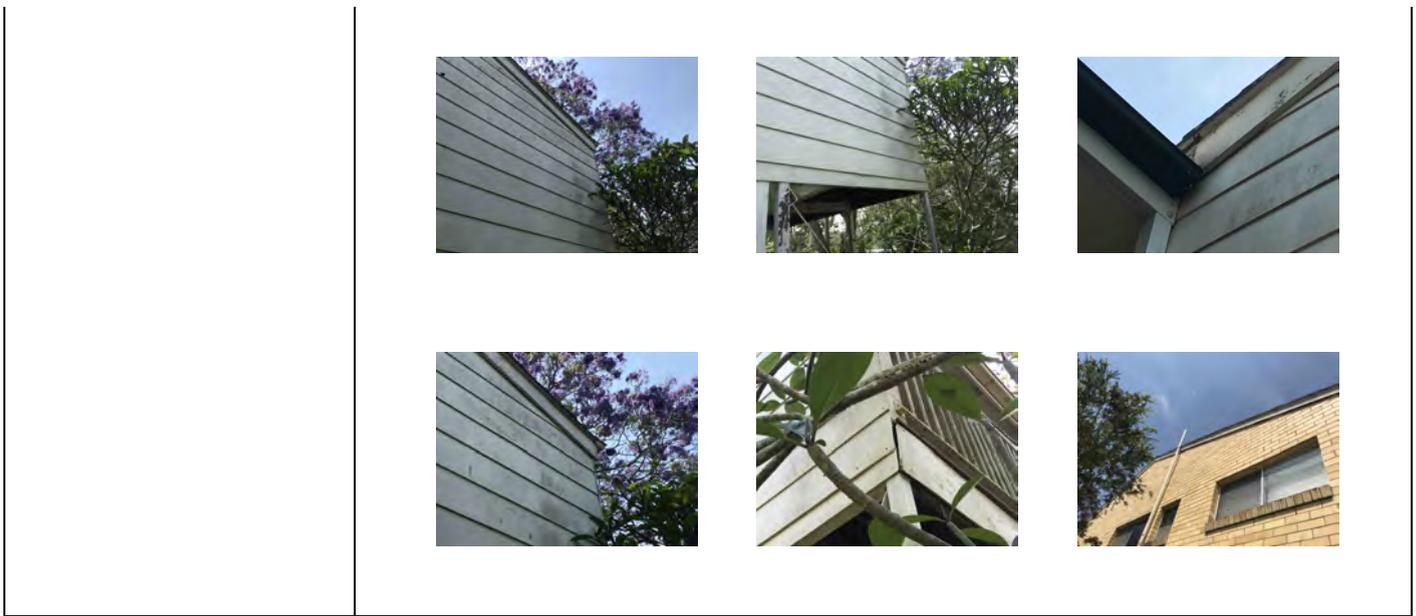


Other Exterior Primary Elements Inspection Completed

7.9 Other Exterior Secondary and Finishing Elements

Other Exterior Secondary and Finishing Elements are non-structural elements that are not included in the other exterior Sections above and include items such as eaves linings of soffits, barge boards, vent pipes, flashing, water heaters, AC units conduit and the like. These were inspected from the ground level.

Other Exterior Secondary & Finishing Elements Defect	
Location	In general
Defect Element	Barge board External joinery Cladding
Defect	Fungal Decay Activity: Indicated by paint discolouration. Indicated by visible damage to timber. Indicated by darkening of timber or tide marks.
Defect Category	Timber Pest Activity
Severity	Moderate - Repairs may involve significant expenditure
Extent	The extent was undetermined
Recommendation	Action is required to manage the timber pest. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Builder and a Pest Controller (Timber Pest Specialist)
Photos	



Other Exterior Secondary & Finishing Elements Defect

Location	At the back
Defect Element	Fascia board
Defect	<p>Fungal Decay Activity:</p> <p>Indicated by paint discolouration.</p> <p>Indicated by visible damage to timber.</p>
Defect Category	Timber Pest Activity
Severity	Minor
Extent	The extent was undetermined
Recommendation	<p>Action is required to manage the timber pest. A further investigation by the following trades is recommended to determine the extent of work required and associated costs.</p> <p>Licensed Tradesperson</p>
Photos	Three photographs showing interior damage. The top row shows close-ups of peeling paint and damaged timber on a ceiling. The bottom row shows a wider view of the damaged area, with green foliage visible in the foreground.

Other Exterior Secondary and Finishing Elements Inspection Completed

8. Roof Void

8.1 Roof Void

This Section covers the roof space and roof frame where house designs that have a pitched roof and an accessible void under the roof covering and above the ceiling of the rooms below. Those roof designs such as flat, skillion and cathedral do not have accessible roof voids and are not inspected.

Roof voids are not designed to be traversed and contain many potential hazards. Anyone considering entering a roof void must only enter when they have assessed it is safe to do so. Safety hazards in roof voids include falling, electrical shock, trip hazards, chemical hazards, dust hazards, impalement hazards, heat stroke, and the like.

Regardless the type of inspection undertaken, inspection of roof voids are always limited by design and obstructions. Consequently, building defects and timber pest activity may be present in areas that the inspector could not access safely.

Inspection of roof voids by the inspector climbing into the roof void is only performed if the inspector assesses it is safe to do so.

Type of Roof Space Inspection	
Type of Roof Space Inspection	Partly accessible for inspection (e.g. part accessible pitched roof & part flat roof) or Inspection is limited by the presence of obstructions (e.g. insulation, sarking, heavy layers of dust and the like).
Photos	

9. The Interior

9.1 Interior Areas Not Inspected

This Section details any interior areas that couldn't be accessed and were not included in the inspection.

All the normally accessible interior areas permitted access

9.2 The Interior in General

This section contains any comments that apply to the Interior in general

None

9.3 Ceilings and Cornice

Cornice is the moulding or finishing element covering the intersection between the vertical wall and the horizontal Ceiling.

Ceilings are formed by sheets or boards attached to battens which are in turn attached to ceiling joists or the bottom cords of roof trusses. In newer constructions the ceiling may be attached directly to the bottom cords of trusses.

Ceiling and Cornice Inspection Completed

9.4 Interior Walls

Interior Walls are both the interior surface of the perimeter loadbearing walls of the building and internal partition walls that may be loadbearing or non-loadbearing.

Interior Walls Defect	
Location	Ground floor
Element	Wall plasterboard
Defect	Cracked
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised

Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson
Photos	

Interior Walls Inspection Completed

9.5 Floors And Skirtings

Skirtings are the mouldings or finishing elements covering the intersection between the vertical wall and the horizontal floor.

Note: The early signs of termite activity are often detected by sounding (tapping) skirtings. This sounding is only possible where the skirting is not obstructed and there is enough room for the consultant to undertake the sounding process.

Any tiled floors are also sounded for loose and or drummy tiles but only where not obstructed.

Floors and Skirtings Inspection Completed

9.6 Interior Doors

This Section covers the interior side of external doors including sliding glass doors if present and interior doors including robes and cupboards.

Note: Any doors that are locked or jammed may be concealing defects and/or timber pest activity which may only be revealed when the door can be inspected through its full range of movement.

Interior Doors Defect	
Which Door	Door
Location	Garage
Element	Door Finish Hardware
Defect	Defective
Defect Category	Defect in Secondary or Finishing Element

Severity	Minor
Extent	The extent was undetermined
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Carpenter
Photos	

Interior Doors Defect

Which Door	Doors to the built-in wardrobe
Location	Bedroom
Element	Door Finish
Defect	Binding
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Carpenter
Photos	

Interior Doors Inspection Completed

9.7 Interior Windows

This Section covers the interior side of windows.

Notes: Any windows that are locked or jammed may be concealing defects and/or timber pest activity which may only be revealed when the window can be inspected through its full range of movement.

The early signs of termite activity are often detected by sounding (tapping) timber elements. This sounding is only possible where the window is not obstructed and there is enough room for the consultant to undertake the sounding process.

Interior Windows Inspection Completed

9.8 Built-in Fittings

Built-in Fittings include all built-in cupboards, vanities, shelving, etc.

Notes: Personal effects, stored goods, doors or drawers that are locked or jammed etc. may be concealing defects and/or timber pest activity which may only be revealed when they can be inspected through their full range of movement.

The early signs of termite activity are often detected by sounding (tapping) and probing. This sounding and probing is only possible where the Built-in Fittings are not obstructed and there is enough room for the consultant to undertake the sounding and probing process.

Built-in Fittings Inspection Completed

9.9 Other Interior Woodwork

Other Interior Woodwork includes any timber secondary or finishing elements not covered in the Sections above.

Other Interior Woodwork Inspection Completed

9.10 Sanitary Fittings

Sanitary Fittings refers to the showers, baths, basins, water closets, bidets, etc. commonly found in toilets, bathrooms and en-suites.

The client should be aware that a typical bathroom will have a useful life considerably less than that of the home as a whole. It may often be necessary to renovate bathrooms and wet areas after 20 years and such renovations usually require replacement of the entire bathroom including wall sheeting, waterproofing and tiling. The Consultant only reports on discernible major defects taking into account the age and type of bathroom or wet area. Wear and tear such as calcium deposits, staining, chips and minor cracking associated with age and use may not be reported on especially where the bathroom is nearing the end of its useful life.

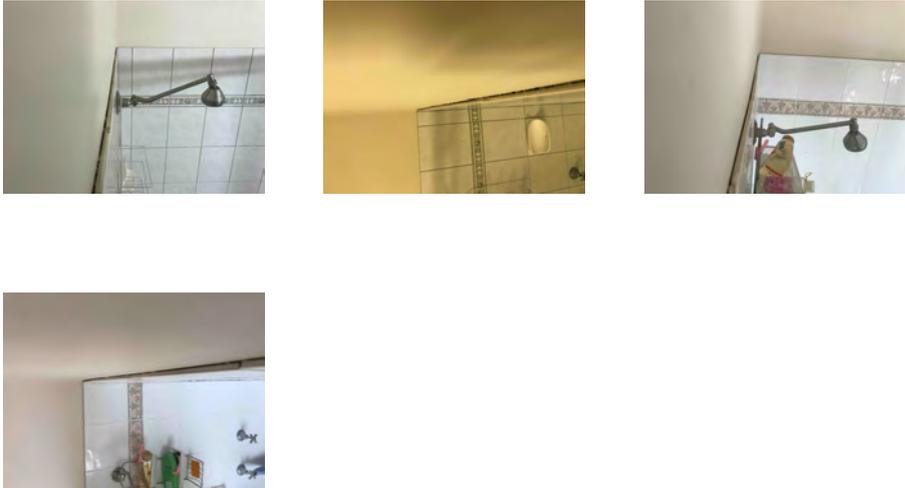
It is important to maintain bathrooms and wet areas such as laundries regularly. Silicon sealing should be kept in good repair, and all wet areas should be kept well ventilated. Tiles may become drummy, loose or cracked with time. Tiling and grouting, where present, provide the first level of waterproofing to direct surface water to a waste. Also, as falling sharp wall tiles can be a hazard, tiling should be regularly checked and any loose or drummy tiles replaced or refixed.

Bathrooms and showers are the most common area in a home to be effected by fungal decay and termite activity because the humidity and moisture present create conditions favourable to these timber pests. Keeping wet areas watertight and the house framing free of excessive moisture will assist in keeping your home free from damage. Because of the higher risk of termite activity around bathrooms, we recommend that vents be installed to bath enclosures and wall cavities behind showers to facilitate inspection.

The inspection of sanitary fittings is limited to inspection of visible surface condition. The Consultant will also check behind tap flanges where possible (only where they can be easily unscrewed or retracted against a spring) and where the shower has a tiled base, test the shower base for leaks by temporarily obstructing the waste and filling the shower base to a depth of up to 10mm. The client should be aware that as the shower test only covers a short period, water leaks may not be revealed until a shower has been used for some period of time and surrounding areas checked for excessive moisture.

Sanitary Fittings Defect	
Which Fixture	Shower
Location	Ground floor Bathroom
Element	Sealant to shower base perimeter
Defect	Poorly Sealed Maintaining the sealant to splash backs, shower bases, behind tap flanges and the like reduces the pressure on the underlying waterproofing.
Defect Category	Conditions Conducive to Structural Damage & Timber Pest Activity
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	This defect falls within the category of Conditions Conducive to Structural Damage & Timber Pest Activity. It is strongly recommended that this condition be removed by resealing.
Photos	

Sanitary Fittings Defect	
Which Fixture	Shower
Location	Bathroom Ensuite
Element	Sealant

Defect	Silicon missing / yet to be installed
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson
Photos	

Sanitary Fittings Defect	
Which Fixture	Bath
Location	Bathroom
Element	Bath tub
Defect	Chipped
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson

Photos



Sanitary Fittings Inspection Completed

9.11 Other Interior Detail

Other Interior Detail is any defect not covered in the Sections above.

Other Interior Detail Inspection Completed

10. Subfloor

10.1 Sub Floor

Subfloor refers to any part of the structure which is below the lowest floor level. In a highset home this is the area under the dwelling. In a slab on ground home it is the concrete slab, its reinforcing steel and other components that form the foundation for the structure.

Subfloor voids under lowset homes are not designed for easy access and contain many potential hazards. Anyone considering entering the subfloor of a low set home should only enter when they have assessed it is safe to do so. Safety hazards in subfloors include electrical shock, trip hazards, chemical hazards, dust hazards, impalement hazards, heat stroke, entrapment, etc.

Inspection by the inspector entering the subfloor space is only performed if the inspector assesses it is safe to do so.

Note: Slab on ground homes do not have an accessible subfloor.

Subfloor Access	
Subfloor Space Access	Not accessible for inspection (e.g. where there is a slab-on-ground or infill slab construction).

Subfloor Description	
Which Subfloor	Subfloor space to the main building
Floor Frame Construction	Timber framed construction Concrete slab construction

Ground To Floor Construction	Brick subfloor walls with engaged piers Brick foundation walls Steel columns
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Subfloor Defect

Which Subfloor	Subfloor space to the main building
Area Affected	In general
Element	Termite capping
Defect	<p>Bridged by infill wall structures.</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 in a manner that is not visible to an inspection process.</p> <p>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>
Defect Category	Condition Conducive To both Timber Pests and Structural Damage
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	Action is required to remove conditions conducive to timber pest activity. A further investigation by a builder is also recommended to determine the extent of work required and associated costs.
Photos	

Subfloor Defect

Which Subfloor	Subfloor space to the main building
Area Affected	At the front
Element	Walls
Defect	Moisture penetration consistent with defective or damaged "tanking" (a system of waterproofing to a wall structure partially or fully below ground level)
Defect Category	Condition Conducive to both Structural Damage and Timber Pests
Severity	Moderate - Repairs may involve significant expenditure
Extent	Widespread
Recommendation	Action is required to remove this condition in order to prevent both Structural Damage and Timber Pest activity occurring. A further investigation by a builder is recommended to determine the extent of work required and associated costs.
Photos	

Subfloor Defect	
Which Subfloor	Subfloor space to the main building
Area Affected	At the back
Element	Posts
Defect	Surface rust requireing treatement
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation is recommended by the following trades to determine the extent of work required and associated costs. Licenced Tradesperson

Photos	 <p>The top row contains three photos: the first shows green plants and a concrete block; the second shows a concrete block with a green leaf; the third shows a white pipe or structure in a garden. The bottom row contains two photos: the first shows a close-up of plants and a concrete block; the second shows a dense thicket of green vegetation.</p>		
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Subfloor Defect			
Which Subfloor	Subfloor space to the main building		
Area Affected	At the front		
Element	Retaining wall		
Defect	Cracking and movement Defects: Diagonal and vertical cracking cause unknown.		
Defect Category	Structural Defect		
Severity	Moderate - Repairs may involve significant expenditure		
Extent	The extent was undetermined		
Recommendation	<p>Action is required to repair the damage to this element to restore structural integrity. A further investigation by the following trades is recommended to determine the extent of work required and associated costs.</p> <p>Geotechnical Engineer</p>		
Photos	 <p>The bottom row contains three photos showing close-ups of brickwork. The first photo shows a brick with a vertical crack. The second photo shows a brick with a diagonal crack. The third photo shows a brick with a vertical crack.</p>		



Subfloor Defect

Which Subfloor	Subfloor space to the main building
Area Affected	In general Subfloor
Element	Built-in habitable rooms Termite Inspection Zone Termite capping
Defect	Bridged by: Framing Bridging 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.
Defect Category	Condition Conducive To Timber Pests
Severity	Moderate - Repairs may involve significant expenditure
Extent	The extent was undetermined
Recommendation	Action is required to remove this condition in order to prevent damage to a Structural Element and or Timber Pest activity occurring. A further investigation by the following trades is recommended to determine the extent of work required and associated costs. Builder and a Pest Controller (Timber Pest Specialist)
Photos	



11. Terms and Conditions

11.1 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 immediately removed, rectified or monitored.

The importance of removing conditions conducive is often not 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. If you require further information on a risk management program, please do not hesitate to contact ABIS on 07 3804 1000.

12. Definitions to Help You 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. Where Conditions Conducive to Timber Pest Activity are present and structural elements are involved, then Conditions Conducive to Structural Damage should also be considered present.

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
- 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.

No Defects Were Observed means that when comparing the inspected building with a typical example of its type and age, no defects, other than wear and tear normally associated with the ravages of time, were deemed by the inspector to warrant description and reporting. In older homes minor defects are not reported on in detail.

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:

- a. those that provide a level of personal protection such as handrails
- b. floor-to-floor access such as stairways
- c. the structural flooring of the building such as floorboards

Readily Accessible Areas means:

- a. areas which can be easily and safely inspected without injury to person or property
- b. are up to 3.6 metres above ground or floor levels
- c. in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide

- d. 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 safe 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 area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide)
- 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 drawers; 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. Where Timber Pest Activity is present and structural elements are involved, then Structural Damage should also be considered present.

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.

13. 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 in 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.

13.1 General Reporting Terms

This Report is produced for the use of the Client. The Consultant or ABIS is not liable for any reliance placed on this Report by any other third party.

The 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
- 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 ABIS on 07 3203 4888 on receipt of the Report.

13.2 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 noticed by the Consultant 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 acknowledges:

- a. 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).
- b. This Report did not include the inspection and assessment of items or matters that do not fall within the Building Consultant's direct expertise.
- c. 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 acknowledges that this Report does not cover or deal with:

- a. any individual Minor Defect
- b. solving or providing costs for any rectification or repair work
- c. the structural design or adequacy of any element of construction
- d. the operation of fireplaces and chimneys
- e. any services or plant associated with services including building, engineering (electronic), fire and smoke detection, water, sewerage, electrical or mechanical
- f. lighting or energy efficiency
- g. any swimming pools and associated fencing or pool equipment or spa baths and spa equipment or the like
- h. any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems
- i. a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints
- j. a review of environmental or health or biological risks such as toxic mould

- k. whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws
- l. 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
- m. 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 consultant.

13.3 Timber Pest Reporting Terms

PURPOSE OF INSPECTION The purpose of this inspection carried out by a Timber Pest Detection Consultant was to assist the Client 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 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 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 acknowledges:

- a. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report
- b. As a delay may exist between the time of an attack and the appearance of tell-tale 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
- c. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of drywood termites is given
- d. 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 consultant

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- 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.

--- END OF REPORT ---