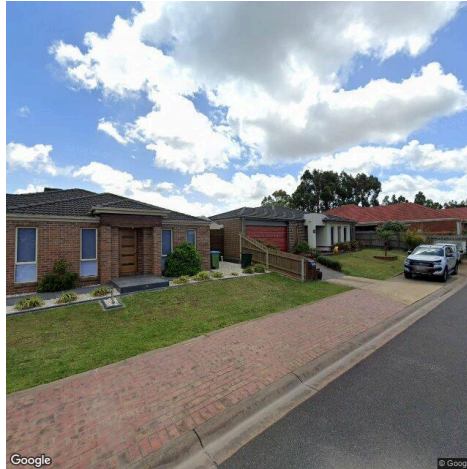




BUILDING INSPECTION & PEST INSPECTION REPORT

11 Mitch Ct
Somerville, VIC 3912

Jessica Luongo
19/02/2026



Inspector

Peter Pirovich

Builder - Project Manager

0427 124 279

cribiinspections@gmail.com

TABLE OF CONTENTS

1: Inspection Details - Terms & Conditions	8
2: Property Summary	9
3: Entry / Hallway	11
4: Bedroom 1	12
5: Bedroom 2	14
6: Bathroom	16
7: Bedroom 3	22
8: Toilet (WC)	24
9: Living Room	25
10: Study / Office	27
11: Kitchen & Meal Area	28
12: Laundry Room	31
13: Dining Room	34
14: Rumpus Room	35
15: Ensuite 1	37
16: Bedroom 4	42
17: Roof Void / Attic	45
18: Attached Garage - Under main roof	47
19: Exterior	49
20: Roof Cover	57
21: TIMBER PEST FINDINGS (TERMITES - WOOD DECAY - WOOD BORRERS)	58
22: Conducive Conditions	60
23: Timber Pest Overall Assessment	63
24: Floorplan/Documents	65
Standards of Practice	66

HELPING YOU TO GET TO KNOW YOUR PROPERTY

INSPECTION DETAILS	INSPECTOR DETAILS
Inspection Address: 11 Mitch Ct, Somerville, VIC 3912 Inspection Date: 18/02/2026 Inspection Time: 8:30 am	Your inspector: Peter Pirovich Phone: 0427 124 279

IMPORTANT INFORMATION FOR PROPERTY PURCHASERS

We appreciate the chance to contribute to helping you with the evaluation of the property. This report has been prepared in accordance with the Australian Standard AS4349.1 2007, which defines the scope of property inspections. The objective of this inspection is to provide advice to potential buyers or other stakeholders regarding the general condition of the property as of 18/02/2026 at 8:30 am. Please note that this inspection does not assess compliance or non-compliance with building codes.

The scope of this inspection and report is based on a visual evaluation of the structure in accordance with AS 4349.1 Appendix "C" or conforms to AS4349.0 if it is not a pre-purchase inspection. This report provides a preliminary assessment and should not be solely relied upon; further evaluations by specialised engineers, electricians, plumbers, builders, or licensed tradespeople are strongly recommended when issues are identified.

TERMS AND DEFINITIONS

Please ensure you have thoroughly understood the terms and conditions outlined in this Report and the Client Agreement you signed before acting on this report. Familiarity with these definitions is crucial for grasping the scope of the Inspection, the inspector's challenges, and the report's specifics. By accepting the Building Inspection Client Agreement, you confirm that you have read and comprehended its contents and affirm that the Inspection was conducted in accordance with its terms and AS4349.1 2007 for timber pests AS4349.3 2010 apply.

Areas to be Inspected and Restrictions:

The Building and the site include fences up to 30 meters from the building and within the site's boundaries. Where present and accessible, the Inspection shall include:

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The subfloor space (where safe access is available)
- (e) The roof exterior (subject to safety & height restrictions)
- (f) The property within 30 m of the building within the grounds is subject to inspection.

Scope of Inspection:

- The Inspection is visual only and confined to parts of the property that were accessible and visible and could be appraised at arm's length at the time of the Inspection.
- It excluded any destructive activities such as breaking apart, dismantling, or moving objects, including but not limited to plants, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furniture, appliances, or personal effects.
- The inspector did not look inside walls, beneath floor coverings, between floors, under skillion roofing, behind items stored in cupboards, or any other obstructed areas. No invasive methods, such as digging or forcing, were employed. Without written consent from the property owner, no timbers were probed or hit destructively.

Limitations:

- It must be noted that invisible defects, including wood rot within paint-coated timber, termite damage, or activity, might exist in areas that were not accessed or were inaccessible during the Inspection.

CATEGORISATION OF INSPECTOR COMMENTS

The inspector's observations are categorised as follows:

OK = Serviceable: Upon Inspection, the item appeared to be serviceable or functioning appropriately, given its age and expected wear.

MM = Maintenance/Monitor: These items may need routine maintenance or repairs by a DIY enthusiast, handyman, or tradesman. Overlooking these items could lead to more significant issues or safety hazards over time.

DEF = Defective: Concerns that, if unaddressed, may adversely impact the property's value or pose a risk to people or property. Remediation may require a qualified handyman or licensed trade contractor.

MD/SI = Major Defect/Safety Concern: This indicates serious issues that require immediate attention by a suitably qualified specialist, structural engineer, or registered builder due to their impact on safety or significant defects noted during the Inspection.

NI = Not Inspected: The inspector could not evaluate this item or system due to certain restrictions. Consequently, its condition remains uncertain.

NP = Not Present: These items were not located or not present at the property during the inspection.



MAINTENANCE/ MONITOR



DEFECTIVE

SUMMARY

PROPERTY SUMMARY OF FINDINGS

IMPORTANT INFORMATION FOR PROPERTY PURCHASERS

This report has been prepared in accordance with Australian Standard AS4349.1 2007, which outlines the scope of property inspections. The objective of this inspection is to provide advice to potential buyers or other stakeholders regarding the general condition of the property. Please note that this inspection does not assess compliance with building codes.

The scope of this inspection and report is based on a visual evaluation of the structure in accordance with AS 4349.1 Appendix "C" or conforms to AS 4349.0 if it is not a pre-purchase inspection. This report provides a preliminary assessment and should not be solely relied upon; further evaluations by specialized engineers, builders, or licensed tradespeople are strongly recommended when issues are identified.

TERMS AND DEFINITIONS

Please ensure you have thoroughly understood the terms and conditions outlined in this Report and the Building & Timber Pest Inspection Client Agreement you signed before acting on this report. Familiarity with these definitions is crucial for grasping the scope of the Inspection, the inspector's challenges, and the report's specifics. By accepting the Building Inspection Client Agreement, you confirm that you have read and comprehended its contents and affirm that the Inspection was conducted in accordance with its terms and AS4349.1 2007 for timber pests AS4349.3 2010.

Areas to be Inspected and Restrictions:

The Building and the site inspection includes fencing within 30 meters of the main building within the site's boundaries.

Where present and accessible, the Inspection shall include.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building
- (d) The subfloor space (where safe access is available)
- (e) The roof exterior (subject to safety & height restrictions)
- (f) The property within 30 m of the building within the grounds is subject to inspection.

Scope of Inspection:

- The Inspection is visual only and confined to parts of the property that were accessible and visible and could be appraised at arm's length at the time of the Inspection.
- It excluded any destructive activities such as breaking apart, dismantling, or moving objects, including but not limited to plants, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furniture, appliances, or personal effects.
- The inspector did not examine the interior of walls, the areas beneath floor coverings, the spaces between floors, under skillion roofing, behind items stored in cupboards, or any other obstructed areas. No invasive methods, such as digging or forcing, were used. Additionally, no timbers were probed or struck destructively, as the home cannot be damaged without the written consent of the property owner.

Limitations:

Very Important note to the purchaser.

In areas where access is restricted or not accessible, structural defects, termite damage, or activity may be present but not visible. Access should be provided, and a follow-up or re-inspection should take place. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

Thank you once again for entrusting us with your property inspection requirements.

CATEGORISATION OF INSPECTOR COMMENTS

The inspector's observations are categorised as follows:

OK = Serviceable: Upon Inspection, the item appeared to be serviceable or functioning appropriately, given its age and expected wear.

MM = Maintenance/Monitor: These items may need routine maintenance repairs by a DIY enthusiast, handyman, tradesman, or updating. Overlooking these items could lead to more significant issues or safety hazards with time.

DEF = Defective: Concerns that, if unaddressed, may adversely impact the property's value or pose a risk to people or property. Remediation may require a qualified handyman or licensed trade contractor.

MD/SI = Major Defect/Safety Concern: Indicates serious issues that require immediate attention by a suitably qualified specialist due to their impact on safety or significant defects noted during the Inspection.

NI = Not Inspected: The inspector could not evaluate this item or system due to certain restrictions. Consequently, its condition remains uncertain.

NP = Not Present: These items were not located or not present at the property during the inspection.

-
- 🔵 3.3.1 Entry / Hallway - Walls: Age Related - General Deterioration
 - 🔵 3.4.1 Entry / Hallway - Ceilings: Minor Damage
 - 🔵 4.3.1 Bedroom 1 - Walls: General Wall Surface Wear
 - 🔵 4.3.2 Bedroom 1 - Walls: Paint Deterioration
 - 🟡 4.3.3 Bedroom 1 - Walls: Skirting Damage/Deterioration
 - 🔵 5.3.1 Bedroom 2 - Walls: Paint Deterioration
 - 🟡 5.3.2 Bedroom 2 - Walls: Poor Patching
 - 🔵 6.2.1 Bathroom - Door: Door / Frame
 - 🟡 6.4.1 Bathroom - Walls: Wall Deterioration
 - 🟡 6.4.2 Bathroom - Walls: High Moisture
 - 🟡 6.4.3 Bathroom - Walls: Skirting Water Damage
 - 🟡 6.7.1 Bathroom - Floor: Sealant Gaps
 - 🟡 6.7.2 Bathroom - Floor: Sealant
 - 🟡 6.8.1 Bathroom - Shower & Bath: Moisture reading high around/below shower taps
 - 🔵 7.1.1 Bedroom 3 - Door: Door Adjustment Needed
 - 🔵 7.3.1 Bedroom 3 - Walls: General Wall Surface Wear
 - 🟡 7.3.2 Bedroom 3 - Walls: Impact Damage
 - 🔵 8.7.1 Toilet (WC) - Toilet Condition: Loose toilet seat
 - 🔵 9.2.1 Living Room - Window(s): Window difficult to operate
 - 🟡 9.3.1 Living Room - Walls: Impact Damage
 - 🟡 10.4.1 Study / Office - Walls: Wall Surface Wear
 - 🟡 11.2.1 Kitchen & Meal Area - Window(s): Window difficult to operate
 - 🔵 11.3.1 Kitchen & Meal Area - Walls: Age
 - 🟡 12.1.1 Laundry Room - Doors: Age/deterioration
 - 🟡 12.3.1 Laundry Room - Walls: Age/Deterioration
 - 🔵 12.3.2 Laundry Room - Walls: General surface ware
 - 🟡 12.6.1 Laundry Room - Tubs & Taps: Age/Deterioration
 - 🟡 12.6.2 Laundry Room - Tubs & Taps: Cabinetry adjustment
 - 🟡 12.6.3 Laundry Room - Tubs & Taps: Splashback Seal
 - 🟡 12.6.4 Laundry Room - Tubs & Taps: Cabinet Water Damage
 - 🟡 14.3.1 Rumpus Room - Window(s): Window Deterioration
 - 🟡 14.4.1 Rumpus Room - Walls: Wall Surface Wear
 - 🟡 15.4.1 Ensuite 1 - Walls: Wall Deterioration
 - 🟡 15.4.2 Ensuite 1 - Walls: High Moisture
 - 🟡 15.7.1 Ensuite 1 - Floor: Grout Deterioration
 - 🟡 15.7.2 Ensuite 1 - Floor: Sealant Gaps
 - 🟡 15.8.1 Ensuite 1 - Shower & Bath: Cracked Tiles
 - 🔵 15.9.1 Ensuite 1 - Vanity / Cabinetry Taps/Basin: Sealant delamination
 - 🔵 16.3.1 Bedroom 4 - Walls: General Wall Surface Wear
 - 🔵 16.6.1 Bedroom 4 - Robe/Cupboard: Cosmetic marks observed
 - 🟡 17.4.1 Roof Void / Attic - Ceiling Insulation : In the inspectors opinion the insulation is near the end of its useful life due to
 - 🔵 18.2.1 Attached Garage - Under main roof - Wall Condition: Hole/indent in wall
 - 🟡 19.4.1 Exterior - Downpipes: Base Alignment
 - 🟡 19.14.1 Exterior - Fences and Gates: Age
 - 🟡 19.16.1 Exterior - Deck: Age and deterioration
-

- ⊖ 19.16.2 Exterior - Deck: Deck - Rotted Boards
- ⊖ 19.16.3 Exterior - Deck: Deck - Water Sealant Required
- ⊖ 19.16.4 Exterior - Deck: Frame in contact with the ground
- ⊖ 20.1.1 Roof Cover - Roof covering: Gaps
- 🔍 20.2.1 Roof Cover - Flashings: Flashing Cracks
- 🔍 20.3.1 Roof Cover - Gutters : Debris In Gutters

1: INSPECTION DETAILS - TERMS & CONDITIONS

Information

In Attendance Inspector only., Home Owner	Direction Property Faces South	Weather Conditions Cloudy, 20 to 25 degrees
Type of Building Single Story Family	Floor Structure / Type Concrete slab	Roof Cladding Concrete tile, Colorbond Steel
Roof Type/Style Hip & Valley	Other Recommended Inspection or trade services: Timber Pest Prevention System Be Installed	
Occupancy Occupied		

If the property is furnished, we can not guarantee that further defects will not be found once the resident's possessions and furniture have been removed. A pre-settlement inspection is always recommended when the building(s) are furnished to identify defects covered by furnishing and stored goods.

Construction Type
Brick Veneer, Brick & Bagged, Rendered Masonry, Metal facia, Roof frame - Timber

If the house was constructed prior to 2004 and contains fibrous cement sheeted areas, it is advisable to conduct an asbestos audit and test. Asbestos is generally not a problem unless it has been damaged and left unsealed or you drill into it. Reach out if you require this service!

2: PROPERTY SUMMARY

Information

Electrical Summary:

Whilst we are not electricians - It is recommended that an electrical inspection be carried out by a licensed electrician to assess the condition of these services. An electrical inspection or assessment is not covered in this building inspection.

Plumbing Summary:

Although we are not licensed plumbers we recommend engaging a suitably qualified and licensed plumbing professional to carry out a thorough assessment of the property's plumbing and drainage systems.

Following a visual assessment and evaluation relative to similar properties of comparable age and construction, the overall condition of this dwelling is categorised as:

Poor Condition

Areas Inspected:

Only structures and fences reasonably accessible within 30m of the main building and within the site's boundaries were inspected.

Disclaimer – Areas Inspected:

The report covers only areas that were visually accessible and safe to inspect at the time of assessment. Areas that were obstructed, unsafe, or otherwise inaccessible were not inspected. No assumptions should be made regarding the condition of these areas, and this report does not constitute a comprehensive assessment of the entire property.

Areas Not Inspected:

Areas Of The Roof Void, External Wall/Footing On Boundary

Disclaimer:

Inspection limitations prevent assessing concealed or inaccessible elements. Accordingly, no assumptions should be made regarding their condition, consistent with AS 4349.1–2007. To ensure structural integrity, regulatory compliance, or the identification of latent defects, it is strongly recommended that a qualified builder or structural engineer conduct a detailed, potentially invasive evaluation. This report is based solely on visual inspection of accessible areas and does not constitute a complete structural appraisal due to numerous limitations.

Areas of Limited Inspection:

Roof Void

Disclaimer:

Please be advised that defects may exist within areas of the property where access was limited or obstructed at the time of inspection. Concealed or inaccessible locations may contain defects that could not be identified during the initial evaluation. A subsequent inspection is strongly recommended once these access limitations have been addressed to verify the condition of all areas.

Was visible subterranean termites damage or workings found:

No

If visible evidence of termite activity is found on the property, the risk to nearby buildings is very high, and immediate treatment is recommended to eradicate the termites and protect the structures. When termite workings are discovered in the grounds or buildings, the risk of further infestation increases significantly. Even if termite activity appears dormant or inactive during the inspection, there is still a strong possibility of existing damage. For more detailed information, please refer to the timber pest report located below.

Overall Condition:

Condition Assessment Summary:

The overall condition of this building has been evaluated relative to similar buildings of comparable age and construction that have been reasonably maintained to preserve structural integrity and functionality. This summary provides the inspector's professional opinion on the building's condition; interpretations may vary between inspectors.

Categories

Maintenance/Monitor:

Routine or ongoing tasks required to maintain the building's condition and performance, such as cleaning, servicing, or minor repairs.

Defects:

Non-critical issues that affect the building's appearance or convenience but do not compromise safety or structural integrity. These are generally straightforward and relatively inexpensive to repair.

Major Defects / Safety Hazards:

Significant issues that impact safety, structural stability, or the building's functionality, requiring prompt or substantial repair.

The frequency of major defects, defects, and maintenance/monitor items, as well as the building's overall condition compared with similar properties, is outlined in this report. For definitions and further clarification, please refer to the Terms and Conditions in the inspection engagement agreement and the relevant sections of this report.

Site Drainage:

The site drainage appeared adequate; however - ongoing monitoring during and after periods of rain is recommended to confirm that the system performs effectively under varying weather conditions

The assessment of site drainage is restricted to observable conditions at the time of inspection. The inspector does not undertake testing of underground pipes, soak wells, or other concealed drainage components. Surface water flow and ponding were observed only under current conditions, which may not reflect performance during heavy or prolonged rainfall. Where evidence of poor drainage, erosion, or water pooling exists, or if future concerns are anticipated, further evaluation by a qualified civil or drainage engineer is strongly recommended.

**Sub Floor Ventilation:**

N/A Concrete Slab

The assessment of subfloor ventilation is restricted to areas that were accessible at the time of inspection. Conditions within concealed or obstructed sections of the subfloor cannot be determined and may differ from observed areas. This report does not include airflow testing or moisture measurement unless specifically noted. Where evidence of poor ventilation, dampness, fungal decay, or musty odours is present, or if the subfloor could not be fully inspected, further evaluation by a suitably qualified subfloor or ventilation specialist is strongly recommended.

The incidence of minor defects has been categorised as:

High

The incidence of minor defects identified in this building has been assessed by comparing its condition to the average condition of similar buildings of a comparable age that have been reasonably well maintained, as required under AS 4349.1:2007

Defects location:

Bathroom, Structural Support Beam

Where defect(s) are identified, a suitably qualified trade or building specialist should be engaged to carry out a detailed assessment and provide recommendations for appropriate rectification.

Overall summary

The Floor from the entry to the Rumpus room is not level and very inconsistent when walking . In some areas it is 20mm . IF you wanted to get the floor level it would need to be topped over with Ardit after removing all flooring .

3: ENTRY / HALLWAY

		OK	MM	DEF	MD/SI	NI	NP
3.1	Door(s)	X					
3.2	Window(s)	X					
3.3	Walls	X					
3.4	Ceilings	X					
3.5	Floors	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

Entry Room General View

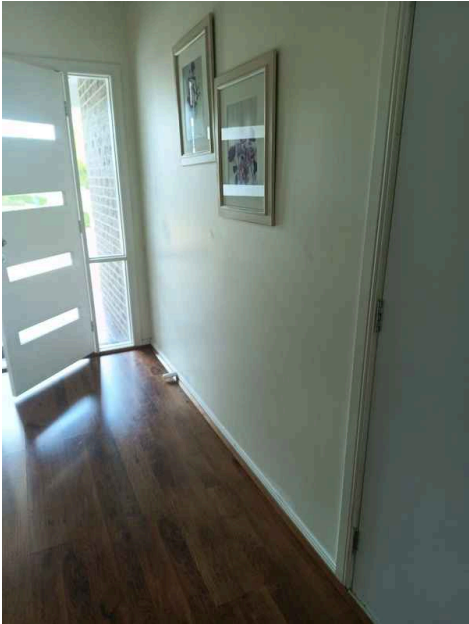
General view at the time of inspection



Window(s): Window(s) Type

Timber window/s

Walls: Walls General View



Observations

3.3.1 Walls

AGE RELAITED - GENERAL DETERIORATION

DEFECTIVE

The wall surfaces exhibit signs of general age-related wear. This is a natural process indicating general maintenance/updating is recommended.

Recommendation

Contact a qualified painting contractor.

3.4.1 Ceilings

MINOR DAMAGE

MAINTENANCE/ MONITOR

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified plasterer

4: BEDROOM 1

		OK	MM	DEF	MD/SI	NI	NP
4.1	Door	X					
4.2	Window(s)	X					
4.3	Walls	X		X			
4.4	Ceiling	X					
4.5	Floor	X					
4.6	Robe/Cupboard	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View

Room identification



Limitations

Walls

LIMITED WALLS INSPECTION DUE TO:

Furniture restricted walls access

Reinspection is always recommended once the restrictions have been removed, as hidden defects may be present.

Observations

4.3.1 Walls

GENERAL WALL SURFACE WEAR

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR

4.3.2 Walls

PAINT DETERIORATION

Wall paint deterioration in areas. Recommend a qualified painter to evaluate and apply a new coat.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR

4.3.3 Walls

SKIRTING DAMAGE/DETERIORATION



Damage and wear observed to skirting boards, including surface defects and possible impact marks. Recommend rectification to restore finish quality.

Recommendation
Contact a qualified carpenter.

5: BEDROOM 2

		OK	MM	DEF	MD/SI	NI	NP
5.1	Door	X					
5.2	Window(s)	X					
5.3	Walls	X		X			
5.4	Ceiling	X					
5.5	Floor	X					
5.6	Robe/Cupboard	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View

Room identification



Walls: Air Conditioner General View

Bed2
Not sure if ac works bed 2



Limitations

Walls
LIMITED WALLS INSPECTION DUE TO:
Stored goods restricted walls access
Reinspection is always recommended once the restrictions have been removed, as hidden defects may be present.



Observations

5.3.1 Walls

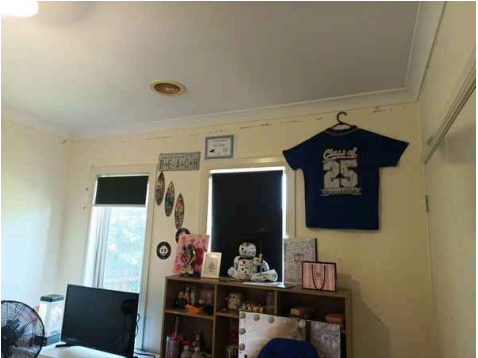
PAINT DETERIORATION

Wall paint deterioration in areas. Recommend a qualified painter to evaluate and apply a new coat.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR



5.3.2 Walls

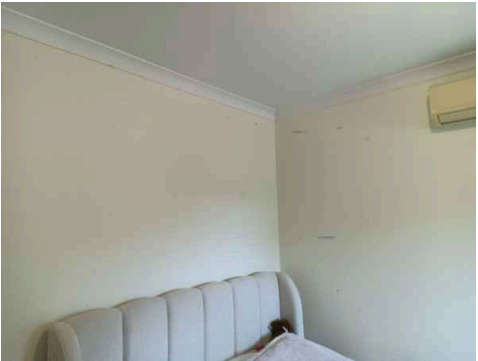
POOR PATCHING

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

Recommendation

Contact a qualified plasterer

 DEFECTIVE



6: BATHROOM

		OK	MM	DEF	MD/SI	NI	NP
6.1	Bathroom	X		X			
6.2	Door	X		X			
6.3	Window(s)	X					
6.4	Walls	X		X			
6.5	Ceiling	X					
6.6	Exhaust Fan	X					
6.7	Floor	X		X			
6.8	Shower & Bath	X		X			
6.9	Vanity / Cabinetry Taps/Basin	X					
6.10	Toilet	X					

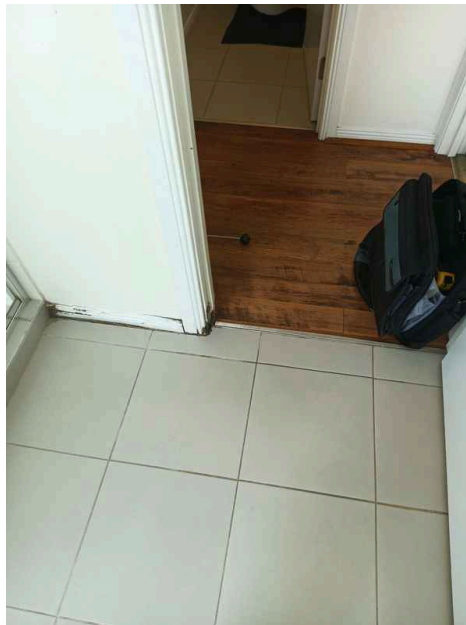
OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

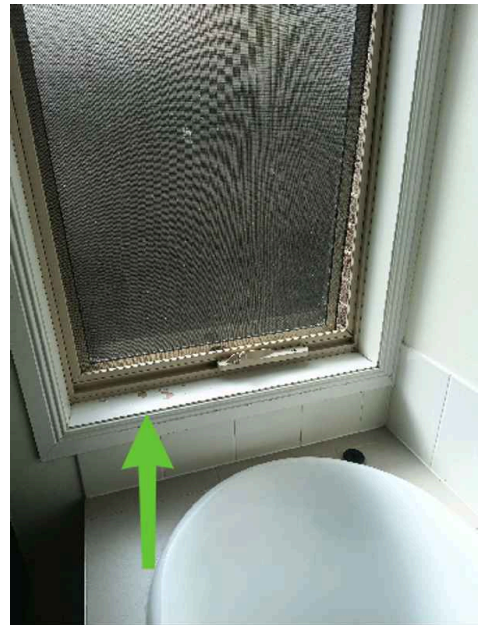
Bathroom: General View



Door: General View

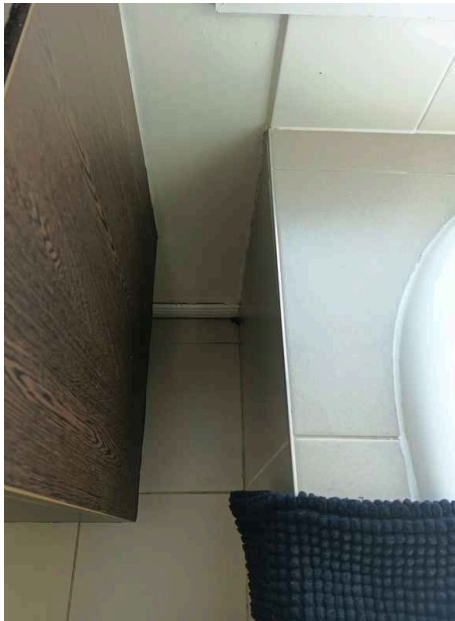


Window(s): Window/s general view



Moisture damage

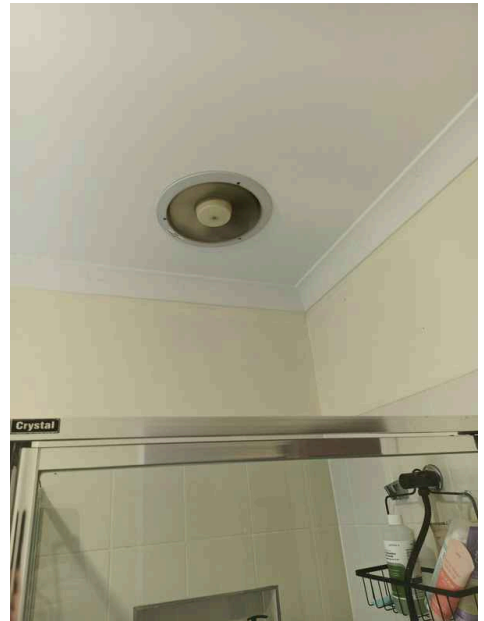
Walls: Walls General View



Ceiling: Ceiling General View



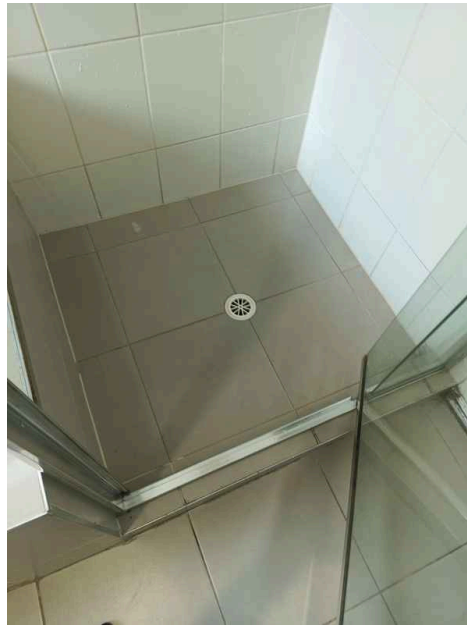
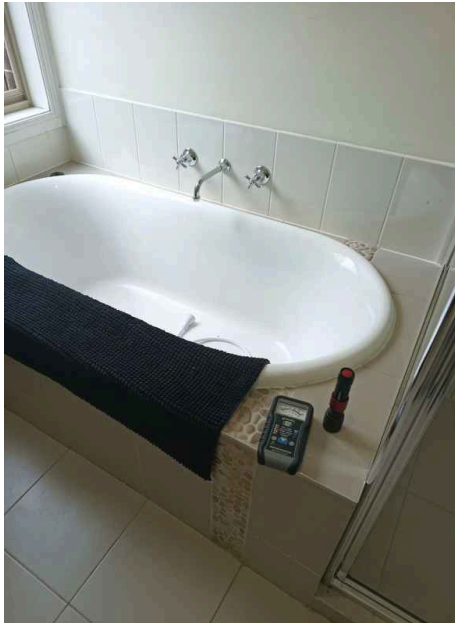
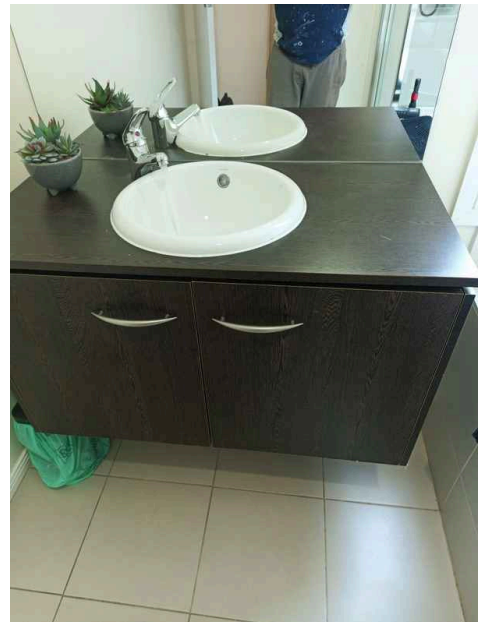
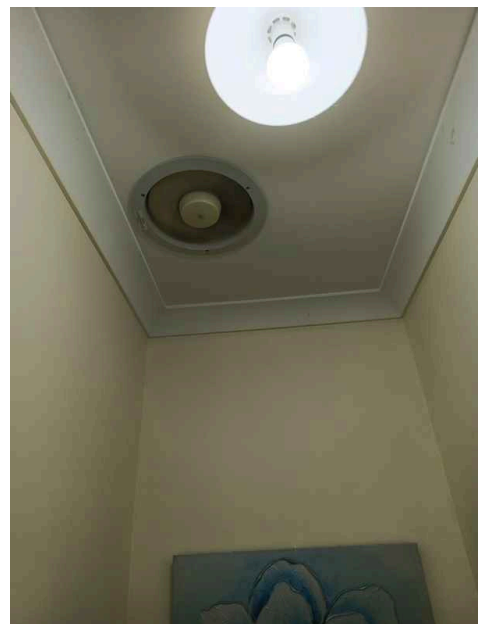
Exhaust Fan: Exhaust General View



Shower & Bath: Shower Rose / Mast / Moisture Test

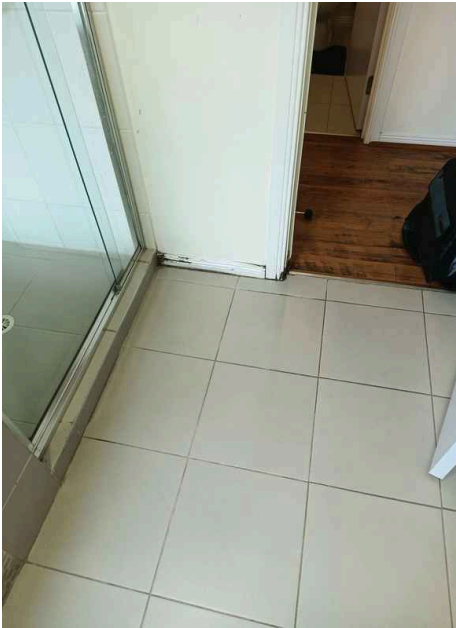
Shower & Bath: Shower Taps / Moisture Test

Shower & Bath: Shower Base

**Shower & Bath: Bath / Spar General View****Shower & Bath: Bath Taps / Spout / Moisture Test****Toilet: Toilet General View****Toilet: Moisture reading to wall at toilet water supply tap****Vanity / Cabinetry Taps/Basin: Vanity / Cabinet Taps / Basin General View****Toilet: Exhaust Fan**

Shower & Bath: Shower Surround General View

Refer to Section 1 – Inspection Details > Terms and Conditions, item 7) Shower Recesses, for information relating to all bathroom areas.

**Shower & Bath: Shower base**

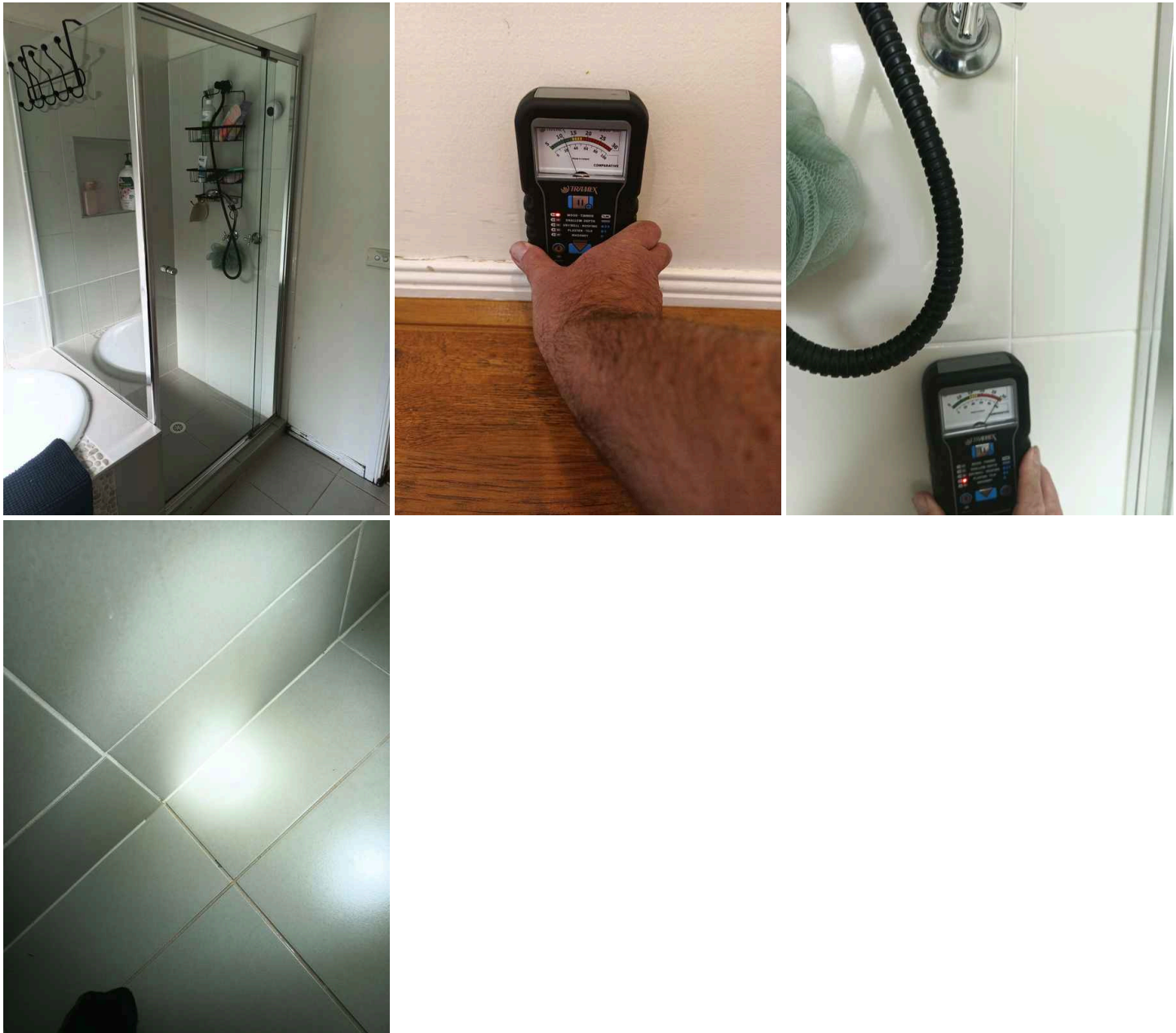
Regular caulking and grout maintenance is always recommended to ensure correct water dispersion and minimise water seepage into sub surface areas. Most silicone manufacturers advise inspecting shower and bath junctions at least annually and renewing the sealant whenever cracking, mould staining, loss of adhesion, or separation from adjoining surfaces is observed. In high use wet areas, full replacement is commonly required every 3–5 years to maintain a continuous waterproof barrier.

Limitations

Bathroom

SHOWER RECESS

Refer to section 1 - Inspection Details > Standards > Terms and Conditions, specifically 7) SHOWER RECESSES of this report, for details on all bathroom areas



Observations

6.2.1 Door

DOOR / FRAME

Door frame damage observed - repair or replacement recommended

The door or door frame to the Bedroom has an issue that requires further investigation and repair. Potential problems could impact room access and or appearance.

Recommendation

Contact a qualified door repair/installation contractor.

 MAINTENANCE/ MONITOR

6.4.1 Walls

WALL DETERIORATION

BATHROOM

Age-related wall deterioration indicates gradual material breakdown in the wall surface. During the inspection, signs of aging were observed that suggest progressive material wear. This can compromise wall structural integrity and aesthetic appearance, potentially leading to more significant damage if not addressed. I'd recommend a professional assessment by a suitably qualified contractor to evaluate the extent of deterioration and develop a targeted repair strategy.

Recommendation

Contact a qualified professional.



This wall will need to be repaired

6.4.2 Walls

HIGH MOISTURE

BATHROOM

High moisture levels were detected during inspection. This indicates potential water infiltration issues that could lead to mould growth, structural damage. I recommend professional moisture assessment and remediation to prevent further deterioration and potential mould development.

Recommendation

Contact a qualified waterproofing contractor



6.4.3 Walls

SKIRTING WATER DAMAGE

BATHROOM

Skirting board damage in the bathroom - Bathroom/shower recess leak related. Recommendations: Have bathroom/ shower assessed by a plumber for leaks and maintenance/repair skirting board as required.

Recommendation

Contact a qualified waterproofing contractor



6.7.1 Floor

SEALANT GAPS

BATHROOM

Sealant gaps were identified in the bathroom floor, potentially allowing moisture penetration. This can lead to water damage and potential subfloor deterioration. Recommend professional sealing to prevent future moisture-related issues.

Recommendation

Contact a qualified professional.



6.7.2 Floor

SEALANT

It is best practice for internal corners throughout a bathroom, including showers, baths, and tiled wall junctions to be sealed with flexible sealant rather than grout. Sealant accommodates structural movement, helping to prevent cracking and maintain effective waterproofing.

Recommendation

Contact a qualified professional.



6.8.1 Shower & Bath

MOISTURE READING HIGH AROUND/BELOW SHOWER TAPS

In most cases, the issue is caused by either a leaking penetration behind the tap flanges, allowing water to enter the wall cavity, or an internal pipe leak.

While I was unable to determine the exact cause in this instance, I recommend sealing around the tap wall penetrations with silicone as a precautionary measure.

Recommendation

Contact a qualified plumbing contractor.



7: BEDROOM 3

		OK	MM	DEF	MD/SI	NI	NP
7.1	Door	X					
7.2	Window(s)	X					
7.3	Walls	X		X			
7.4	Ceiling	X					
7.5	Floor	X					
7.6	Robe/Cupboard	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

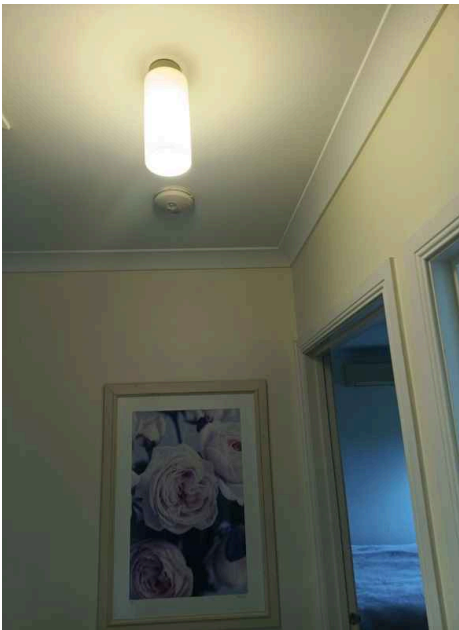
General View

Room identification



Ceiling: Smoke alarm present but not tested

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep.
It is recommended that an electrician be consulted to give advice on those installed or to install these detectors. Smoke alarms have a lifespan of about 10 years. After that, you should replace them. Most smoke alarms have a use-by date printed on them.



Limitations

Walls
LIMITED WALLS INSPECTION DUE TO:
Furniture restricted walls access

Reinspection is always recommended once the restrictions have been removed, as hidden defects may be present.

Observations

7.1.1 Door

DOOR ADJUSTMENT NEEDED

BEDROOM

Doors require minor adjustment to improve functionality and ease of use.

Recommendation

Contact a qualified door repair/installation contractor.

 MAINTENANCE/ MONITOR

7.3.1 Walls

GENERAL WALL SURFACE WEAR

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR

7.3.2 Walls

IMPACT DAMAGE

Wall surface shows signs of impact damage. Suggest contacting a qualified plasterer to assess and restore finish.

Recommendation

Contact a qualified professional.

 DEFECTIVE



8: TOILET (WC)

		OK	MM	DEF	MD/SI	NI	NP
8.1	Door	X					
8.2	Window(s)	X					X
8.3	Walls	X					
8.4	Exhaust Fan	X					
8.5	Ceiling	X					
8.6	Floor	X					
8.7	Toilet Condition	X					

OK = Serviceable

MM = Maintenance/Monitor

DEF = Defective

MD/SI = Major Structural Defect/Safety Issue

NI = Not Inspected

NP = Not Present

Observations

8.7.1 Toilet Condition

LOOSE TOILET SEAT

Requires repair or replacement

Recommendation

Contact a handyman or DIY project

 MAINTENANCE/ MONITOR

9: LIVING ROOM

		OK	MM	DEF	MD/SI	NI	NP
9.1	Door(s)	X					X
9.2	Window(s)	X		X			
9.3	Walls	X		X			
9.4	Ceiling	X					
9.5	Floor	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View

Room identification



Window(s): Windows general view

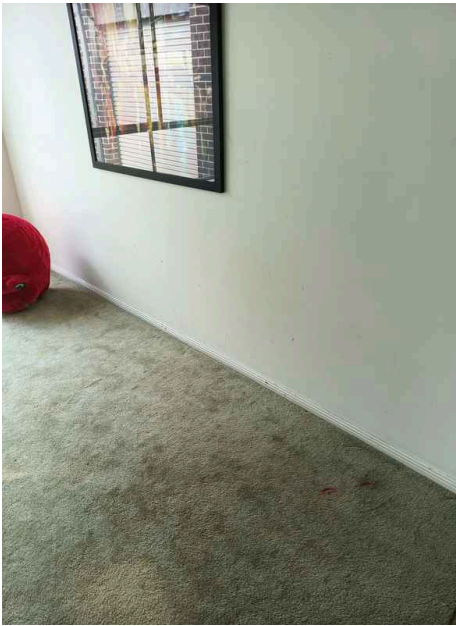
Wheels need to be replaced on bottom of window .
Doesnt open smoothly



Window(s): Window(s) Type

Aluminium Window Frame/s

Walls: Walls General View



Observations

9.2.1 Window(s)

WINDOW DIFFICULT TO OPERATE

 MAINTENANCE/ MONITOR

The window is hard to open. It may need adjustment, lubrication, or minor repairs to restore smooth operation.”

Recommendation

Contact a qualified window repair/installation contractor.

9.3.1 Walls

IMPACT DAMAGE

 DEFECTIVE

Wall surface shows signs of impact damage. Suggest contacting a qualified plasterer to assess and restore finish.

Recommendation

Contact a qualified professional.

10: STUDY / OFFICE

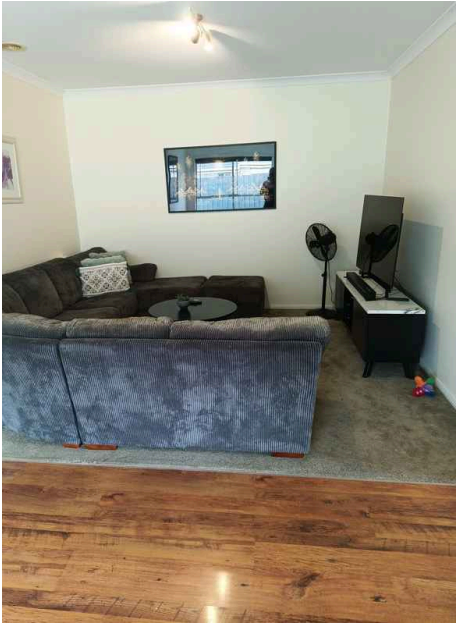
		OK	MM	DEF	MD/SI	NI	NP
10.1	Study / Office	X					
10.2	Door(s)	X					X
10.3	Window(s)	X					X
10.4	Walls	X					
10.5	Ceiling	X					
10.6	Floor	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

Study / Office: General View

Room identification



Walls: Walls General View



Limitations

Walls
LIMITED WALLS INSPECTION DUE TO:
Furniture restricted walls access

Reinspection is always recommended once the restrictions have been removed, as hidden defects may be present.

Observations

10.4.1 Walls
WALL SURFACE WEAR

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation
Contact a qualified painting contractor.

 DEFECTIVE

11: KITCHEN & MEAL AREA

		OK	MM	DEF	MD/SI	NI	NP
11.1	Doors	X					X
11.2	Window(s)	X		X			
11.3	Walls	X		X			
11.4	Ceilings	X					
11.5	Floors	X		X			
11.6	Range/Stove/Cooktop/Oven/Dishwasher	X					
11.7	Sink, Cabinetry & Benchtops	X	X				

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

Window(s): Window/s general view

Meals area

wheels need replacing very difficult to open

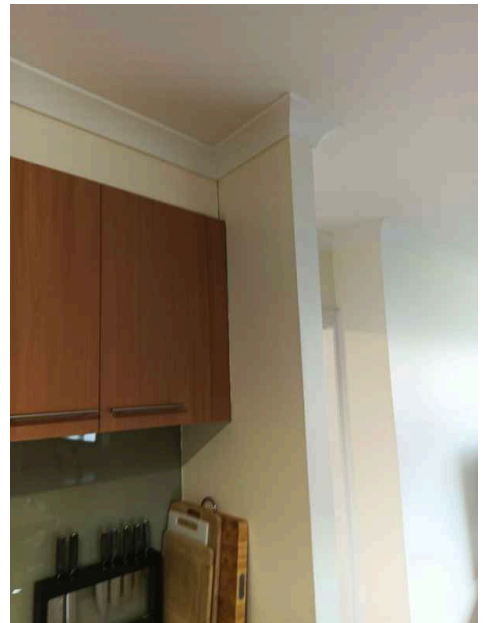
**Window(s): Window(s) Type**

Aluminium Window Frame/s

Walls: Walls General View

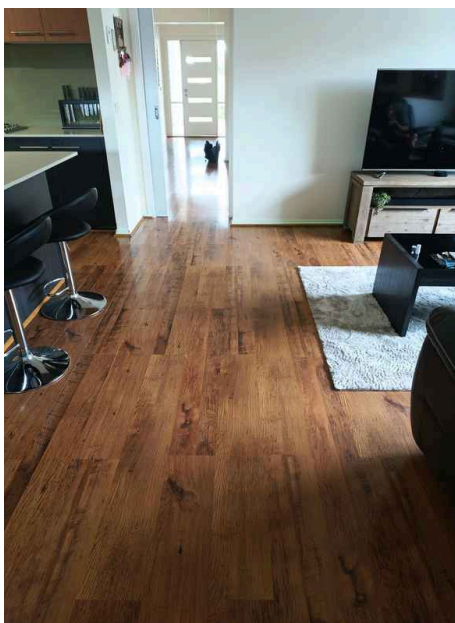
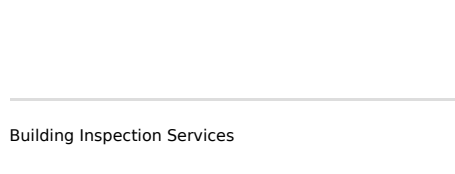
bulkhead

Needs Filling Painting gap in corner around 4mm

**Floors: Flooring General View**

kitchen meals area

Floor is not level underfoot has deviations in it

**Sink, Cabinetry & Benchtops: Taps / Spout****Sink, Cabinetry & Benchtops: Cupboard/s****Sink, Cabinetry & Benchtops: Pantry general view**

**General View****Range/Stove/Cooktop/Oven/Dishwasher: Cook Top View General View**

Gas Cooktop

Please note: we do not guarantee the correct temperature is reached as indicated on the controls; we may, at our discretion, turn on and off the appliances for a short time, but we do not guarantee the future performance of this appliance. We recommend testing all appliances for correct operating before hand-over. Servicing and maintenance could be carried out by a suitably trained and qualified technician.

**Range/Stove/Cooktop/Oven/Dishwasher: Oven General View**

Electric oven

Please note: we do not guarantee the correct temperature is reached as indicated on the controls; we may, at our discretion, turn on and off the appliances for a short time, but we do not guarantee the future performance of this appliance. We recommend testing all appliances for correct operating before hand-over. Servicing and maintenance could be carried out by a suitably trained and qualified technician.



Sink, Cabinetry & Benchtops: Bench top/s
bench tops kitchen

Kitchen bench top needs to be caulked around the splash back perimeter



Caulk bench top

Limitations

Sink, Cabinetry & Benchtops

APPLIANCES

This inspection specifically excludes the assessment of electrical, plumbing, gas, or motorized appliances. It is highly advised that a suitably qualified contractor examine these services before any purchase is made.

Observations

11.2.1 Window(s)

WINDOW DIFFICULT TO OPERATE

Requires adjustment to ensure smooth operation. Might need wheels replaced as difficult to open

Recommendation

Contact your builder.

DEFECTIVE

11.3.1 Walls

AGE

General aging and/or denting and the like is evident on wall linings

Recommendation

Contact a qualified painting contractor.

MAINTENANCE/ MONITOR

12: LAUNDRY ROOM

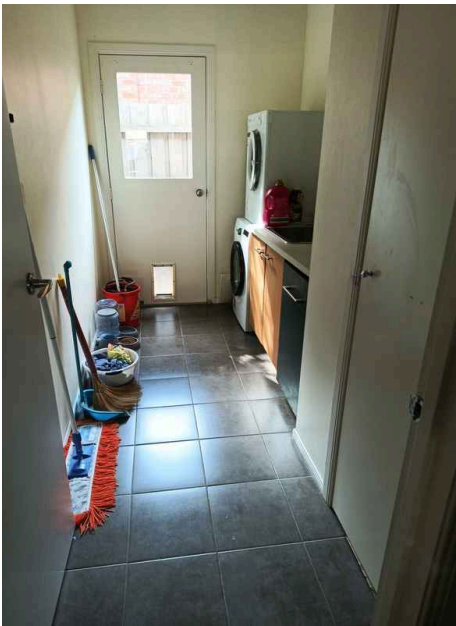
		OK	MM	DEF	MD/SI	NI	NP
12.1	Doors	X		X			
12.2	Window(s)	X					
12.3	Walls	X		X			
12.4	Ceiling	X					
12.5	Floors	X					
12.6	Tubs & Taps	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View

General view at the time of inspection



Tubs & Taps: Wash Tub & Taps General View



Tubs & Taps: Cabinet/s General View



Tubs & Taps: Taps / Spout General View



Tubs & Taps: Splashback General View



Limitations

Laundry

GENERAL DISCLAIMER

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

Observations

12.1.1 Doors

AGE/DETERIORATION

Age/deterioration noted to door. Consider budgeting to have replaced.

Recommendation

Contact a qualified carpenter.



12.3.1 Walls

AGE/DETERIORATION

General aging and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

Recommendation

Contact a qualified painting contractor.



12.3.2 Walls

GENERAL SURFACE WARE

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation

Contact a qualified painting contractor.



12.6.1 Tubs & Taps

AGE/DETERIORATION

General deterioration and wear to sink, cupboards, and benches. Replacement recommended.

Recommendation

Contact a qualified professional.



12.6.2 Tubs & Taps

CABINETRY ADJUSTMENT

Cabinetry door requires adjustments to close as intended

Recommendation

Contact a qualified professional.



12.6.3 Tubs & Taps

SPLASHBACK SEAL

Poor or deteriorated sealant at splashback junction. Have it sealed by a plumber or a tiling contractor to prevent water access behind the bench.

Recommendation

Contact a qualified carpenter.



12.6.4 Tubs & Taps

CABINET WATER DAMAGE

Water damage noted to the laundry cabinet, Replacement recommended.

Recommendation

Contact a qualified cabinet contractor.



13: DINING ROOM

		OK	MM	DEF	MD/SI	NI	NP
13.1	Door(s)	X					
13.2	Window(s)	X					
13.3	Walls	X					
13.4	Ceiling	X					
13.5	Floor	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

14: RUMPUS ROOM

		OK	MM	DEF	MD/SI	NI	NP
14.1	Rumpus Room	X					
14.2	Door(s)	X					
14.3	Window(s)	X		X			
14.4	Walls	X					
14.5	Ceiling	X					
14.6	Floor	X		X			

OK = ServiceableMM = Maintenance/MonitorDEF = DefectiveMD/SI = Major Structural Defect/Safety IssueNI = Not InspectedNP = Not Present

Information

Rumpus Room: General View

Room identification



Door(s) : General View



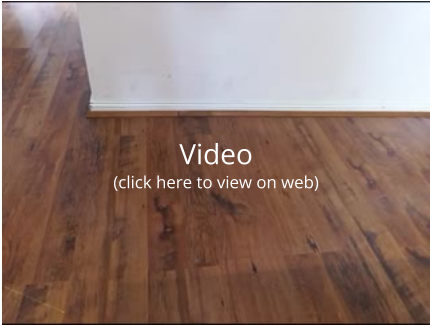
Window(s): Windows general view



Window(s): Window(s) Type

Aluminium Window Frame/s

Floor: Floor General View



Video
(click here to view on web)

Observations

14.3.1 Window(s)

WINDOW DETERIORATION

BEDROOM 1

Window exhibits signs of age-related wear. Observed during inspection as potential structural degradation. May impact energy efficiency and potential water intrusion risk.

Recommendation

Contact a qualified window repair/installation contractor.



14.4.1 Walls

WALL SURFACE WEAR

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation

Contact a qualified painting contractor.



15: ENSUITE 1

		OK	MM	DEF	MD/SI	NI	NP
15.1	Ensuite	X		X			
15.2	Door	X					
15.3	Window(s)	X					
15.4	Walls	X		X			
15.5	Ceiling	X					
15.6	Exhaust Fan	X					
15.7	Floor	X		X			
15.8	Shower & Bath	X		X			
15.9	Vanity / Cabinetry Taps/Basin	X		X			
15.10	Toilet	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

Ensuite: General View

basins
No plug washer in either basins



Exhaust Fan: Exhaust General View



Floor: Floor General View



Shower & Bath: Shower Rose / Mast / Moisture Test



Shower & Bath: Shower Taps / Moisture Test



Shower & Bath: Bath / Spar General View

Vanity / Cabinetry Taps/Basin: Vanity / Cabinet Taps / Basin General View

Vanity / Cabinetry Taps/Basin: Taps

Vanity / Cabinetry Taps/Basin: Trap Waste Water - under sink



Water was actively running during visual inspection of the waste trap.



Vanity / Cabinetry Taps/Basin: Sink



Toilet: Toilet General View
ensuite
need to replace toilet seat



Toilet: Moisture reading to wall at toilet water supply tap



Walls: Walls General View

plaster cracks

nib wall beside shower is cracking probably caused by water damage from shower leak



Shower & Bath: Shower Base

shower

cracked tile in shower base with visible gap



Limitations

Ensuite

SHOWER RECESS

Refer to section 1 - Inspection Details > Standards > Terms and Conditions, specifically 7) SHOWER RECESSES of this report, for details on all bathroom areas

Observations

15.4.1 Walls

WALL DETERIORATION

BATHROOM

Age-related wall deterioration indicates gradual material breakdown in the wall surface. During the inspection, signs of aging were observed that suggest progressive material wear. This can compromise wall structural integrity and aesthetic appearance, potentially leading to more significant damage if not addressed. I'd recommend a professional assessment by a suitably qualified contractor to evaluate the extent of deterioration and develop a targeted repair strategy.

Recommendation

Contact a qualified professional.



15.4.2 Walls

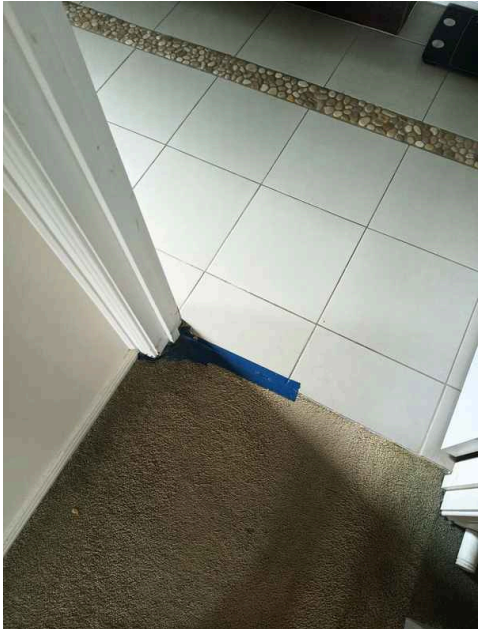
HIGH MOISTURE

BATHROOM

High moisture levels were detected during inspection. This indicates potential water infiltration issues that could lead to mould growth, structural damage. I recommend professional moisture assessment and remediation to prevent further deterioration and potential mould development.

Recommendation

Contact a qualified waterproofing contractor



15.7.1 Floor

GROUT DETERIORATION

BATHROOM

Deteriorated grout was observed, which should be promptly repaired to prevent water ingress beneath the tiles. If left untreated, this may result in tile uplift and potential water damage to underlying surfaces. Engage a qualified tiler to assess and carry out the necessary remedial work.

Recommendation

Contact a qualified tile contractor



15.7.2 Floor

SEALANT GAPS

BATHROOM

Sealant gaps were identified in the bathroom floor, potentially allowing moisture penetration. This can lead to water damage and potential subfloor deterioration. Recommend professional sealing to prevent future moisture-related issues.

Recommendation

Contact a qualified professional.



15.8.1 Shower & Bath

CRACKED TILES

BATHROOM

Tile damage observed in shower/bath area. Cracking can lead to water penetration and potential underlying surface damage. Recommend professional tile repair to prevent further deterioration.

Recommendation

Contact a qualified tile contractor



15.9.1 Vanity / Cabinetry Taps/Basin



SEALANT DELAMINATION

The sealant around the Bath area has begun to delaminate, resulting in separation from the adjoining surfaces. This may compromise the waterproofing integrity and lead to potential water ingress behind tiles or into wall cavities. Inspection and resealing are recommended to prevent further damage.

Recommendation

Contact a qualified waterproofing contractor

16: BEDROOM 4

		OK	MM	DEF	MD/SI	NI	NP
16.1	Door	X					
16.2	Window(s)	X		X			
16.3	Walls	X					
16.4	Ceiling	X					
16.5	Floor	X					
16.6	Robe/Cupboard	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View

Room identification



Window(s): Windows general view

main bedroom

Window is very difficult to open . Rollers need replacing



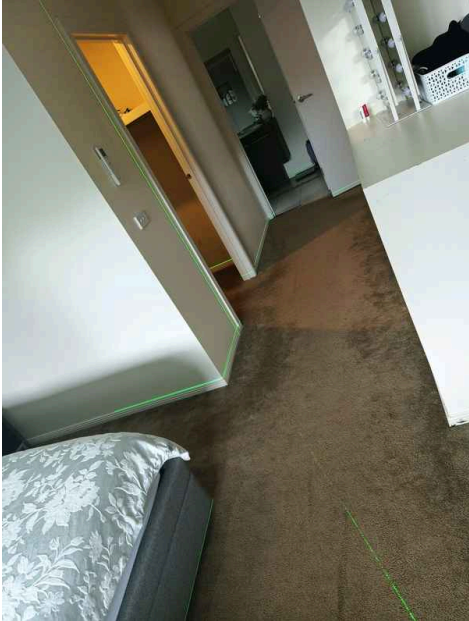
Window(s): Window(s) Type

Aluminium Window Frame/s

Walls: Air Conditioner General View



Floor: Floor General View



Robe/Cupboard: Robe/Cupboard General View



Ceiling: Smoke alarm present but not tested

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep.
It is recommended that an electrician be consulted to give advice on those installed or to install these detectors. Smoke alarms have a lifespan of about 10 years. After that, you should replace them. Most smoke alarms have a use-by date printed on them.



Floor: Floor Covering

Carpet

Floor covering limited the inspection of the substrate. Only severe floor damage may be uncovered. We don't remove floor coverings.

Limitations

Walls

LIMITED WALLS INSPECTION DUE TO:

Stored goods restricted walls access

Reinspection is always recommended once the restrictions have been removed, as hidden defects may be present.

Observations

16.3.1 Walls

GENERAL WALL SURFACE WEAR

Normal age-related wear on walls represents typical deterioration over time. Surface shows general aging consistent with property usage.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR

16.6.1 Robe/Cupboard

COSMETIC MARKS OBSERVED

Cosmetic marks were observed. These do not affect function but may impact presentation.

Recommendation

Contact a qualified professional.



17: ROOF VOID / ATTIC

		OK	MM	DEF	MD/SI	NI	NP
17.1	Roof Cladding Underside	X					X
17.2	Sarking	X					X
17.3	Framing	X					
17.4	Ceiling Insulation	X					
17.5	Ceiling Lining	X					
17.6	Ventilation	X					X

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

Roof Void Access/Type

Access was gained to the roof space however not every component was inspected due to varying heights/framing design/insulation/mechanical services and the like, No access to roof void beyond mechanical plant and ductwork, Limited inspection from the access hatch

Roof Cladding Underside : Roof Cladding Underside Ceiling Insulation : Insulation Type
General View Celulose Blowing Insulation



General View



Framing : General roof frame view

Please note that the roof void may have concealed or inaccessible portions that could have defects. Some components were not inspected due to differences in heights, mechanical services, insulation, and other obstructions. These excluded areas and components are not included in the report. If you have any concerns regarding past or present issues with the roof structure, please request information from the vendor.



Framing : Framing condition

The framing components that were visibly accessible appeared to be in good condition at the time of inspection. However, it's important to note that roof voids often contain hidden or inaccessible areas that may harbour defects. Due to factors such as varying heights, mechanical services, insulation, and other obstructions, not every component could be inspected. These excluded areas and components are not reported on.

Framing : No deficiencies have been observed to the visibly accessible areas inspected

Kindly take note that the roof void may have concealed or inaccessible portions that could have defects. Some components were not inspected due to differences in heights, mechanical services, insulation, and other obstructions. These excluded areas and components are not included in the report. For any concerns regarding past or present issues with the roof structure, kindly request information from the vendor.

Ventilation : No roof ventilators observed

A roof ventilation system works by providing a continual flow of air through the attic/roof space, helping remove overheated air and moisture from the attic and roof system and reduce the impact of changing temperatures and moisture conditions both inside and outside the home.



Observations

17.4.1 Ceiling Insulation

IN THE INSPECTORS OPINION THE INSULATION IS NEAR THE END OF ITS USEFUL LIFE DUE TO

Recommendation

Contact a qualified professional.

DEFECTIVE

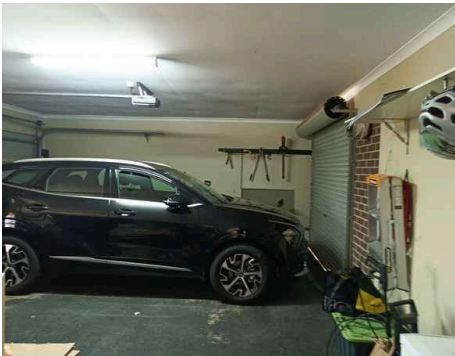
18: ATTACHED GARAGE - UNDER MAIN ROOF

		OK	MM	DEF	MD/SI	NI	NP
18.1	Personal Access Door Condition	X					
18.2	Wall Condition	X					
18.3	Window Conditions	X					
18.4	Ceiling Lining Condition	X					
18.5	Floor Condition	X					
18.6	Vehicle Door Condition	X					

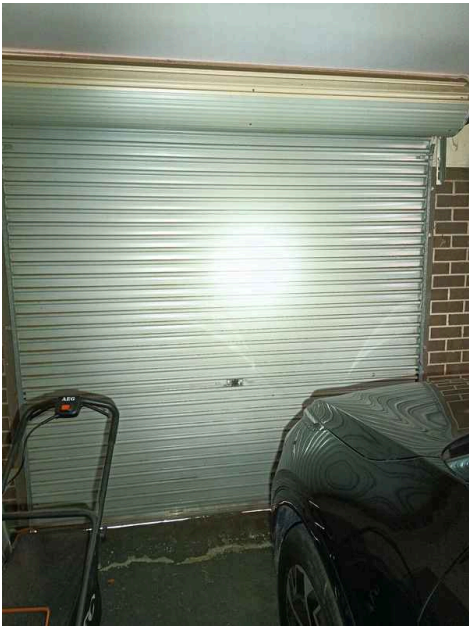
OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

General View



Personal Access Door Condition: General View



Window Conditions: General View



Ceiling Lining Condition: Ceiling General View
General wear and tear noted



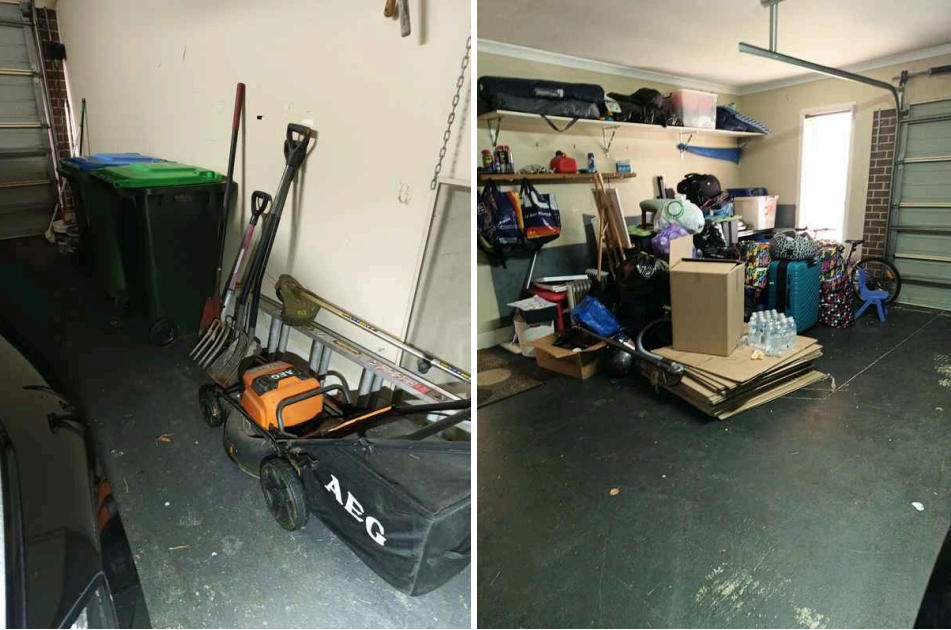
Floor Condition: Floor General View



Limitations

Wall Condition

INSPECTION RESTRICTED BY THE STORGE OF OWNERS PERSONAL ITEMS



Observations

18.2.1 Wall Condition

HOLE/INDENT IN WALL

This will require repair and repaint to rectify.

Recommendation

Contact a qualified painting contractor.

 MAINTENANCE/ MONITOR

19: EXTERIOR

		OK	MM	DEF	MD/SI	NI	NP
19.1	External Walls	X					
19.2	Eave soffit linings	X	X				
19.3	Lintel beams	X			X		
19.4	Downpipes	X					
19.5	Brick Fretting	X					
19.6	Mortar eroding	X					
19.7	Exterior Doors	X	X				
19.8	Exterior Windows	X					
19.9	Visible Foundation	X					
19.10	Cracking Movement	X					
19.11	Protective paint condition	X					
19.12	Lot Grade / Drainage & Trees	X					
19.13	Driveways & Walkways	X					
19.14	Fences and Gates	X					
19.15	Clothes line	X					
19.16	Deck	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Information

External Walls: Walls Ventilation Type

Weep Holes

Eave soffit linings: Eaves & Fascia General View



Cracking Movement: No significant cracking or differential movement was observed at the time of inspection

Lot Grade / Drainage & Trees: Lot General View / Grading / Site Drainage

Minor slope

Driveways & Walkways: Driveway General View

Concrete

Water metre General view

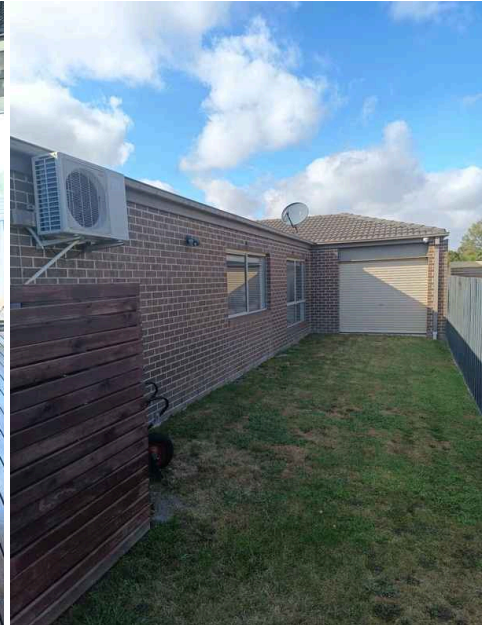
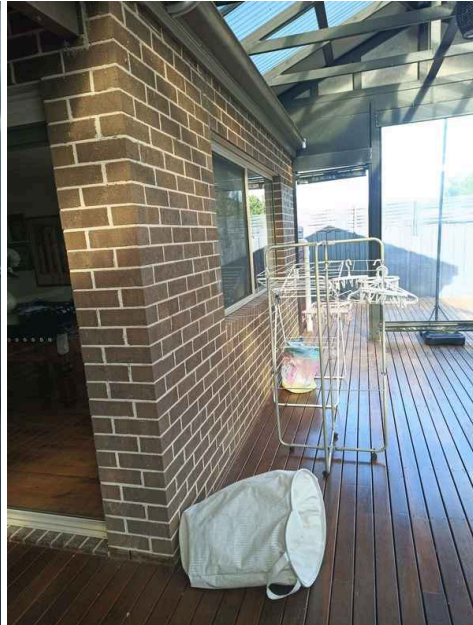
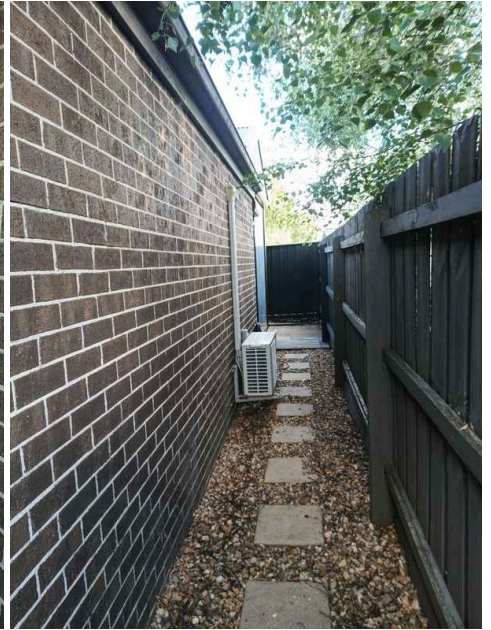
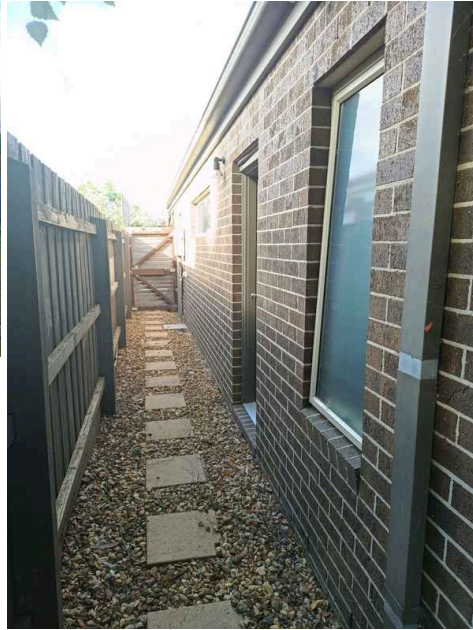


External Walls: External Walls Material

Brick

weep holes are covered by the rear deck . Not good for termite inspection

air con condensation lines are discharging onto ground . They need to be connected to stormwater outlet or place bucket under condensation line and empty

**Lintel beams: Lintel Beams General View**

Rear verandah

Rear verandah beams aren't Checked into the Posts and are fastened using bugle screws .

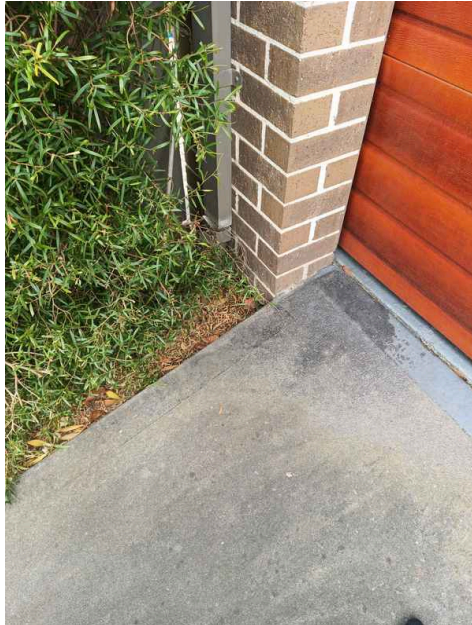
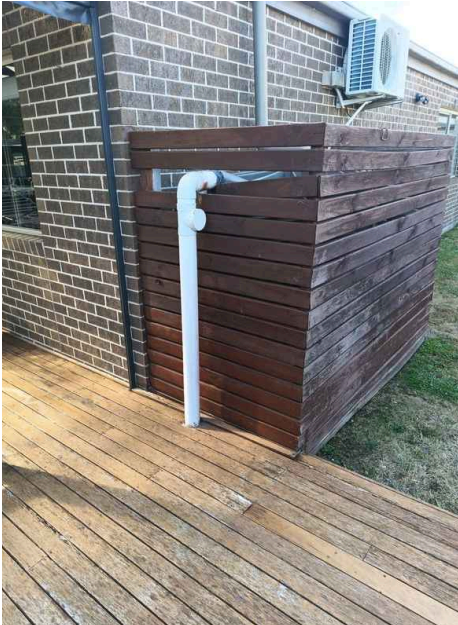
The verandah beam for a beam of that size should have 3 x bolts in each end of the beam to post connection .

**Downpipes: General View**

garage front down pipe

Not all downpipes were inspected

Down Pipe not connected into stormwater outlet

**Lot Grade / Drainage & Trees: Lot General View**

**Fences and Gates: Fence General View**

front boundary fence

The front boundary fences both sides will need replacing soon . The fence rails are near the end of there life

**Electrical systems are required by law to be assessed and reported on by a licensed electrician.**

Please note that a standard building inspection, as outlined in AS4349.1 guidelines, does not include an inspection of the electrical system. However, any safety concerns related to the electrical systems observed during the inspection will be mentioned in the report.

It is important to understand that the main objective of a building inspection is to assess the overall condition of the property and identify any visible defects or issues as per AS4349.1 standards. Although some electrical safety issues may be discovered during the inspection, we strongly recommend a comprehensive electrical inspection by a qualified electrician to thoroughly evaluate the electrical systems.

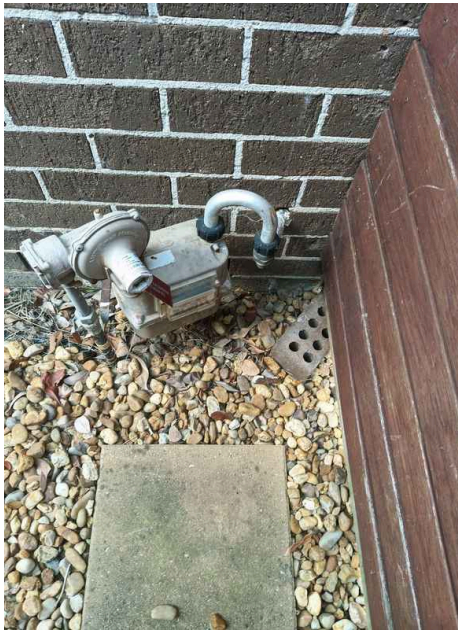


Gas Meter

Information:

It is generally recommended that gas appliances are serviced regularly by a qualified service person, such as a licensed gas fitter or factory trained technician.

You should always refer to the owner's manual of your individual appliances for the manufacturer's recommended service frequency and guidelines around correct operation.



Instant gas wall unit

Gas continuous flow hot water systems provide unlimited volumes of hot water from a compact, space-efficient appliance. The systems have a rated flow of hot water per minute. For instance, with a continuous flow hot water system of 20L/minute and a showerhead rated at 9L/minute, you should be able to run two showers at the same time; this would depend on the water pressure/flow rate available.

The appliance only ignites and burns fuel when hot water is required.



Limitations

External Walls

GENERAL DISCLAIMER

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

Downpipes

BLOCKAGES/CONNECTION LIMITATION

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

Exterior Windows

GENERAL DISCLAIMER

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

Visible Foundation

EXTERNAL SLAB EDGE NOT VISIBLE DUE TO RENDERED EXTERNAL WALLS

Lot Grade / Drainage & Trees

GENERAL DISCLAIMER

When there is no visible evidence of excessive ponding or slope towards the property walls during the inspection, it can be challenging to determine any issues in dry conditions. Therefore, it is recommended to conduct an assessment after rainfall to accurately identify any problems. If water is ponding around the perimeter walls and paths are directing water towards the footings or foundations, it is crucial to have the situation evaluated by a qualified landscaping or drainage expert to prevent potential damage or further deterioration over time.

Observations

19.4.1 Downpipes

BASE ALIGNMENT

The Down pipe base is inadequately aligned at the ground pipe. This has the potential to cause debris blockage.

Recommendation

Contact a qualified plumbing contractor.

 DEFECTIVE

19.14.1 Fences and Gates

AGE

General age to fence components - Recommendations: General upkeep and maintenance.

Recommendation

Contact a qualified professional.

 DEFECTIVE

19.16.1 Deck

AGE AND DETERIORATION

Age and deterioration noted to decking components. Repair/replacement required

Recommendation

Contact a qualified deck contractor.



19.16.2 Deck

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.



19.16.3 Deck

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



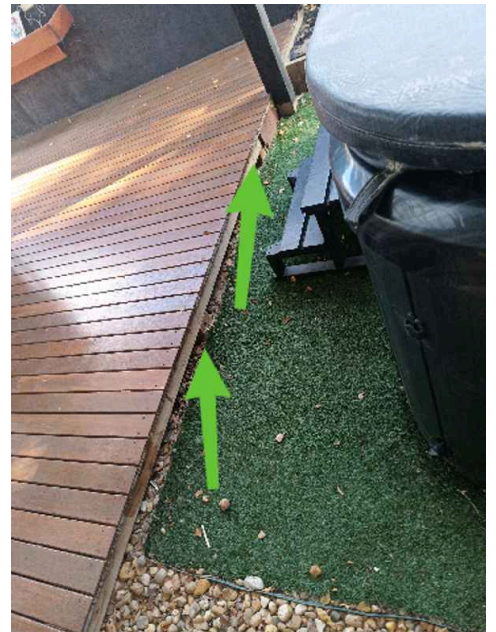
19.16.4 Deck

FRAME IN CONTACT WITH THE GROUND

The decking frame is in contact with the ground. These Timbers will eventually rot and are conducive to termites.

Recommendation

Contact a qualified professional.



20: ROOF COVER

		OK	MM	DEF	MD/SI	NI	NP
20.1	Roof covering	X	X				
20.2	Flashings	X					
20.3	Gutters	X	X				
20.4	Facia/Bargeboards	X					

OK = Serviceable MM = Maintenance/Monitor DEF = Defective MD/SI = Major Structural Defect/Safety Issue NI = Not Inspected NP = Not Present

Limitations

Roof covering

GENERAL DISCLAIMER

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

Observations

20.1.1 Roof covering

GAPS

ROOF

Gaps were observed that could allow water to enter during heavy rain. These areas should be sealed to help prevent moisture damage.

Recommendation

Contact a qualified carpenter.

 DEFECTIVE

20.2.1 Flashings

FLASHING CRACKS

Flashings cracking observed. This has the potential to become a an issue with roof leakage if repairs aren't carried out.

This is over the front Portico roof . The flashings look like they need attention soon

Recommendation

Contact a qualified roofing professional.

 MAINTENANCE/ MONITOR

20.3.1 Gutters

DEBRIS IN GUTTERS

Debris has accumulated in the gutters. We recommend cleaning them regularly to facilitate water flow as part of general maintenance.

Recommendation

Contact a qualified roofing professional.

 MAINTENANCE/ MONITOR

21: TIMBER PEST FINDINGS (TERMITES - WOOD DECAY - WOOD BORRERS)

Information

Was any evidence of timber damage by termites found	Any evidence of previous termite treatment	Were Active Termites Visible
No	No	No
Was a termite nest found	Evidence of wood decay fungi - Rot Location	
No	No	

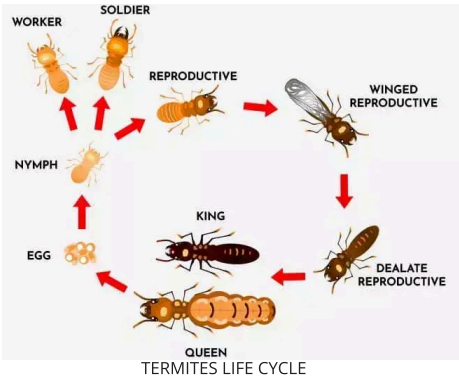
Timber Pest Information

Timber Pest Inspection In accordance with the Australian Standards

Pre-Purchase Visual Termite Inspection Report in accordance with AS 4349.3 2010;
Visual Termite Inspection Report in accordance with AS 3660.2-2017

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

- 1. THIS IS A VISUAL INSPECTION ONLY** in accordance with the Australian Standard Termite Management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017. Visual inspection was limited to those areas and sections of the property to which reasonable access was available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects, including foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions.
- The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or in other areas that are concealed or obstructed.
- The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property, it must be understood that furnishings or household items may be concealing evidence of termites, which may only be revealed when the items are moved or removed.
- 2. SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants) (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests, and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.
- 3. LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly, this Report does **not guarantee** that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property not inspected. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only. If aged termite damage is inactive and dry, then current termite detection technology is generally unable to detect this dormant/inactive termite damage.
- 4. ACCESSIBILITY:** A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-inspect the obstructed Areas at additional cost.
- 5. DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity, workings or damage is reported to the property, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers, then damage is likely to be present in concealed wall timbers.
- A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This inspector or firm is not responsible for the repair of any damage, whether disclosed or not.
- 6. POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found within the Structures OR the property grounds, then damage may exist in concealed areas, e.g. framing timbers.
- An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
- Please ensure that you read all sections of the report as well as the additional information at the bottom of this report.
- Please note that this inspection and report was a Visual only inspection of the readily accessible areas of the property as defined within the client agreement agreement and terms and conditions in this report.
- As this is a visual inspection only, there may be damage to timbers within the building from termite infestation, which is concealed by floors, wall/s and or ceiling linings, and such damage has neither been inspected for nor reported herein.
- Please ensure that you read all sections of the report as well as the additional information and understand the limitations and the special recommendations for this construction style.
- IMPORTANT:**
- Please be advised that this timber pest inspection report is prepared in accordance with the terms and conditions outlined in the signed inspection engagement agreement. For detailed information, it is important to refer back to the initial engagement agreement, which forms an integral part of this inspection report.
- The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency, should implement any recommendation or advice given in this report.
- Please contact the inspector If there is something you do not understand or require further clarification on.



Was a termite treatment durable notice found

No

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

Was subterranean termites damage or workings found

No

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

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

None found, Roof void

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

If termite damage is visible does it present a safety risk

N/A

Important Note:

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

VERY Important:

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

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

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

Type of termites previous treatment or barrier installed

None

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

Note: Termite chemical treatments have an effective life of 5 to 8 years if undisturbed. Retreatment is required if disturbed or out of date. For home buyers, it's important to investigate the history of termite infestation and treatment history, as around 1 in 5 homes are affected by termites, which cause around 1.5 billion dollars in damage to Australian homes each year. More Information: [TERMITE GENERAL INFORMATION](#)

22: CONDUCTIVE CONDITIONS

Information

Water Leaks

Air con unit leak



Was the Hot Water overflow sufficiently drained

N/A

Was the Tank Overflow Connected to Stormwater System and piped away from the building

Unknown

Were all the downpipes connected to the stormwater system and properly piped away front garage

No, Not all downpipes were connected

Down pipe front of garage not connected into downpipe

Equipment of Moisture detection used

Tramex ME5 was used during the inspection

Subfloor ventilation is generally

N/A Concrete slab

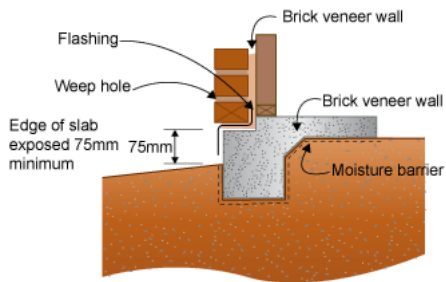
Was the Air Conditioner Sufficiently Drained.

No



Is the slab edge exposed - No

The slab edge is **not exposed in areas** and should be exposed to a minimum of 75mm around the entire slab edge of the dwelling, in line with current building standards. There is a high risk of concealed termite entry, as it is impossible to ascertain termite entry if the concrete slab edge is not exposed. Termite entry and damage may exist, and we cannot be held liable for poor construction practices.



Were the weep holes & or Air vents clear of debris

Weepholes partially covered

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



The termite shields appear to be

No access to assess

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

Conductive areas requiring amendments

Fence in Contact with Ground, Under Deck Access

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

Are there trees close to the home

Yes

Trees close to the dwelling and within the termite foraging area create favourable conditions for termite infestation. I recommend coordinating with your neighbours to have these trees regularly inspected and, if they are on your property, arranging regular inspections for termite activity.



23: TIMBER PEST OVERALL ASSESSMENT

Information

Note

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

Degree of Risk of Termite Infestation is considered - High Risk

Property assessed as **High Risk**

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property; it is just to make them aware that increased vigilance is warranted, and that the property owner should heed any recommendations to reduce conducive conditions or increase the frequency of inspections. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

Management program is Essential

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

Recommended Termite Inspection Intervals

3 Months

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

- IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) -

Rear deck area

FOR PROTECTING AGAINST TIMBER PESTS:

Any structure can be vulnerable to timber pests. Regular maintenance should include measures to minimize the risk of infestation in and around the property. Factors that may contribute to timber pest infestations include:

- Soil or garden debris covering the edge of the concrete slab
- Wet area infill slabs
- Areas with less than 400mm clearance
- Foam insulation at foundations
- Earth-to-wood contact
- Damp areas or leaking pipes
- Formwork timbers, scrap wood, tree stumps, mulch, tree branches in contact with the structure
- Wood rot

Gardens, pathways, or turf that abut or conceal the edge of a concrete slab can allow timber pests to enter undetected. Any timber in contact with soil, such as formwork, scrap timber, or stumps, should be removed from beneath and around buildings, and any leaks should be repaired. It's crucial to ensure that such conditions do not occur around your property.

We strongly recommend that you engage a professional pest control firm to implement a suitable termite management program in accordance with AS 3660 standards to minimize the risk of termite attack. It's important to understand that there is no guaranteed way to prevent termite infestation. Even when a complete termite management system is installed following AS 3660.1:2014 for pre-construction termite work or AS 3660.2:2017 for post-construction termite work, and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are strictly adhered to, termites may still breach the management system.

However, if the label's directions are followed and the standards are met, any termite bridging of the management system will generally be detectable by an inspector. This is why regular inspections, as recommended in this report, are crucial in addition to any termite management system that is in place.

Please read and understand the following important information, which explains the process of a timber pest inspection, the challenges faced by inspectors, and why it is impossible to guarantee that a property is entirely free of timber pests. This information also includes critical details on how you can help protect your property from timber pests.

This information is a key part of the report.

CONCRETE SLAB HOMES:

Homes built on concrete slabs present unique challenges when it comes to termite attacks. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, or foliage, termites can gain concealed entry into the property, leading to extensive damage to hidden framing timbers. Even the most experienced inspector may struggle to detect their presence due to the concealment provided by wall linings. Termites are often only detected when they reach the roof void, which may also be concealed by insulation. If termite damage is found in the roof, it's likely that the concealed framing timbers have already sustained significant damage.

For homes with concrete slabs, it is crucial to keep the slab edge exposed and to ensure that foliage and garden beds do not cover it. Weep holes must remain unobstructed. It is strongly recommended that you arrange for a termite inspection in accordance with AS 3660.2:2017, as advised in this report.

SUBTERRANEAN TERMITES:

No property is immune to termites!

Termites are responsible for the greatest economic losses of timber in service across Australia. Independent data from State Forestry indicates that 1 in every 4 homes is attacked by termites at some point in its life. More recent data suggests that this figure may now be as high as 1 in 3. Australia's subterranean termite species (commonly known as white ants) are among the most destructive timber pests in the world. In fact, a termite colony can cause severe damage to nearly all the timber in a home in as little as three months.

HOW TERMITES ATTACK YOUR HOME:

The most destructive termite species live in large underground nests that can house several million timber-destroying insects. The problem becomes critical when a nest matures near your home, as your property offers both natural shelter and a food source for the termites. A single colony's gallery system may exploit food sources across an area of up to one hectare, with individual galleries extending as far as 50 meters to infiltrate your home, where a vast supply of timber awaits. Even concrete slabs don't provide a reliable barrier; termites can penetrate through cracks in the slab to gain access to your home. They even construct mud tubes to reach above-ground timbers. In rare instances, termites may establish a nest within the cavity wall of a property without making ground contact. In such cases, their presence may go undetected until extensive timber damage has occurred.

Termite Damage: Once termites come into contact with timber, they excavate it, often leaving only a thin outer veneer. If left undetected, economically significant species can cause thousands of dollars in damage and incur treatment costs ranging from two to five thousand dollars or more.

SUBTERRANEAN TERMITE ECOLOGY:

Termites are social insects that typically live in underground nests, although nests can also be found in trees or, in rare cases, above ground within a property. They tunnel underground to enter buildings and then remain hidden within the timber, making them difficult to detect. In modern homes, where timbers are often concealed, locating termites is even more challenging—especially when gardens have been built up around the home and termite barriers are either absent or poorly maintained. Termites can form nests in various locations, often hidden from view, and there may be more than one nest on a property.

In their natural environment, termites feed on various hardwood and softwood species that are also commonly used in building construction. Worker termites venture out from their underground nests into surrounding areas to gather food, which they then bring back to nurture the other members of the colony. Termites are extremely sensitive to temperature, humidity, and light, so they cannot move over the ground like most insects. Instead, they travel in mud-encrusted tunnels to reach food sources. Detecting termites typically involves finding these mud tunnels leading from the ground into the affected structure, which requires an expert eye.

Termite Barriers: Termite barriers protect a building by forcing termites to expose themselves. Termites can build mud tunnels around barriers to reach the timber above. However, the presence of termite tracks or leads does not necessarily indicate that termites have entered the timber. A clear view of subfloor walls and piers with easy access to the subfloor generally makes detection easier. However, some construction styles do not allow for easy termite detection, making it difficult, if not impossible, for a pest inspector to identify their presence.

Tapping and probing walls and internal timbers is an additional method for detecting termites, but it is not as reliable as locating tracks. A moisture meter can be a helpful tool for detecting termites concealed behind thin wall panels, but it only identifies high levels of activity, potentially missing older, dried-out damage or giving false readings. Termite tracks may also be present in the ceiling space, but a full inspection of timbers in these areas may be hindered by low-pitched roofs, insulation, air conditioning ductwork, or hot water services.

Since foolproof and absolute detection is not possible, using protective barriers and conducting regular inspections is essential for protecting timbers from termite attack.

BORERS OF SEASONED TIMBERS:

Borers are the larvae of various beetle species. Adult beetles lay their eggs within timber, where the eggs hatch into larvae (grubs) that bore through the wood, potentially causing significant structural damage. The larvae can remain completely concealed within the timber for several years before entering a dormant pupal stage. During this stage, they metamorphose into adult beetles, which then cut holes in the timber's surface to emerge, mate, and lay new eggs, continuing the cycle. The presence of borers is typically detected by the emergence holes and the frass (a mixture of faeces and chewed wood) created when the beetles exit the timber. However, when floors are covered by carpets, tiles, or other coverings, and when there is no access to the underfloor area, it is difficult to determine whether borers are present, especially in the upper floors of a dwelling.

Borers of green, unseasoned timber may also be present, but these species usually die out as the timber dries in service. While some emergence holes may appear in a new property, it is uncommon for these borers to cause structural damage, although the exit holes may be unsightly.

Anobium Borer (Furniture Beetle) and Queensland Pine Borer: These beetles are known for causing instances of flooring collapse, often triggered by placing a heavy object on the floor or by someone stepping on the affected area. Pine timbers, particularly the sapwood, are favoured by these beetles, although heartwood can also be attacked. Infestations by these beetles are typically observed in timbers that have been in service for 10-20 years or more and primarily affect flooring and timber wall panelling. The frass from their flight holes is fine and gritty, and wood attacked by these borers is often honeycombed.

LYCTUS BORER (POWDER POST BEETLE):

These borers attack only the sapwood of certain susceptible hardwood species. Since structural timbers are required to contain no more than 25% Lyctus-susceptible sapwood, these borers are typically not associated with structural damage. Therefore, replacing affected timbers is not recommended, and treatment is not approved. However, if decorative timbers are affected, the emergence holes may be considered unsightly, in which case timber replacement is the only option.

Powder post beetles primarily attack timber during the first 6-12 months of its service life. Since only the sapwood is destroyed, larger dimensional timbers, such as rafters, bearers, and joists, are seldom weakened to the point of collapse. However, in smaller dimensional timbers, such as tiling and ceiling battens, the sapwood may be extensive, and its destruction could result in collapse. In such cases, replacing the timbers is the only available solution.

TIMBER DECAY FUNGI:

The fruiting bodies of wood decay fungi can vary widely in size, shape, and colour. The types of fungi typically encountered by pest controllers are usually found in poorly ventilated subfloors, beneath wet areas of the home, on exterior timbers, and in areas where water is retained in the soil. Factors such as the durability and type of timber, as well as the temperature and environment, play a role in the extent of fungal decay. The destruction of affected timbers depends on the specific symptoms involved. In most cases, removing the moisture source alleviates the problem. However, fungal decay is attractive to termites, and if the issue is not resolved, it may lead to future termite infestation.

24: FLOORPLAN/DOCUMENTS

Information

Floor Plan



STANDARDS OF PRACTICE

Inspection Details - Terms & Conditions

Terms & Conditions - Building Inspection

The inspection aims to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting are limited to a visual assessment of structure in accordance with AS 4349.1 appendix "C" or, if not a pre-purchase report, then the report complies with AS 4349.0. This is a general appraisal only and cannot be relied on alone. A further inspection by specialists and qualified trades is strongly recommended where concerns are raised in the report.

DEFINITIONS AND TERMINOLOGY

Inspector comments fall into the following categories:

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

MAINTENANCE/MONITOR: These items require regular maintenance or close monitoring and may involve DIY/handyman work or recommended upgrades. Failing to address these concerns in a timely manner could potentially result in more significant defects or safety issues over time.

DEFECT/RECOMMENDATION: This is a defect or recommendation that, if left unaddressed, could negatively impact the property's value or pose a risk to the safety of individuals and property. It is advised to seek the services of a qualified handyman or contractor for necessary remediation.

MAJOR DEFECT/SAFETY HAZARD: This refers to a particular issue that has substantial negative implications for the property's value or presents an unreasonable risk (Safety Issue). These concerns may be complex or costly.

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

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

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

MONITOR: Some defects may require monitoring to determine whether they will worsen, reappear, or cause further problems.

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

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

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

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

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

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

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

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

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

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

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report.

Any person who relies upon the contents of this report does so by acknowledging that the following clauses, which define the scope and limitations of this inspection and the pre-inspection client engagement agreement(s), form an integral part of the report.

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection.

An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report.

If the inspected property is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling.

The inspection does not cover common property.

This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of the initial inspection.

A re-inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by real estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected.

Where a report is ordered on behalf of a CLIENT, it is assumed that the terms and conditions and Pre-Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

We strongly advise that any cracking reported in any of the structural elements, as documented in this report, be referred to a structural engineer for further assessment and advice.

Please refer to Cracking Of Building Elements in section 2G of these Terms And Conditions.

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

Limitations:

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection.

The Inspection will be carried out in accordance with AS4349.1-2007.

The purpose of the inspection is to provide advice to a prospective purchaser regarding the property's condition at the time and date of inspection.

Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances.

It is strongly recommended that you engage a suitably qualified specialist to check these services before purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries, including fences.

Safe and Reasonable Access: Only areas available for safe and reasonable access were inspected.

The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.

Reasonable access does not include removing screws and bolts to access covers.

Reasonable access does not include the use of destructive or invasive inspection methods. It does not include cutting or making access traps or moving heavy furniture, floor coverings, or stored goods.

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

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

1) NOT A CERTIFICATE OF COMPLIANCE:

This report does not cover every aspect of the building. It aims to identify any obvious or significant defects present at the time of inspection. The significance of a defect often depends on the building's age and type. This report is not a certificate of compliance with any act, regulation, ordinance, or by-law, nor is it a structural report. For structural advice, please consult a structural engineer.

2) VISUAL INSPECTION:

This is a visual inspection only limited to those areas and sections of the property that are fully accessible, safe to access, and visible to the inspector on the date of inspection.

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

We DO NOT GUARANTEE in any way the presence or absence of defects, termite damage, or live termites in any areas not visibly accessible or not inspected. To fully understand the report findings, it is essential to read the entire inspection report, including the information sections. If you have any queries, I encourage you to call the inspector who carried out the inspection service before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and roof void/attic framing or ceiling linings. Attics with deep insulation cannot be safely inspected due to the limited visibility of the framing members on which the inspector must walk. In such cases, the roof void/attic is only partially accessed, limiting the review to the area visible from the hatch. Inspectors will not crawl through the roof void/attic if they believe it poses a danger to them or risks damaging the insulation or framing. A limited review of the roof void/attic area is conducted from the hatch in these circumstances.

2C) The roof covering will not be walked upon if, in the opinion of the inspector, it is NOT SAFE to do so. Factors that generally prevent roof access include height over 3.6 meters, steep pitch, wet or slippery surfaces, clay tiles, or deteriorated covering. Inability to walk the roof significantly limits our inspection, which may result in hidden defects going undetected. The overall condition of the roofing and its components reflects the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty regarding whether the roof leaks or may be subject to future leakage. This report is issued with this disclaimer in mind. The only way to determine if a roof is absolutely watertight is to observe it during prolonged rainfall with full access for visual inspection from below, which is often not possible during the inspection. We offer no guarantee that the roof cladding or roof components, such as flashing, will not leak in the future.

2D) Limitations to the exterior inspection: this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future, as this is impossible to predict. We strongly recommend you contact a practising structural engineer for further advice.

2E) Timber-framed windows can bind or stick, often due to seasonal fluctuations in moisture content. If binding or sticking persists, a carpenter may need to make adjustments. While binding windows are typically not considered a major defect, in some cases, they can be directly related to differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate the windows to avoid potential damage. Windows that are sticking, binding or paint-stuck will also not be forced open. Water leaks around windows and their surroundings cannot be determined in the absence of rain.

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

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

Information required to determine the consequences of a crack:

- a) Nature of the foundation material on which the building rests.
- b) The design of the footings
- c) The site landscape and topography
- d) The history of the cracks

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

CRACKING CATEGORIES.

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

0 - Hairline cracking, less than 0.1mm,

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

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

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

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

IMPORTANT: Regardless of location or size, if cracks have been identified, a structural engineer is required to determine their significance prior to a decision to purchase.

2H) Important Note: Where any elevated structure (deck, balcony, veranda, etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report,

the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS:

This report does not and cannot comment upon:

1. Defects that may have been concealed
2. The assessment or detection of defects (including rising damp and leaks), which may be subject to prevailing weather conditions
3. Whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g., in the case of shower enclosures and bathtubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use)
4. The presence or absence of timber pests
5. Gas fittings
6. Common property areas
7. Environmental concerns
8. The proximity of the property to flight paths, railways, or busy traffic
9. Noise levels
10. Health and safety issues
11. Heritage concerns
12. Security concerns
13. Fire protection
14. Site drainage (apart from surface water drainage)
15. Swimming pools and spas (non-structural)
16. Detection and identification of illegal building work
17. Detection and identification of illegal plumbing work
18. Durability of exposed finishes
19. Neighbourhood problems
20. Document analysis
21. Electrical installation
22. Any matters that are solely regulated by statute
23. Any area(s) or item(s) that could not be inspected by the consultant

4) NO GUARANTEE:

Accordingly, this report does not guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may, upon request, be covered under the terms of a special-purpose property report.

5) SWIMMING POOLS:

Swimming pools and spas are not included in the standard building report under AS4349.1-2007 and are, therefore, not covered by this report. We strongly recommend consulting a pool expert to examine the pool, pool equipment, and plumbing and ensure compliance with pool fencing standards. Failure to conduct this inspection and implement necessary recommendations could result in fines for non-compliance under legislation.

6) SURFACE WATER AND DRAINAGE:

The retention of water from surface runoff could impact the foundation material, potentially affecting the house's footings. It is advised to direct water away from the house or into stormwater pipes by a licensed drainage plumber. The general adequacy of site drainage is not covered in the standard property inspection report. Comments on surface water drainage are limited; during periods of little or no rainfall, drainage may seem adequate, but heavy rain could reveal inadequacies. Any comments in this report apply only to conditions observed at the time of inspection. It is recommended to conduct a smoke test to detect illegal connections, blocked or broken drains.

7) SHOWER RECESSES:

All shower areas are visually inspected for leakage during the inspection, but leaks may not manifest except during long-term use. Determining whether shower areas or bath/shower surrounds are completely watertight is beyond the scope of this inspection. Maintaining adequate sealing in bath areas is crucial, as even minor imperfections can allow water into wall or floor areas, potentially causing damage. Proper ongoing maintenance will be necessary. Tests may be conducted on shower recesses to detect leaks if water is connected during the inspection. However, these tests may not reveal leaks or indicate incorrect waterproofing if temporary measures like silicone liquid or masonry sealant were applied before the inspection. Such applications may degrade after several months. The tests on shower recesses involve running water within them and visually checking for leaks, but this is limited to a short period. Prolonged use may uncover leaks that were not initially detected. The absence of a current leak during inspection does not guarantee that the shower does not leak.

8) GLASS CAUTION:

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

9) STAIRS AND BALUSTRADES:

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

10) RETAINING WALLS:

Where retaining walls exceed 700mm in height, they should ideally have been installed with engineering design and supervision. The walls observed on the site were not assessed, and their performance is not covered in a standard property report. It is recommended to conduct further investigation regarding the following aspects:

Adequate drainage systems
Adequate load-bearing capacity
Correct component sizing
Proper batter (slope of the wall)

These factors are crucial for the stability and longevity of retaining walls, and consulting with a qualified engineer or specialist is advisable to ensure their integrity and compliance with safety standards.

11) ROOMS BELOW GROUND LEVEL:

If there are any rooms under the house or below ground level, whether habitable or non-habitable, these areas may be susceptible to dampness and water penetration. Drains in these areas are not always installed correctly and could be prone to blockages. Issues such as damp problems and water entry are common, particularly during periods of heavy rainfall, and may not be immediately evident during the initial inspection. Additionally, these rooms may not have received council approval. Prospective purchasers should independently inquire with the local council to determine if proper approvals were obtained for these areas.

12) ASBESTOS DISCLAIMER:

No inspection for asbestos was conducted at the property, and this report does not provide any information regarding the presence or absence of asbestos.

13) MOULD (mildew and non-wood decay fungi) disclaimer:

Mildew and non-wood decay fungi are commonly referred to as mould. However, mould and their spores can potentially cause health issues or allergic reactions such as asthma and dermatitis in certain individuals. No inspection for mould was conducted at the property, and this report does not provide any information regarding the presence or absence of mould.

14) MAGNESITE DISCLAIMER:

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

15) ESTIMATING DISCLAIMER:

This report does not include an estimate for repairs. Before deciding to purchase, it is strongly advised to obtain quotes from licensed tradesmen for any necessary repairs.

16) DISCLAIMER OF LIABILITY:

No liability shall be accepted for any issues not identified in areas or sections of the subject property that were physically inaccessible for inspection or where access was concealed or denied to the inspector. This includes any areas specified as such in the report. Compensation will only be considered for losses arising from contract or tort sustained by the client named on the front of this report. Any compensation is limited to the price of the report originally paid by the client identified as the "CLIENT" in the report.

17) DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party who uses or relies on this Report, whether in whole or in part, does so entirely at their own risk.

18) COMPLAINTS PROCEDURE:

A Party may not initiate court proceedings regarding any dispute, controversy, or claim arising from or in connection with this Agreement (including questions about its existence, validity, or termination) without first meeting with a senior representative of the other Party to attempt to resolve the Dispute in good faith. In the event of any dispute or claim related to the Inspection, the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, please refer to the engagement agreement for complete details. Either party may notify the other party in writing of the dispute or claim. If the dispute is not resolved within twenty-one (21) days from the service of the written notice, either party may refer the dispute or claim to a mediator nominated by us. The costs of mediation shall be shared equally by both parties or as agreed upon as part of the mediated settlement. If mediation does not resolve the dispute or claim, either party may refer the matter to the Institute of Arbitrators and Mediators of Australia, who will appoint an Arbitrator to resolve the dispute through arbitration. The Arbitrator will also determine the costs each party is responsible for paying.

Other Recommended Inspections:

Electrical Installation: A qualified electrician should inspect all electrical wiring, meter boxes, and appliances. The inspection of electrical items is beyond the scope of this report.

Plumbing: A plumber should inspect and report on all plumbing, including septic tanks.

Hot Water Service: A plumber and/or electrician should check hot water services.

Gas: All gas services should be inspected and reported on by a gas plumber.

Phone: A telecommunications technician should inspect and report on all phones, phone lines, and outlets.

Smoke Alarms: According to Australian standard AS3786, smoke alarms are required in all buildings where people sleep. It is recommended to consult an electrician for advice on existing installations or for new installations.

Trees: Trees situated too close to the house can impact the footing's performance as moisture levels fluctuate in the ground.

Contact the inspector:

Please feel free to contact the inspector who conducted this inspection.

It can often be challenging to fully convey situations, issues, access constraints, building faults, or their significance in a manner that is easily understandable to the reader. If you encounter difficulty understanding any aspect of this report, we encourage you to promptly contact the inspector. They will be able to explain the matter to you in detail. If you have any questions or require clarification, it is advisable to contact the inspector or, for defects raised in the report, an appropriate specialist before taking action based on this report.

Bedroom 1

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedroom 2

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Bedroom 3

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Living Room

Note: The main area of inspection in the living area is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas from being inspected, as the inspector will not move personal items.

Study / Office

Note: The main area of inspection in the living area is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas from being inspected, as the inspector will not move personal items.

Dining Room

Note: The main area of inspection in the dining area is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas from being inspected, as the inspector will not move personal items.

Rumpus Room

Note: The main area of inspection in the lounge room is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas from being inspected, as the inspector will not move personal items.

Bedroom 4

Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

Exterior

1. The inspector shall inspect:

A) the exterior wall covering materials, flashing and trims; B) all exterior doors; C) adjacent walkways and driveways. D) stairs, steps, stoops, stairways and ramps; E) porches, patios, decks, balconies and carports; F) railings, guards and handrails; G) the eaves, soffits and fascia; H) a representative number of windows; and I) vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

2. The inspector shall describe:

A) the type of exterior wall covering materials.

3. The inspector shall report as in need of correction:

A) any improper spacing between intermediate balusters, spindles and rails.

4. The inspector is not required to:

A) inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B) inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G) inspect for safety-type glass. H) inspect underground utilities. I) inspect underground items. J) inspect wells or springs. K) inspect solar, wind or geothermal systems. L) inspect swimming pools or spas. M) inspect wastewater treatment systems, septic systems or cesspools. N) inspect irrigation or sprinkler systems. O) inspect drainfields or dry wells. P) determine the integrity of multiple-pane window glazing or thermal window seals.

Roof Cover
If safe to do so, the inspector shall inspect the following from a height of no more than 3.6 meters if considered safe to do so from the eaves:

- A. the accessible roof-covering materials;
- B. Cracked and broken Loose, decay rusting, nails popping
- C. the guttering rust;
- E. the downpipes rust;
- F. the vents, flashings, skylights, chimney, roof valleys and flashings; and
- G. the general structure of the roof from the readily accessible panels, doors, or stairs.

The inspector shall describe:
A. the type of roof-covering materials.

The inspector shall report as in need of correction:
A. observed indications of active roof leaks.

- 2. The inspector is not required to:**
- A. walk on any roof surface.
 - B. predict the service life expectancy.
 - C. inspect underground downpipe diverter drainage pipes.
 - D. remove debris or other conditions that prohibit the observation of the roof surfaces.
 - E. move insulation.
 - F. inspect antennae, satellite dishes, solar panels, lightning arresters, de-icing equipment, or similar attachments.
 - G. in the inspector's opinion, walk on any roof areas that appear to be unsafe.
 - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
 - I. perform a water test.
 - J. warrant or certify the roof.
 - K. confirm proper fastening or installation of any roof-covering material.

TIMBER PEST FINDINGS (TERMITES - WOOD DECAY - WOOD BORRERS)
Terms And Conditions - Timber Pest Inspection Report

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

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

- 1.1 Active - The presence of live timber pests at the time of inspection.
- 1.2 Inactive - The absence of live timber pests at the time of inspection.

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

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

1.4 Moderate - Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

1.5 Severe - Damage that appears to be significant, and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

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

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

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

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

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

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

4.0 CONCRETE SLAB HOMES (Part or full slab) Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack timbers in the roof void, which may be concealed by insulation or some other visible timbers, can their presence be detected. Where termite damage is located in the roof, it should be expected that concealed framing timbers (if present) may be extensively damaged. With a concrete slab home (part or full), it is

imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.

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

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

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

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

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

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

Queensland Pine Beetle borer. These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without the destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated with respect to this borer. Replacement of affected timbers is always preferred as a long-term solution since, in the event of selling the property in the future, it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower-cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

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

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

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

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

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

10.0 COMPLAINTS PROCEDURE: In the event of a dispute or a claim arising out of or relating to the Inspection or the Report. A Party may not commence court proceedings relating to any dispute, controversy or claim arising from, or in connection with, this Agreement (including any question regarding its existence, validity or termination) (Dispute) without first meeting with a senior representative of the other Party to seek (in good faith) to resolve the Dispute. You must notify Us as soon as possible of the dispute or claim by email or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within (28) days of the date of the inspection.

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

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

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within (21) days of the Arbitrator receiving the written submissions.

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

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

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