



Unit 8 17/12 Mangrove Lane Taren point 2229

Phone 1300 883 806

# PROPERTY INSPECTION

**(BUILDING)**

as per

**AS:4349.1-2007**

**BY Neale Johnstone**

**Visual Building Inspection Report**

To comply with Australian Standard AS4349.1-2007

# BUILDING INSPECTION

## Client Details

**Inspection address:** 8 Brisbane St, Fairlight NSW 2094

### Inspection Date and Time

Date: 4/08/2017

Arrival time: 1130am

Departure time: 1230 pm

### Weather Conditions at time of inspection

Fine

### Building if Furnished

Yes

### Building Tenancy

Property Occupied

### Persons present at time of inspection:

Owner



Please take the time to completely read this visual building inspection report

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# Inspection Agreement

This agreement forms part of this Inspection Building Report.

- This inspection will be carried out in compliance with AS4349.1-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.
- This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.
- Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
- The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.
- The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
- The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
- We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
- It is highly recommended that a full Timber Pest Inspection carried out in compliance with AS4349.3-2010.
- **No inspection will be carried out for Asbestos.** (This is out of our area of expertise, unless otherwise stated)
- **No inspection will be carried out for Magnesite.** (This is out of our area of expertise, unless otherwise stated)
- **No inspection will be made for Mould.** (This is out of our area of expertise, unless otherwise stated)
- **No inspection will be made for Solar Power Panels.** (This is out of our area of expertise, unless otherwise stated)
- Costs for and building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a Licensed Builder, Architect or a Quantity Surveyor.
- When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
- When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.

- We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
- This Inspection will not cover or report the items listed in Appendix D to AS4349.1-2007. A copy of Appendix D can be provided upon request.
- This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.
- Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.
- If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator, or an arbitrator. Each party will pay their own costs.
- We will not be liable for any third party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
- The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access.

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

| Area                  | Access Panel   | Crawl space  | Accessible Height   |
|-----------------------|--|--|---|
| <b>Roof Space:</b>    | 400mm x 500mm  | Minimum of 600mm x 600mm   | From a 3.6m ladder off a level platform and only if it is safe to do so |
| <b>Roof Exterior:</b> | -  | -  | From a 3.6m ladder only and off a safe level ground surface             |
| <b>Subfloor:</b>      | Subject to inspector's discretion as to safe and reasonable access | Subject to inspector's discretion as to safe and reasonable access | Subject to inspector's discretion as to safe and reasonable access      |

- Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
  - In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.
- We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.
- You, need to have any misunderstood issue fully explained to you prior to making any decision in this as inspected property.

# Certificate of Inspection

## COMPLIANCE REPORT

A compliance report documents approved structures on the property. Any additions or alterations to the inspected property that are not approved then subsequent approvals maybe required which is highlighted within this reporting methodology.

This is achieved by requesting the archived documents for this property from A.C.T. Planning and Land (ACTPLA). They include a Building File Index, Survey Certificate, Drainage Plan, Certificates of Occupancy and the corresponding approved plans.

## SCOPE OF REPORT

The report primarily focuses on compliance of an existing residence, other structures, approved plans, certification and building regulations.

Any items which may be of concern should be highlighted throughout the report.

## ANNEXURE SUMMARY

No major defects were found at time of inspection some minor please see photos attached Propriety has been maintained to a satisfactory condition double brick ground floor with second floor *addition in cladding and timber /plaster board*

## NOTE

This Inspection report is developed to comply with:

1. Civil Law Regulations (NSW ResidentialProperty)
2. Australian Standards 4349.1-**2007** which sets out recommendations for the visual inspection of residential buildings, including inspections.

# Summary of this Inspection

## OVERVIEW

The following summary below of **Satisfactory, Average and Poor** apply to the overall condition and to other areas of this Inspected Property if and when stated within this report document:

|                     |   |
|---------------------|---|
| <b>SATISFACTORY</b> | The areas inspected appear to be in serviceable and sound condition without any significant visible defects.  |
| <b>AVERAGE</b>      | The inspected areas evident require repairs and or maintenance which are consistent with the age of the property.   |
| <b>POOR</b>         | The areas inspected require major repairs and or replacement due to its age, poor maintenance, deterioration or not being completed to an acceptable standard of workmanship. |

|   |              |
|---|--------------|
| <b>ROOF EXTERIOR:</b>                     | Satisfactory |
| <b>THE EXTERIOR:</b>                      | Satisfactory |
| <b>THE SITE:</b>                          |              |
| a/ Retaining Walls:                       | Satisfactory |
| b/ Site Drainage:                         | Satisfactory |
| c/ Out-buildings:                         | N/A          |
| <b>THE SUB FLOOR SPACE:</b>               | Satisfactory |
| <b>THE ROOF VOID SPACE:</b>               | N/A          |
| <b>THE INTERIOR:</b>                      | Satisfactory |
| <b>OVERALL CONDITION OF THE BUILDING:</b> | Satisfactory |

### NOTE:

Other photos not shown in this report may have been taken of this property indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged retaining walls, pool areas, areas that are not part of this inspection, termite matters, hindered access areas and of any other issues not covered.

### NOTE:

This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

### NOTE:

All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

## PURPOSE

This report should only be read in its entirety for the purpose of allowing the purchaser to make an informed decision as well as for the owner to potentially resolve any unknown issues.

## SCOPE

This property building inspection shall comprise of a visual assessment only for the buildings general condition within 30 metres of the main building only and as well as being within the inspection properties boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

## SUMMARY

OBSERVATION OF DEFECTS AT THE TIME OF THIS INSPECTION:

Defects are categorized into 6 areas as described below.

These descriptions are clearly defined in AS4349.1-2007 Table 3.3 "Type of Defects."

**A-Damage** (visual disruption or breakage resulting in loss of value or the impairment of usefulness,)

**B-Distortion, warping and twisting** (a change in the shape of an image resulting from imperfections from its intended location,)

**C-Water penetration, damp related** (the presence of moisture and/or egress or entry of forms of water and dampness into unintended locations,)

**D-Material deterioration (rusting, rotting, corrosion, decay)** (alteration of the products or elements original intended finish,)

**E-Operational** (not being fit for proper functioning and /or ready for use,)

**F- Installations & Appearance** (inappropriate fitting and finish of a products intended use)

### **Summary of MAJOR DEFECTS:**

*Description: Being a defect of significant magnitude that requires immediate rectification. At this inspection we will assess and appraise the properties building elements for the presence of visible defects.*

**My observation of visual Major "Defects" found at the time of this property inspection:**

No major defects were identified at time of inspection.

### **Summary of MINOR DEFECTS:**

*Description: Classified as anything other than a major defect.*

**My observation of visual Minor "Defects" found at the time of this property inspection:**

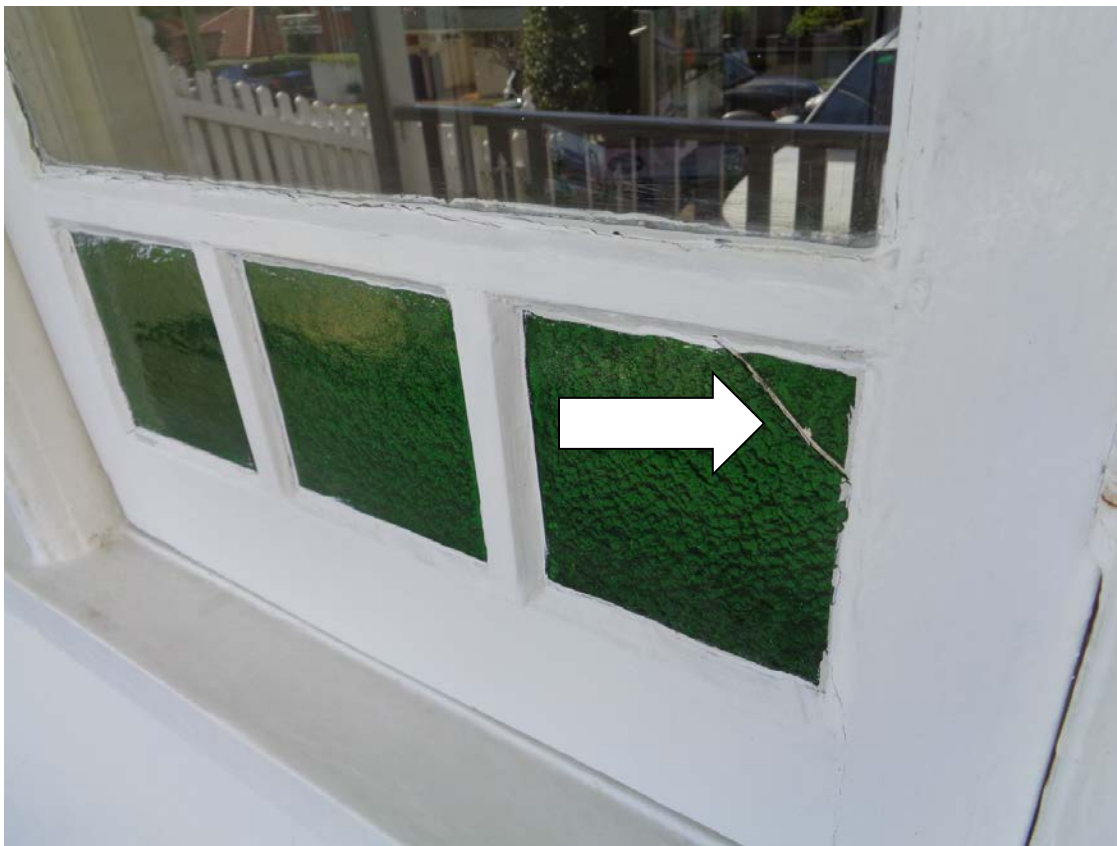
Yes, minor defects were found during the inspection. Please see photos within the body of this report.

### **Summary of SAFETY ITEMS (INCLUDING STEPS):**

1. My observation of Safety issues found at the time of this property inspection:
2. Undulating pavers and or concrete joints can be a triphazard
3. Any uneven stair riser height and or stair tread widths can also be a trip hazard
4. All railings must be no lower than 1.0metre high



5. A Structural Engineer will be required to inspect retaining walls over 700mm high and any structural steel work evident and visible at the time of the inspection to this property.
6. Rooms to two story properties must not have furnishings within 1.0meter of an external window unless the window has penetration proof screening materials and are fixed in place and not easily removed. From Jan 2013 all second story windows must not open up more than .125mm.
7. Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.
8. TREES: All or any trees associated to this property are to be assessed by an Arborist for their strength and in the event of any issues then these issues are to be dealt with immediately.



Cracked glass panel insert



Gas hot water system



Damaged cladding







Timber skirting gap



## Description and ID of the Property Inspected

**Type:** 4 bedroom 2 bathroom 1 car two storey brick and cladded duplex

For the purpose of this report this residential dwelling has a street frontage facing West approx.

### **Site Topography:**

Falls to the West

**Height:** No of storeys - 2

**Construction Type:** Brick

Floor type: Wooden

Exterior Wall type: Brick

Exterior Roof type: Gable

Exterior Roof covering: Corrugated

### **Interior Linings:**

Brick, Plaster board

### **Verandas or Balconies:**

How many: 1

Located: Front

### **Other Structures & Areas inspected:**

Pergola

It is recommended that confirmation be obtained by the relevant authorities that the structure being reported on has been approved for its intended use.

**Swimming Pool:** No

## Access at the Time of the Inspection

### The Areas Inspected were:

- The interior
- The exterior
- (Parts of) the roof void space
- (Sections of) the roof exterior
- (Parts of) the subfloor area
- The boundaries
- The site

### 2.4.2

### The Areas that were NOT Accessible for Inspection are and the reasons WHY were:

Sections of the subfloor due to hindered access

Further Inspection of these areas above is essential once access has been obtained at an additional cost.

## Terminology & Other Definitions

**GLOSSARY OF TERMS:** (This explains Building Elements in layman terms.)

**ACCESSIBLE AREA** - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

**ACCESS HOLE** - Access hole An opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

**AGG LINE** - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.

**APPEARANCE DEFECT** - Fault or deviation from the intended appearance of a building element.

**ARCHITRAVE** - moulding surrounding a door or window opening to cover the joint between the frame and the wall finish.

**BALUSTRADE** - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

**BEARER** - A sub-floor structural timber member which supports the floor joists.

**BRICK VENEER** - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

**BUILDING ELEMENT** - Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

**CEMENT** - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

**CLIENT** - The person or other entity for whom the inspection is being carried out.

**CONCRETE** - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

**CORNICE** - A moulding placed at the junction between a wall and ceiling.

**DAMP- PROOF COURSE (DPC)** - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

**DEFECT** - Fault or deviation from the intended condition of a material, assembly or component.

**DEFLECTION** - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

**EAVES** - The lower part of a roof that overhangs the walls.

**FASCIA** - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

**FOOTING** - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

**FOUNDATION** - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

**FOUNDATION DOOR ENTRY** - The door or cover access point into a dwellings sub floor area.

**GABLE** - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.



**GAUGE** - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

**GOING** - In a stair the horizontal distance from the face of one riser to that of the next.

**HANGING BEAM** - A beam above the ceiling used to support ceiling joists.

**HEAD** - The upper horizontal member at the top of an opening or frame.

**HEADER** - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

**HEARTH** - The floor of a fireplace and immediately adjacent area.

**HINDERED ACCESS** - The inability to access this area stated in this report.

**HIP ROOF** - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

**INSPECTION** - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

**INSPECTOR** - Person of organisation responsible for carrying out the inspection.

**JOIST** - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

**LIMITATION** - Any factor that prevents full or proper inspection of the building.

**LINTEL** - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

**MANHOLE ENTRY** - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

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

**MINOR DEFECT** - A defect other than a major defect.

**MORTAR** - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.

**NEWEL POST** - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

**PARAPET** - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

**PARTICLE BOARD** - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

**PELMET** - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

**PERP** - A vertical joint in masonry construction.

**PITCH ROOF** - The ratio of the height to span, usually measured in degrees.

**POINTING** - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

**QUAD MOULDING** - A moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

**RAFTER** - A sloping member in a roof providing the principal structural support for the roofing material.

**RAFTER (COMMON)** - A rafter spanning the full distance from the eaves to the ridge.

**RAFTER (HIP)** - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

**RAFTER (JACK)** - A rafter between a ridge and a valley or a hip rafter and the eave.

**RAKED JOINT** - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

**RENDER** - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

**RIDGE** - The highest part (apex) of a roof, which is usually a horizontal line.

**RISER** - The vertical face of a step in a stair flight.

**SERVICEABILITY DEFECT** - Fault or deviation from the intended serviceability performance of a building element.

**SEPARATION** - Gapping formed between the two surfaces stated.

**SIGNIFICANT ITEM** - An item that is to be reported in accordance with the scope of the inspection.

**SKEW NAILING** - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

**SKIRTING** - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

**SLIP JOINT** - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

**SOFFIT/EAVES** - The underside of a slab or an eave.

**SOLDIER COURSE** - A course of brickwork laid on its end.

**SPROCKET** - A framing timber used in eaves construction.

**STRETCHER BOND** - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

**STRUCTURAL ELEMENT** - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.

**TERRAZZO** - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

**THRESHOLD** - The step or sill at an external door of usually timber tile or brickwork.

**TOUGHENED GLASS** - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

**UNDERPINNING** - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

**VALLEY** - The meeting line of two inclined roof surfaces at a re-entrant angle.

**VALLEY SERIES TRUSSES** - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpend in brickwork left open above the flashing line to allow water from behind the wall to escape.

### **PLUMBING AND DRAINAGE TERMS (hjr007)**

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called GULLY.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means of a SUMP PUMP. Also called DRAIN PIT.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage of gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.

BOUNDARY TRAP - A trap in the property service drain, usually near the boundary of a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.

GREASE TRAP - A device in the shape of a box with baffle plates to slow the flow of liquid waste and prevent the passage of greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.

P-TRAP - A trap in which the inlet leg is vertical and the outlet leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.

S-TRAP - A trap in which the outlet leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection of silt, sand or grit.

VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball or the flexing of a diaphragm.

FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.

FLUSH VALVE - A control device for water flow at mains pressure to a WC pan; used instead of a cistern.

MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.

PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined value in the downstream side. Also called PRESSURE LIMITING VALVE.

PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.

STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.

TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.

VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

# Photographic Evidence of Findings to Areas Inspected

## Findings of this Inspections Cracking to the External and Internal Building Elements:

Is there cracking to the dwellings Building Elements? No

(NOTE: Cracking within the categories below will require a Structural Engineers Inspection for a complete determination on the effects to this dwelling prior to you making a decision to sell or purchase this property.)

**(An Engineer is required for all cracking over category "2")**

**Cracking Categories:** Cracking is also categorized 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- Noticable 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. Note weather tightness can be impaired, 5.0mm-15.0mm,
- 4- Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

### Photo of crack in report

As in the body of this report.

### ADDITIONAL COMMENTS:

**Wood decay:** Visible wood decay damage was evident to the dwellings - No

- 

### Chimneys

Is there a chimney present: No

If evident, all flashings, and brick deterioration, any mortar erosion and any lack of support or loss of vertical plumbness may not be visible due to this dwellings height and access restriction. Fireplaces are not tested. This test is outside the scope of this inspection and it is recommended that you have these units fully tested prior to this dwellings purchase.

The exterior paint finish was in a satisfactory condition

## Weep holes

Are there weep holes to this property: Yes

Are the weep holes to this dwelling unobstructed: No

If the weep holes are unobstructed then immediate rectification works must be carried out to have these weep holes operate as intended.

- This property has aluminium windows and sliding doors, timber windows and doors and their operation was found to be satisfactory to the units that were not locked at the time of this inspection therefore some units need general adjustment to correct their as intended operation, easing due to excessive paint use, lock repairs and general lubrication.
- External exposed door locks are deteriorating to some units.
- The front and rear veranda steps have uneven riser heights and uneven tread widths, this being a safety hazard.

**In general** All veranda's, decking, balconies and any internal void area railings, if applicable to this property must be a minimum height of 1.0metre high for compliance with the most recent Australian Standards. *(If under 1.0m this is a safety hazard.)*

## The Subfloor of the Building



Man hole access to subfloor



Subfloor area



Sub floor access. Unable to gain full access



## Additional Subfloor Area Items We Noted

**Ventilation:** Satisfactory

**Dampness:** Below Average

**The sub floor cleanliness:** Average

(Stored timbers within a sub floor area will form a "Conducive" condition to pending and possible termite attack.)

**Drainage:** Average

**Hanging cables:** No

**Water pipes:** Average

**Sewer drainage connections:** Satisfactory

**Access:** Poor/ unable to gain full access

**Bearers & Joists:** Average

**Piers:** Average

**Ant Capping:** Yes

(Inadequate ant-capping must be replaced and installed as required.)

## The Roof Space of the Building

The photos below show the roof loft area at the time of this inspection.

Access was hindered into this roof loft area by

### **Additional Roof Loft Item We Noted**

**Sarked:** N/A

(being a silver foil material under the roof tiles.)

**Insulation:** N/A

(All types of ceiling insulation installation are to comply with the current Australian Standards AS/NZS3000:2007 in relation to Downlights, Exhaust fans, IXL Heater/Fan Light units and Range Hood units.) Is it complete or partially complete!

**Loose cables:** N/A

(NOTE: All cables in a roof loft area should not be subject to damage.)

**Sagging or roof elements:** N/A

**Visible damage:** N/A

**Roof leaking:** N/A

## The Roof Exterior of the Building

N/A, as this dwelling is of two story construction and due to its height, is not accessible.



### Additional Roof Exterior Items We Noted

|                                      |  |
|--------------------------------------|--|
| Cracking / Chipping to roof tiles:   | N/A  |
| Gutters & valley gutters:            | Satisfactory   |
| Gutter rusting:                      | No   |
| Bird proofing:                       | N/A  |
| Gutters & downpipes leaking:         | No   |
| The roof flashings:                  | Satisfactory   |
| Chimneys condition (if applicable):  |  |
| The eave lining timber storm moulds: | Satisfactory   |
| The roof access                      | No - This roof exterior was not accessed due to being unsafe as the roof was over 3.6 metres in height above the ground level, however it may be essential that this roof exterior be completely inspected once it is safe to do so. |

# The Building's Site

## FURTHER SITE FINDINGS

Foundation materials appear to be a sandy soil foundation.

Steps: Satisfactory

Trees: No

Site drainage: Satisfactory

The driveway: Satisfactory

Paths & paved areas: Some lifting or uneven pavers

Fences and Gates: Satisfactory

Hot Water unit: No

Air Conditioning Unit:

Retaining Walls Bricks

(NOTE: Any retaining walls over 700mm high will require inspection and certification from a Structural Engineer)

## General Site Notes & Other

### Australian Standards AS2870 Requirements to apply

#### Stormwater Drainage & Surface Drainage

All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

#### Pitched Roofs

Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

#### Concrete Paths & Driveways

Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

#### Stored Goods

Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser or the Seller to make an informed decision whether they purchase or sell this property.

#### Retaining Walls

Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 700mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This*

report is NOT a structural report and should not be deemed as such under any circumstances.)

### Weep Holes

Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the building's interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

### ADDITIONAL INTERIOR RECOMMENDATIONS & ISSUES FOUND AT THIS INSPECTION:

**Painting:** The internal painting is in Satisfactory

*(Any other associated marks, indents, holes, scratches, cracks and/or poorly patched areas to some of the wall and ceiling areas internally can be rectified prior to the next time of repainting.)*

*(The tops and bottoms of all wet area and external doors must be sealed or painted as per all manufacturers' installation finishing requirements.)*

**Taps:** Taps will need new washers and spindles fitted in the near future

**Ventilation:** The wet area (bathrooms, WC, Laundry) ventilation appears Satisfactory

**Door stops:** Yes (To prevent wall and or door lock damage.)

NOTE: Cornice joint cracking and cornice separation may be visible in some of the room areas. This is only minor and is normally common settlement only, unless otherwise stated in the body of this report.

NOTE: A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit if evident to this property be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturer's specifications.

NOTE: Handrails are required were a person has the potential to fall (1.0) one metre or more.

|   |              |
|---|--------------|
| External door locks:                            | Yes          |
| Floor movement:                                 | No           |
| Condition of carpets and other floor coverings: | Satisfactory |
| Condition of window and door blinds:            | Satisfactory |

AS 3786 – Advises, that Smoke detectors are required for all buildings where people sleep. It is recommended that an Electrician be consulted to seek advice on these detectors. Smoke detectors must be ceiling mounted and not wall mounted.

## INTERIOR DESCRIPTION OF EACH ROOM WITHIN THE BUILDING

Floor movement: Floor movement, if evident can be rectified at the next time of recarpeting or can be rectified by carrying out works within the properties sub floor areas.

### ENTRY/FOYER/HALLWAY/STAIRWELL:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory  
Windows: Satisfactory  
Doors: Satisfactory  
Steps: Satisfactory  
Railing: Satisfactory  
Cupboards: Satisfactory

### LIVING:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory  
Windows: Satisfactory  
Doors: Satisfactory  
Cupboards: Satisfactory

### KITCHEN:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory  
Windows: Satisfactory

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Doors: Satisfactory

Cupboards: Satisfactory

Sink Satisfactory

Taps Satisfactory

Appliances Satisfactory

(Dishwashers, Range Hoods, Ovens, Hot Plates & Microwave units are not tested in a visual pre-purchase inspection as this is out of our area of expertise)

Benchtops Satisfactory

Splashback Satisfactory

Pantry Satisfactory

#### **FAMILY/MEALS ROOM:**

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Cupboards: Satisfactory

#### **LAUNDRY/WC:**

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Cupboards: Satisfactory

Tubs: Satisfactory



Taps: Satisfactory

WC Suite: Satisfactory

PC Items: Satisfactory

#### **BATHROOM:**

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Cupboards: Satisfactory

Shower  
leaking: No

Vanity: Satisfactory

Taps: Satisfactory

PC Items: Satisfactory

Shower  
screen: Satisfactory

Shower  
rose: Satisfactory

Floor movement: Floor movement, if evident can be rectified the next time of recarpeting.

#### **STAIRWELL:**

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Steps: Satisfactory

Railing: Satisfactory

Balustrade: Satisfactory

#### HALLWAY:

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Linen Satisfactory

### 1ST BEDROOM:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory  
Windows: Satisfactory  
Doors: Satisfactory  
Robe Satisfactory  
Cupboards:

### 2ND BEDROOM:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory  
Windows: Satisfactory  
Doors: Satisfactory  
Robe Satisfactory  
Cupboards:

### 3<sup>RD</sup> BEDROOM/ROBE:

Access: Satisfactory  
Floor: Satisfactory  
Walls: Satisfactory  
Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Robe  
Cupboards: Satisfactory

#### 4<sup>TH</sup> BEDROOM:

Access: Satisfactory

Floor: Satisfactory

Walls: Satisfactory

Ceilings: Satisfactory

Windows: Satisfactory

Doors: Satisfactory

Robe  
Cupboards: Satisfactory

# Terms & Conditions

Information Regarding the Scope & Limitations of our Inspection and Report

**THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.)

This Report does not make comment on area that may or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. Whether or not services have been used (e.g. *In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*) The presence or absence of timber pests. Any Gas fittings. Common property areas. Local or near noise levels. Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works. We do not comment and any arrears out of our area of expertise.

If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent nominated mediator or arbitrator. Each party will pay their own costs. Housesafe are available for such Mediation and Arbitration if and when required at a small cost to the parties.

Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required. (hjr007.6)

This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.

We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale inspected of this property for Vendor and we do not become entangled in such negotiations, under any circumstances.

## Conclusion & Warning:

**HIGH** (Needs immediate rectification) **TYPICAL** (Rectification works is required) **LOW** (Minor rectification is required.)

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

The incidence of any form of Defects within this Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered: **Warning: "HIGH / TYPICAL / LOW"**

In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit

and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

**Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

**Septic Tanks:** It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

**Swimming Pools:** Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing: AS1926.1-2012. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually.

**DISCLAIMER 1:** No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

**DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES:** We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

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

If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. House Check have a team of mediators to assist both Consumers and Inspectors as and when required. *"Best to talk about the alleged situation in the first instance and to document any agreements formulated"*

a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, 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 eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

## Reference to 'Contacting the Inspector'

At times it is difficult to explain situations and access difficulties to what is and isn't inspected.

Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.

For a complete clarification then contact the inspector of this property.

Additional fees will apply if required to provide further written information from the Inspector.

The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to the dwellings future structural ability or whether to purchase or sell it.

This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.



Signed for & on behalf of:

---

Neale Johnstone Ph: 0424 104 613

**I am an accredited and Licensed Housesafe Property Inspector.**

**Licensed by Housesafe Lic No: HS / 648.....**



*[End of report]*



Unit 8 17/12 Mangrove Lane Taren Point 2229

Phone 1300 883 806

# PEST INSPECTION REPORT

**BY Neale Johnstone**



# PEST INSPECTION

**Inspection address:** 8 Brisbane St, Fairlight NSW 2094

## Inspection Date and Time

Date: 4/08/2017

Arrival time: 1130am

Departure time: 1230 pm

## Weather Conditions at time of inspection

Fine

## Persons present at time of inspection:

Owner

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

**The Purpose of the inspection:** is to give advice about the condition of the property with regard to timber pests.

**Comments:** sub floor area unable to gain full access due to low height in floor area

## Contact the Inspector:

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 prior to acting on this report.

# Summary of Pest Inspection Only

## IMPORTANT DISCLAIMER

- This Summary is supplied to allow a quick and superficial overview of the inspection results.
- This Summary is NOT the Report and cannot be relied upon on its own.
- This Summary must be read in conjunction with the full report and not in isolation from the report.
- If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

## ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained? No, read the report in full

## TIMBER PEST ACTIVITY

|   |                              |
|---|------------------------------|
| Were active subterranean termites (live specimens) found?             | No, read the report in full  |
| Was visual evidence of subterranean termite workings or damage found? | No, read the report in full  |
| Was visible evidence of borers of seasoned timbers found?             | No, read the report in full  |
| Was evidence of damage caused by wood decay (rot) fungi found?        | No, read the report in full  |
| Are further inspections recommended?                                  | Yes, read the report in full |
| Where any major safety hazards identified?                            | No, read the report in full  |

In our opinion, the susceptibility of this property to timber pests is considered to be Moderate. Read the report in full.

For complete and accurate information You must refer to the following Complete Visual Timber Pest Report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

## Brief Description of the Structure(s) Inspected

### Building Type:

4 bedroom 2 bathroom 1 car two storey brick and cladded duplex

### Construction Details:

Storeys: 2

Floor: Wooden

Walls: Brick

Roof: Gable

Garage:

Outbuilding(s): Pergola

Fence condition: Satisfactory

Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

### Areas Inspected:

Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected. The areas inspected were: Interior, Subfloor, Exterior

Other areas also inspected, if any, were:

### Areas NOT Inspected:

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

**Other Area(s)\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:** Sections of the subfloor due to hindered access

**Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:** Sections of the subfloor due to hindered access

**High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage include:** Subfloor area

**Important:** If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

The following further inspections are recommended for the areas described above:

**Furnished properties:** Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity.

This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

**Was the property furnished at the time of inspection?**

Yes

**Note: Important Limitations for Safe and Reasonable Access**

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

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

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

**SUBFLOOR** - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

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

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

## Subterranean Termites

### **Were active termites (live insects) present at the time of the inspection:**

No termites found at the time of inspection,

If the answer was "none found at the time of the inspection" then the following termite description is not applicable. Go to 2.2.

If the answer was "yes" then the termites are believed to be *Coptotermes* spp termites. The termites have the potential to cause damage to structural and decorative timbers and were located mainly in, but not necessarily limited to, the following areas:

#### **A termite nest located .**

#### **Visible evidence of subterranean termite workings and/or damage was not found.**

Where workings and/or damage was found, it was in but not necessarily limited to the following areas: .

**NOTE:** 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 very high.

#### **Was any evidence of timber damage visible?**

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

#### **Where activity or damage is reported above, does it present a major safety hazard?**

.

**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 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 realise 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 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 utilising 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.

No signs of a termite treatment were found

**WARNING:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

No durable notice was found during the inspection

This firm 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 accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

## Borers of Seasoned Timber

*Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

*Anobium punctatum* (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

### Was visible evidence of borers found?

No evidence of borers were found

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

### Where activity or damage is reported above, does its presence represent a major safety hazard? .

**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.

**Borer recommendations:** Replacement of all susceptible timbers is always preferred 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 and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

## Fungal Decay Caused by Wood Decay Fungi

### Was evidence of wood decay fungi (wood rot) found?

No evidence of wood decay was found at the time of inspection

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

### Where damage is reported above, does its presence represent a major safety hazard?

**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.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).



## Conditions That Are Conducive to Timber Pest Infestation

Water leaks, especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

**At the time of the inspection, no visible water leaks were found at the time of inspection.**

We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Hot water services, air conditioning units which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for this work to be carried out? No, as both are connected to drain or piped away**

Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

**Is there a need for this work to be carried out? Yes, a tank with an overflow is present**

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

**At the time of the inspection moisture readings were Moderate to High.**

Where moisture is reported above, the finding was made using a Tramex Encouter moisture meter.

If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

**Drainage:** Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

**We claim no expertise in plumbing and drainage, however it appears that drainage is generally adequate.**

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

Ventilation, particularly in the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

**We claim no expertise in building, however, the ventilation appears to be generally, adequate.** Where ventilation is considered inadequate a builder or other expert should be consulted.

**Mould** on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

Mould was not found at the time of inspection.

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

The fitness for purpose of the visible structural timber exposed to weather and/or water appears adequate for the situation they have been used in.

It is strongly recommended that you consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

**Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:**

Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce risk of Timber Pest attack.

## Conditions Conducive to Undetected Termite Entry

**Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

**Does the slab edge inspection zone fully comply? N/A**

**Note:** A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

**Weep holes in external walls:** It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

**Were the weep holes clear allowing the free flow of air? No**

**Termite Shields (Ant Caps)** should be in good order and condition so termite workings are exposed and visible. This helps stop termites 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 termite infestation.

**We claim no expertise in building. However, in our opinion the termite shields appear to be adequate.**

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.

**Other areas and/or situations that may allow undetected subterranean termite entry:**  
Roof void

**Other Information:**

Refer to Important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.

## Overall Assessment of The Property

Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely 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 to extremely high.

**At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION** to the overall property was considered Moderate.

**SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION:** A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be essential.

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

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 12 months.

### **A More Invasive Physical Inspection Is Available and Recommended**

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

## Contact the Inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection was carried out by: Neale Johstone

Inspectors contact phone number: 0424 104 613

## **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:**

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

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

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

### **CONCRETE SLAB HOMES**

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

## SUBTERRANEAN TERMITES

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

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

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

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

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



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

## **BORERS OF SEASONED TIMBERS**

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

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

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

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

## TIMBER DECAY FUNGI

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

## Terms and Limitations

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

1. **THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
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), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
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 Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
4. **DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal

previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

- 5. MOULD:** Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.
- 6. DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

#### **7. DISCLAIMER OF LIABILITY TO THIRD PARTIES**

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

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

#### **8. COMPLAINTS PROCEDURE**

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

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

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 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 twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) 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 You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**Name of the Inspector: Neale Johnstone**

**Inspectors Contact phone No.: 0424 104 613**

**SIGNED FOR AND ON BEHALF OF: HouseCheck NSW**

**Signed: \_\_\_\_\_**