



Building & Termite Report (Termite Damage And Renovation Concerns Found)

Inspection Date: 6 Aug 2020

Property Address: Coburg Area



Complies with Australian Standard AS 4349.1 – 2007 Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings and AS 4349.3 – 2010 Inspection of buildings - Timber Pest Inspections.

Contents

Inspection details	3
General description of property	4
Accessibility	7

Property Inspection Report

Summary	10
Significant items	11
Additional comments	77
Conclusion	106

Timber Pest Inspection Report

Summary	109
Significant items	110
Conclusion	132
Risk management options	132
Definitions to help you better understand this report	134
Terms on which this report was prepared	136

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

Inspection details

Property Address: Coburg Area

Date: 6 Aug 2020

Report Type: Property and Timber Pest Report

Client

Name: Private

Email Address: Private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

Building Type:	Detached house
Number of Storeys:	Single storey
Smoke detectors:	2 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	The land is relatively steep
Site drainage:	The site appears to be poorly drained in areas as stated in the report.
Access:	Not Applicable
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Overcast & Mild Drizzle

Primary method of construction

Main building – floor construction:	Concrete Stumps, Brick foundation walls, Stumps & Suspended Flooring, Floorboards, Suspended timber framed
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Main building – wall construction:	Brick veneer (timber framed), Masonary
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	Architraves, Various other timbers in many areas., Skirting, Doors, Timber In Garden, Floor Boards
Other building elements:	Garage
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Inspection agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: No

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

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

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

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

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- The site
- Building exterior
- Building interior
- Subfloor In Part
- Roof Space - ONLY Partial
- The Site
- Detailed in the report
- Outbuildings

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Built-in cupboards
- Ceilings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Earth abutting the building
- Landscaping abutting the building
- Brickwork
- Clothing and personal effects
- Curtains / blinds
- Block work
- Built up areas abutting the building
- Duct work
- Thick foliage
- Vegetation
- Leaves
- Above safe working height.
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Wardrobes, as general clothing, boxing or similar, obscured inspection to these areas
- Cupboard areas, such as sink areas, bathroom cupboards and similar
- Plaster Installation is a HIGH obstruction in this particular property.
- Insulation In Roof Space
- Furniture
- Insulation

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Exterior Roof

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE - HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

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

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazards	Found
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Evidence of Major Defects	Found
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Evidence of Minor Defects	Found
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Additional specialist inspections

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

- As identified in the summary and the defect statements in this report.
- Termite & Timber Pest Technician / Licensed Pest Controller

Significant items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

Serious Safety Hazard

Serious Safety Hazard 1.01

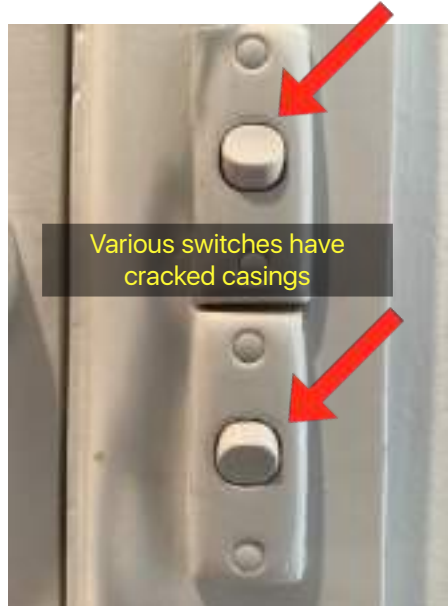
Location: Electrical - All Areas

Finding: Electrical - Switch - Damaged/Faulty

The switches in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the building materials have either aged and decayed or as a result of impact damage (accidental or deliberate).

Repair and/or replacement of the switch is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switch as soon as possible.

Please engage a licensed electrician to further inspect the property for the repairs and replacements as required.



Serious Safety Hazard 1.02

Location: Electrical - All Areas

Finding: Electrical - Defective electrical wiring and/or installations.

Note : Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring and installation is a very important safety concern and/or hazard. Master Property Inspections Building Consultants are very competent and are guided by the owner of the company, Les Camilleri as he is a registered A grade electrician with a electrical contractors license.

At the time of the inspection we noted that the electrical installation appears to have items that may not be compliant with the electrical regulations AS3000-2007.

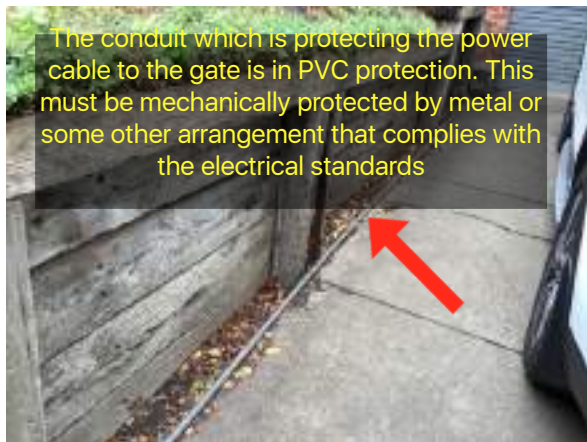
We recommend that the purchaser engages a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property including the outbuildings etc.

Whilst this is a limited inspection, we HIGHLY RECOMMEND further testing in accordance with the AS3000 testing procedures.

All the earthing to this property must be in accordance with AS3000 and we highly recommend further testing to the earthing system in its entirety.

We highly recommend that you engage a qualified electrician to further test the property's earthing system and that all the tests comply with AS3000 for all testing procedures of an electrical installation and its earthing components.

A Certificate of Electrical Safety is required for all electrical works and repairs performed to this property.





Serious Safety Hazard 1.03

Location: Mould In Caulking / Silicone-All Wet Areas

Finding: Mould In Caulking / Silicone

Mould in caulking or silicone is generally caused by faulty and/or damaged caulking or silicone as the moisture and water ingresses into the caulking or silicone.

The caulking or silicone must be replaced and the areas are cleaned and new caulking or silicone applied.

A handyman or professional, such as a tiler, plumber, builder or there are professional caulkers who take the old caulking or silicone out and re-install new products to all the junction areas.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately and/or taken out, particularly where the mould is in the silicon / caulking.

Where mould is particularly serious cleaning or remediation works should be performed by a cleaning contractor.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter, however generally where mould is found in bathrooms benches, shower tile junctions, laundry sinks and all other wet area junctions you can get rid of the mould, once you take out the old caulking in most cases.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Serious Safety Hazard 1.04

Location: Windows - Internal Areas

Finding: Window - Binding / Jamming / Out Of Level
Binding, Jammed, Jamming and/or Out Of Level Windows is evident during standard operation.

Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

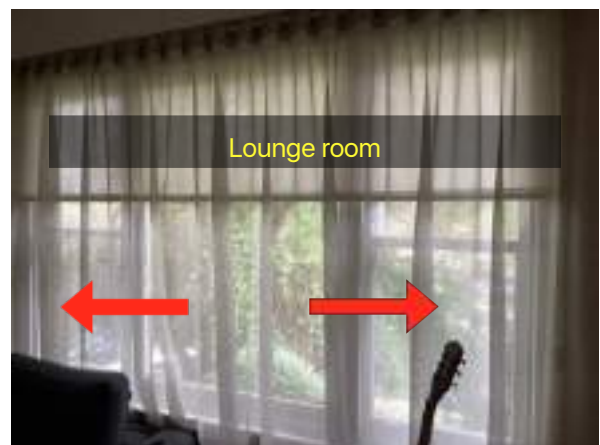
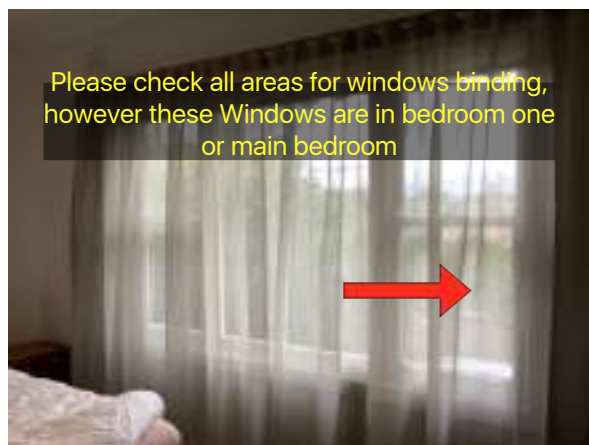
The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence (sinking) to subfloor structures.

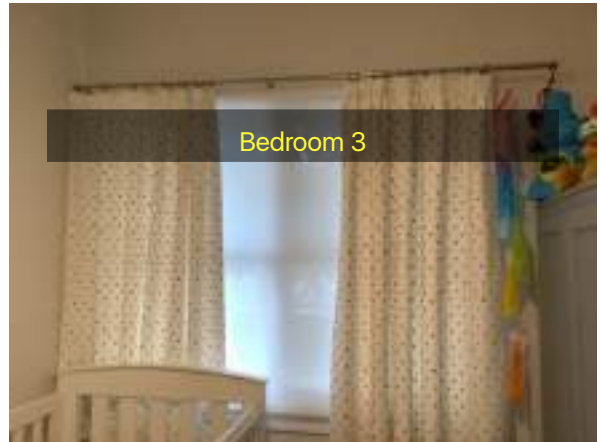
Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder and/or re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes of repair, replacement where window hardware or frame may be required, as well as minor repairs and cleaning a carpenter, registered builder, window specialist/ company or general handy person will be required to repair the affected windows.

Windows MUST function as a safety requirement and we HIGHLY RECOMMEND that you engage an appropriate professional as soon as possible to check all windows to the property.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Serious Safety Hazard 1.05

Location: Windows - Internal Areas

Finding: Windows - Painted Shut

Where window sashes have been painted shut, it is generally indicative of poor, rushed workmanship and sometimes vendors rush the paint work when selling a home as well. The window is difficult if not impossible to open and close until remedial works have been undertaken.

Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Where windows have been painted shut the seal of the paint needs to be broken. This is generally done by breaking the seal of the paint and then maintaining the sash tracks clearing and lubricating them with silicone. Remedial paint work will likely be required and can be completed along with the rest of the remedial works necessary by a general handyman.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Serious Safety Hazard 1.06

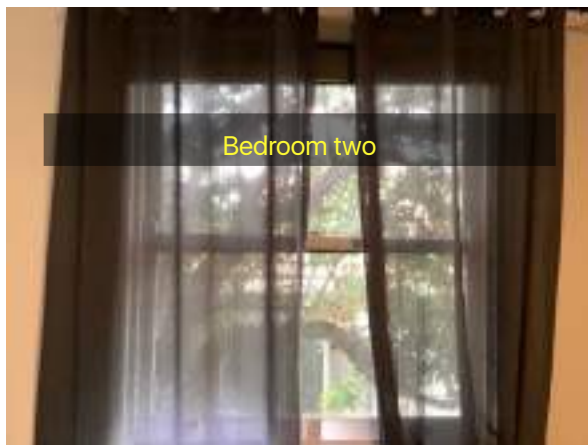
Location: Windows - Internal Areas

Finding: Window Sliding Up - Not Holding

The windows in these areas are not holding up and staying in open position and this can create a safety hazard and cause injury and/or limit or stop evacuation in an emergency .

Replacement and/or adjustment of the springs, ropes, etc should be conducted as soon as possible. A general handy person, window manufacturer and/or service technician should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Serious Safety Hazard 1.07

Location: Back Yard

Finding: Dilapidated - Structure

The structure is in a dilapidated state, that requires urgent attention of repairs or demolition in a safe manner.

It is highly recommended that the repairs or demolition be performed by professional services or at a minimum a person that is handy.

The client should exercise care when coming into the immediate vicinity of the area.

Works are advised as soon as possible by the appropriate trades.



Serious Safety Hazard 1.08

Location: Subfloor

Finding: Wiring - Not protected or clipped .

At the time of the inspection we noted that electrical installation items are not compliant with the electrical regulations AS3000-2007 and each picture attached is an electrical installation defect.

We recommend that the purchaser engages a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property including the outbuildings etc.

A Certificate of Electrical Safety is required for all electrical works and repairs performed to this property.

The wiring in the floor space area has various electrical works that DO NOT comply with AS3000.

All wiring must be clipped to the timbers in accordance with AS3000 safe off the ground and/or subjected to damaged or people being in contact with them.

Note : Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring and installation is a very important safety concern and/or hazard. Master Property Inspections Building Consultants are very competent and are guided by the owner of the company, Les Camilleri as he is a registered A grade electrician with a electrical contractors license.





Serious Safety Hazard 1.09

Location: Ensuite, Which Is In The Additional Building Attached To The Original Building

Finding: Mould - Present

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector may be warranted where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately and/or taken out, particularly where the mould is in the silicon / caulking.

Where mould is particularly serious cleaning or remediation works should be performed by a cleaning contractor.

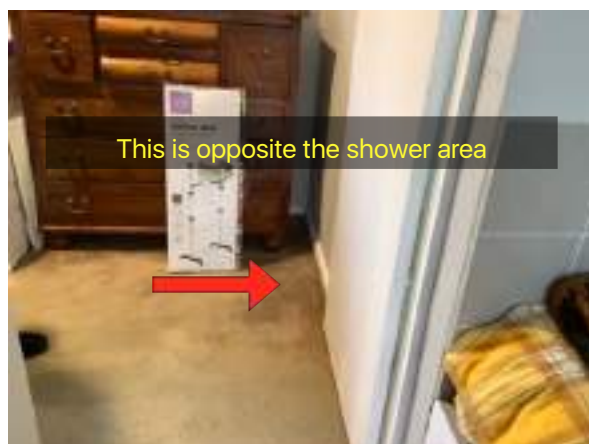
It is important to determine the cause of mould not just to get rid of mould.

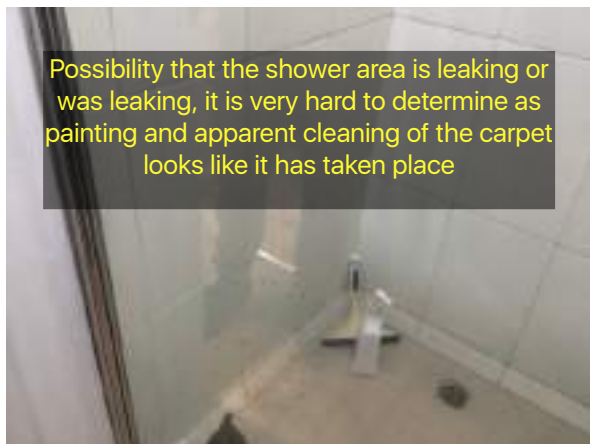
Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter, however generally where mould is found in bathrooms benches, shower tile junctions, laundry sinks and all other wet area junctions you can get rid of the mould, once you take out the old caulking in most cases.

Heavy mould on walls, ceilings and under homes, generally will require professionals in this field, like hazardous material company's.

Finally the cause or source of the mould MUST BE TAKEN CARE OF URGENTLY.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Major Defect

Major Defect 2.10

Location: Brickwork

Finding: Brick mortar deteriorating-MAJOR DEFECT

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

The deteriorated mortar is quite severe and deep into the brick mortar joints.

This generally occurs as when the building was built, the bricklayers used to put a special chemical adhesive into the brick mortar mix as a waterproof, however it is now become apparent that over time on some homes the chemicals are eating into the brick mortar and this will continue in some cases, so this is now determined to be a structural major defect.

Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Major Defect 2.11

Location: Brickwork

Finding: Brickwork / Masonary - Step cracking and minor cracking
In addition to the statement below I would like to note that the block bricks have very minimal mortar between them. Normally there is a minimum of 10 mm, however in this particular case there would appear to be perhaps 2 mm or less. Now I would like to suggest that the architect or engineer who designed this minimal masonry mortar joints has specifically designed this or perhaps this was not the design ? But this minimal masonry mortar joints is very much NOT TYPICAL I would recommend further investigation into this matter.

There are several cracks and/or step cracking evident throughout the exterior of the property . These cracks are commonly less than 5mm in width.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage most of the time. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer and/or registered builder.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Always contact a building inspector should cracks widen lengthen or become more numerous.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Major Defect 2.12

Location: Roof Areas & Stormwater

Finding: Stormwater drain - Not connected , Partially connected and/or Damaged.
The roof plumbing is NOT adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

This has the potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking.

It is highly recommended that a plumber be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

If secondary damages have accrued we highly recommend that you engage a structural engineer and/or a registered builder for remedial works.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Major Defect 2.13

Location: Subfloor

Finding: Damp - Rising

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

WITHOUT FURTHER INVASIVE INVESTIGATIONS BY A PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, A COMPLETE ANALYSIS WILL NOT ALWAYS BE DETERMINED.

Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

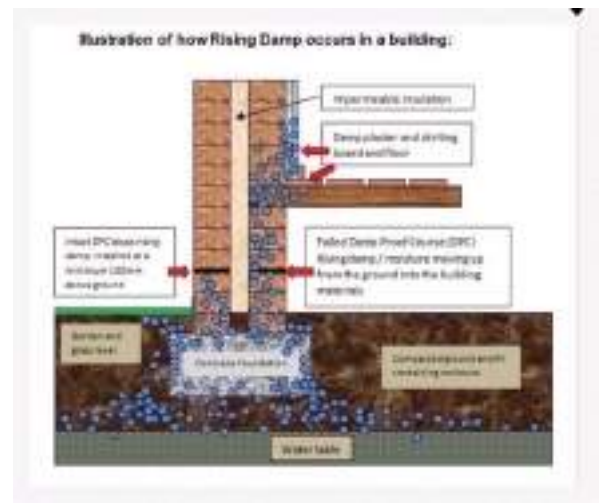
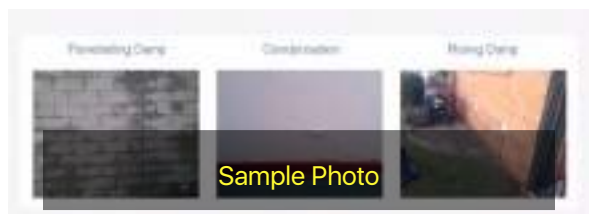
Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

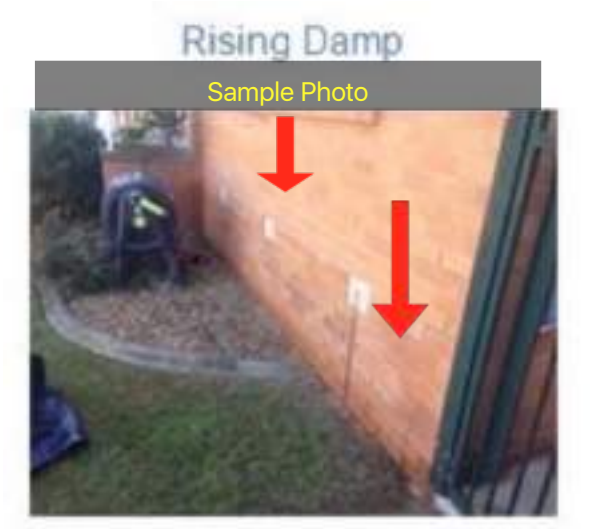
Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, and also more then likely a structural engineer is advised immediately to identify the cause of the damp and perform remedial works as required.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.







Major Defect 2.14

Location: Roof Space

Finding: Roof space – additional works and alterations.
This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

It is quite evident that renovation works have taken place to the internal of the home and also the the roof space area and included in the renovation works are walls that have been taken out and possibly relocated. The Timberwork in the roof space area has consisted of adding some major structural beams and altering of the original roof timbers, such as beams, rafters, joists and the like.

It does appear that the work would not comply with current building codes and standards and I highly recommend you engage a registered builder and possibly a structural engineer to determine the areas that may require further investigation and repairs.

I HIGHLY RECOMMEND that you only engage a registered builder and/or a qualified carpenter for all works in order to provide you all the necessary and correct contracts and warranties.





Major Defect 2.15

Location: Added Structures

Finding: Additional Building & Pergola - Structures - Non Compliant & Additional Structures Suspected To Be Built Without A Permit
This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

IN ADDITION - POOR STANDARDS OF WORKMANSHIP - This structure / structures have poor workmanship, poor work standards and poor building standards also incorrect materials and materials that are used not for there intended purpose.

As building standards have not been followed, this area provides a heightened risk of the development of building defects. The structural integrity of the area may have been compromised, which creates potential for the development or presence of major safety issues.

It is highly recommended that any planned repair, remodelling or demolition works be carried out by a registered builder.

This is outside the scope of my works to give advice and/or comment, however I would like to recommend that you contact your legal representative, whether it is a lawyer or conveyancer as they will be able to advise you further on this matter.

You may wish to discuss this with them as there is insurance called TITLE INSURANCE that may be appropriate to take out, if you purchase this property.

Again, your lawyer or conveyancer are the experts to assist you further information on this topic.

I highly recommend that you further investigate this home as the Additional Building & Pergola may or may not have the correct permits / paperwork through the council, architects, engineers, etc regardless if the works have been done to a quality tradesmens like manner or not.

The Additional Building & Pergola also has various elements that do not appear to comply and more importantly it also has had modifications and additions added inside that appear unsafe.

I HIGHLY RECOMMEND that you engage the professionals as stated above. I also highly recommend that persons keep clear of the areas until further investigations are made , repaired and cleared by the appropriate people.

Whilst my services are engaged for inspection of the property, I am not a professional in permits, insurance and legal documents and further more the PRE-PURCHASE (AS 4349.1-2007) AUSTRALIAN STANDARD does not require additional structures that may not have a permit be noted in a building inspection & report, however our experience and knowledge does raise concerns for further investigations, so I recommend you seek the appropriate organisations for further information and so that insurances that you will require upon ownership of the property will cover you for ALL ASPECTS OF THE PROPERTY.

Also

There are many components of your construction which will likely require you to obtain a permit.

The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.
- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.
- Any structures attached to the house.
- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, wheather it has been built for two years or ten years, a permit will still be required. The reality is that Shire Councils file all building plans of a dwelling for seven years. After seven years they archive these plans in another storage facility and a cost is involved with retrieving these plans.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

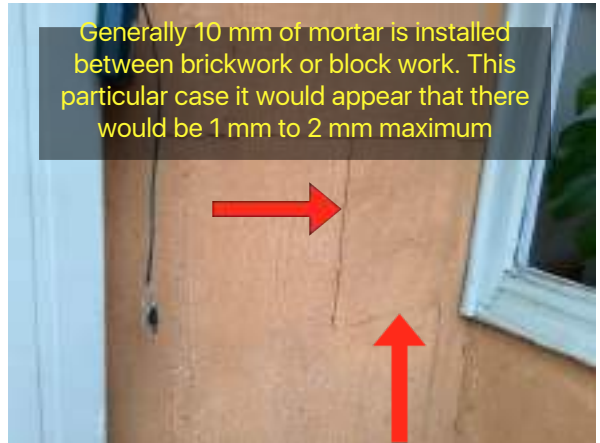
It is highly advised to request that the current owner provide a Defect report (Owner Builder/ Section 137b) for this structure. This would involve a structural engineer or a licenced building surveyor conducting an inspection of the structure and advising of any defects and/ or areas of non-compliance in accordance with the current building codes. The current owner should then attend to any issues on this report prior to settlement.

This report does not constitute a building permit but will simplify the process of obtaining a permit, should one be required in the future.





It appears that no steel lintel has been installed over the door and in addition the windows to the extension area



Generally 10 mm of mortar is installed between brickwork or block work. This particular case it would appear that there would be 1 mm to 2 mm maximum





Minor Defect

Minor Defect 3.16

Location: Tiled Areas & Shower Bases

Finding: Tiles - Cracked or damaged

Cracking was evident to the tiling at the time of inspection. While the cracking appears to be minor, these areas are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

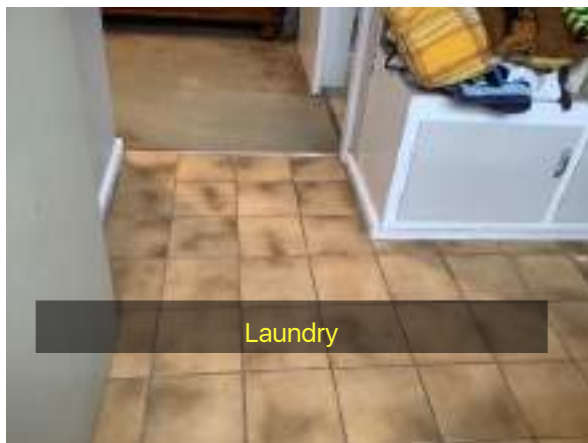
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

What is important when tiles are cracking is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship. The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Minor Defect 3.17

Location: All Areas - Various

Finding: Building Materials & Hardware That Is Worn / Aged and/or Damaged .

This defect stated in this report is not a requirement under the Australian standards for a pre-purchase building inspection, however Master Property Inspections is proud to identify these items for your extended knowledge of the property, but these type of minor items is again not part of a standard building inspection under the Australian Guidelines.

Photos of the Building Materials, are in the photos attached.

This may have been caused by water damage, moisture and/or general wear and tear. Replacement or repair (which ever is appropriate and cost effective) is up to you of the items attached.

Pre-Purchase Inspections DO NOT require us to note in the reports Worn / Aged and/or Damaged materials and repairs are generally at the owners discretion.

Items like worn and damaged kitchens, door handles, damaged floor tiles, painting, etc, again is at the owners discretion.

Items like cracked glass mirrors, cracked glass windows and windows not operation smoothly are defects that should be repaired by the appropriate trades.

It is IMPERATIVE that you engage registered and qualified trades and at the end of there works they must supply certificates, such as an electrical safety certificate, plumbing and gas certificate if the works are electrical or plumbing, but for items such as damaged door handles, painting an experienced carpenter or handyman can sometimes be engaged.





Minor Defect 3.18

Location: All Areas - Various

Finding: Sub Standard Workmanship or Incomplete.

These Defects are of Sub Standard Workmanship or Incomplete and not finished to a tradesmens like manner.

Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify.

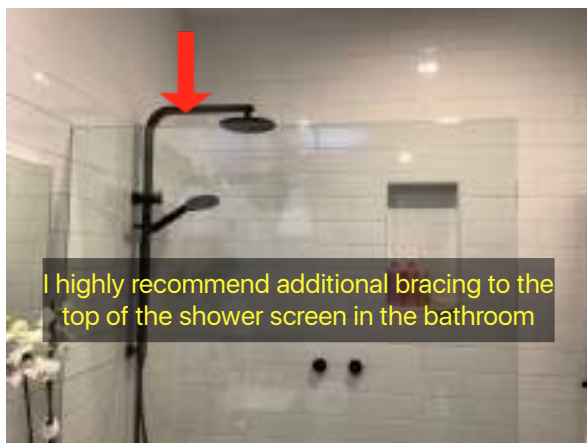
The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices or are just visually displeasing.

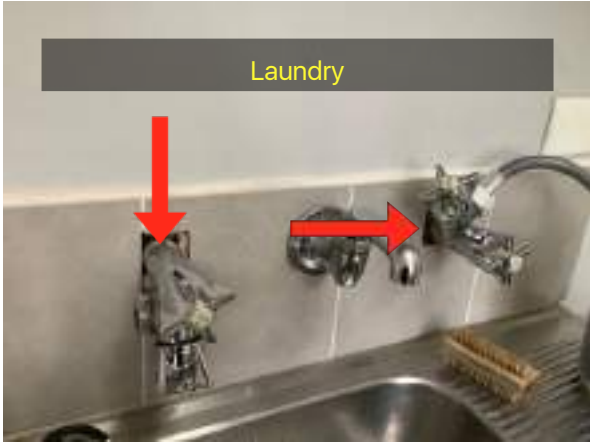
Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements and surrounding structures, also the workmanship is VERY displeasing to the eye.

Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification works, which are advised as soon as possible.

The appropriate tradesperson or specialist or handyman should be appointed to complete the various items for repair and organise the appropriate QUALIFIED trades (or not pending on job) to repair and complete the works to illiminate or reduce further deterioration / disfunction.





Minor Defect 3.19

Location: Internal Areas

Finding: Water Staining / Wood Rott - Damaged Materials.
Water Staining / Wood Rott was evident in this area or areas at the time of inspection.

Water Staining / Wood Rott indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water Staining / Wood Rott can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water Staining / Wood Rott can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

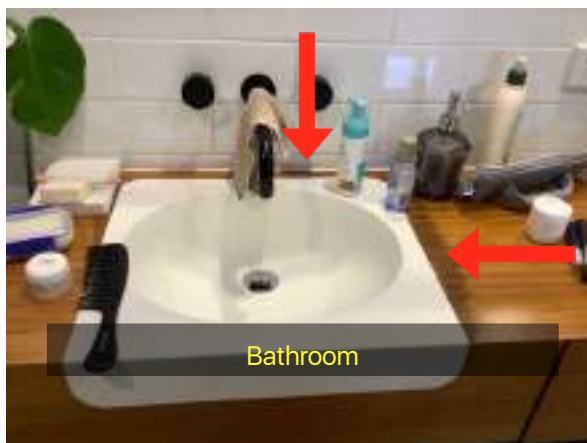
It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.



Minor Defect 3.20

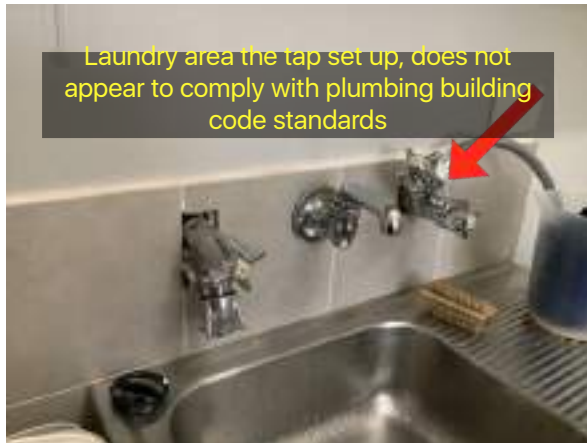
Location: Internal Areas

Finding: Plumbing work - appears defective
An instance of potentially defective plumbing work was identified.

Whilst we are not licensed plumbers it appears that work which is not compliant with the relevant plumbing regulations and or the contract documents has occurred.

The plumber is required to provide a Certificate of Compliance when required by the relevant regulations or if the home is out of warranty and/or aged a qualified plumber should be engaged to do any repairs that are creating secondary defects or are un safe or not up to code as we suspect.

A plumber is required to give you a compliance certificate for all works they have performed to this property.



Minor Defect 3.21

Location: Paint Internal Areas

Finding: Paint / Plaster - Lath and Plaster and/or Hairline - Defects To Doors, Architraves, Walls & Ceilings, ETC.

It appears that the building has had a re paint or at least painted in areas.

There is the possibility that some or many cracks in the plaster or solid plaster may have been covered up and/or repaired, due to the selling of the home ?

There is always the possibility that the cracks in part or full will come back if the repairs have not been professionally done AND/OR the home has movement and/or subsidence continuing to the property.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work were noted to the internal walls / ceilings and/or architraves as per the photos attached at the time of inspection.

While these minor defects are detracting from the overall appearance of the affected building element, they do not indicate any operational or structural damage.

This degree of surface damage is consistent with general damage, accidents, movement and wear and tear.

These type of minor defects are appearance cosmetics but they can also lead to the development of secondary building defects over time.

Incomplete areas of paint finish, holes in plaster, exposes the area to moisture, potentially accelerating the deterioration of underlying building materials especially in wet areas such as laundrys and bathrooms.

Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work should be sanded back, filled, levelled and painted, as applicable. Where inadequate or missing protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor,builder, plasterer and/or suitable handy person may be appointed to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration.

Wet areas are the main areas that MUST have SUFFICIENT paint coverage to the walls, ceilings and timber work as moisture can deteriorate the areas.

IN ADDITION - IMPORTANT INFORMATION.

This home has Lath and Plaster and/or Hairline Plaster, which is typical for a home of this age.

Lath and plaster is a building process used to finish mainly interior dividing walls and ceilings.

It consists of narrow strips of wood which are nailed horizontally across the wall studs or ceiling joists and then coated in plaster.

In addition to lather plaster, Hair line plaster, like drywall, plaster cracks due to the movement of underlying framing, changes in the structure's interior environment or poor installation. ... However, hairline cracks in plaster walls are easily concealed with a fresh coat of plaster and paint, but also come back consistently over timesavers it is the nature of Lath and plaster.

Working out if (lath and plaster walls & hair line plaster walls or ceilings) is worth fixing, will depend largely on the nature of the project and the amount of money, or work, you are prepared to put in.

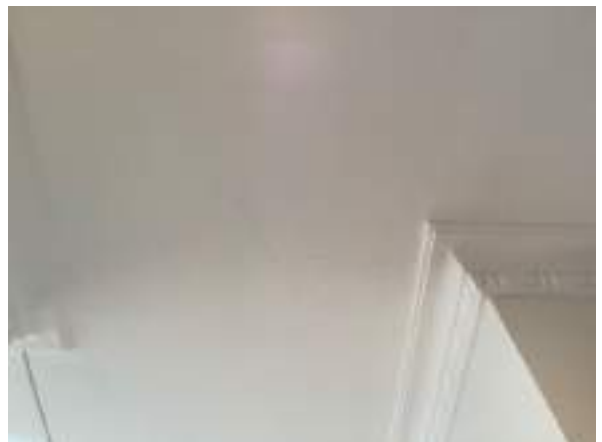
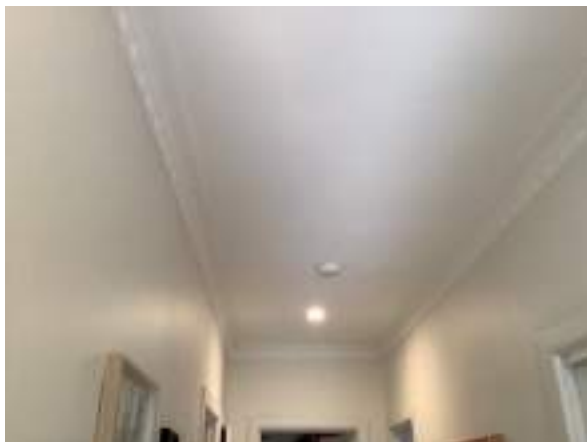
Ultimately the decision to repair or replace the (lath and plaster walls & hair line plaster walls or ceilings) is up to you.

Most old buildings with (lath and plaster walls & hair line plaster walls or ceilings) have some or a lot of cracking that may not always be related to the buildings movement.

If you re-block or re-stump your home, cracks in (lath and plaster walls & hair line plaster walls or ceilings) can become, "slabs of plaster" missing, or falling out. The first thing you need to do when assessing (lath and plaster walls & hair line plaster walls or ceilings) for repair, is to see if the wall is "DRUMMY". You do this by tapping on the surface, if it sounds firm it is most likely ok. Areas that sound hollow, or loose, are what is termed, "DRUMMY". These are the areas like this in (lath and plaster walls & hair line plaster walls or ceilings) need to be removed and replaced.

Finishes to (lath and plaster walls & hair line plaster walls or ceilings) generally have many imperfections.

Ultimately an experienced professional can generally put you on the right direction before spending a lot of money on repairing (lath and plaster walls & hair line plaster walls or ceilings)







Minor Defect 3.22

Location: Plaster Internal Areas

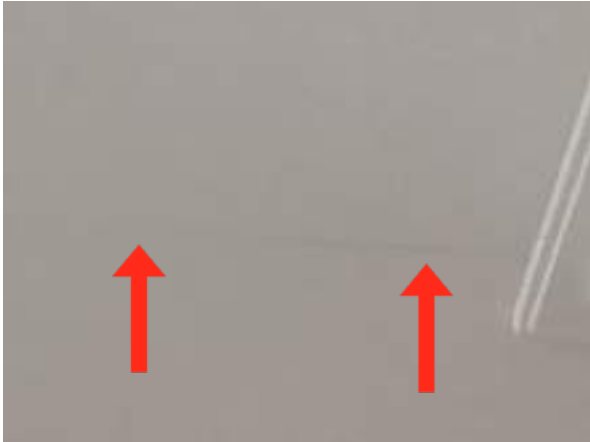
Finding: Plaster & Timber Cracking - Damage Category 1 - Fine (up to 1mm)

Cracking - Damage Category 1 - Fine (up to 1mm)

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of a fine crack is indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman. Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.





Minor Defect 3.23

Location: Plaster Internal Areas

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

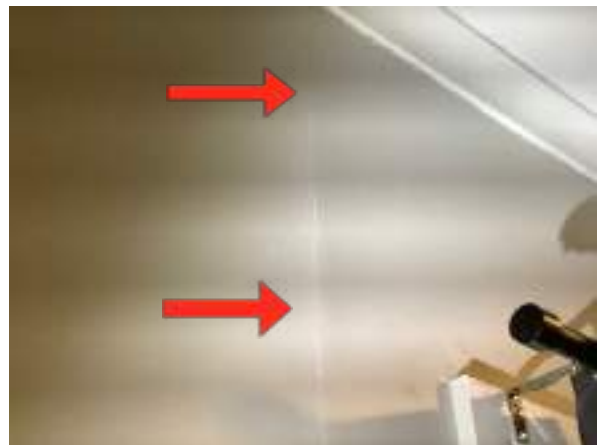
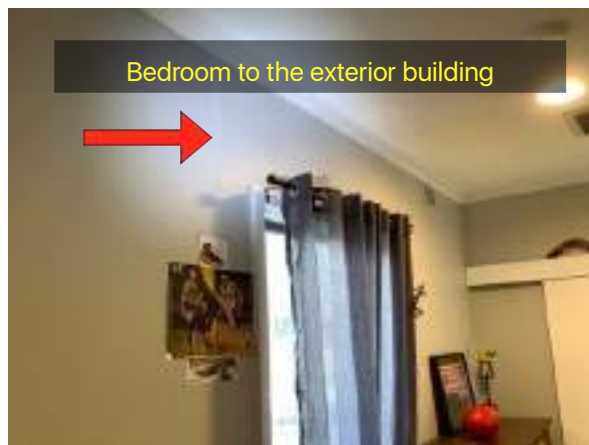
Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Minor Defect 3.24

Location: Plaster Internal Areas

Finding: Plaster Ceiling - Drummy / Sagging

Sections of plaster sheeting in this area appear to be drummy. The term `drummy` is used to describe plaster which, whilst solid, has become detached from its original fixing, where the defect is spread wide the drummy plaster can also be a safety defect, meaning plaster ceilings can just drop in an instance, usually this is the more extreme drummy ceilings.

Drummy plaster generally needs chemical re-adhesion (glue) or to be screwed back to the substrate, with minor consequent patching and painting required but sometimes drummy plaster can be permanently deformed in shape so therefore will sometimes need to be replaced.

The most common causes of plaster failure are physical damage and moisture damage. Moisture causes plaster to swell and shrink as the humidity of the air changes, or as a consequence of leaks, which can be enough to create drumminess or cracking.

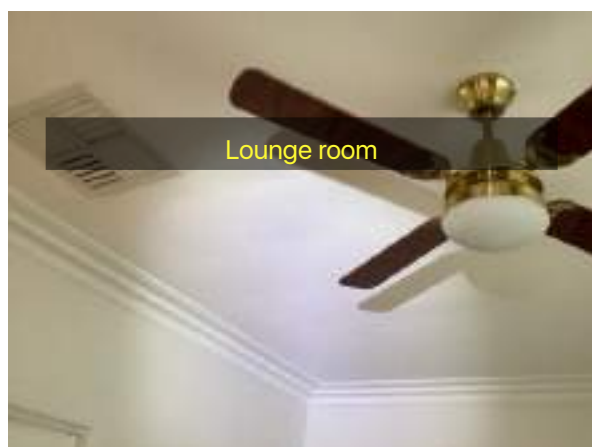
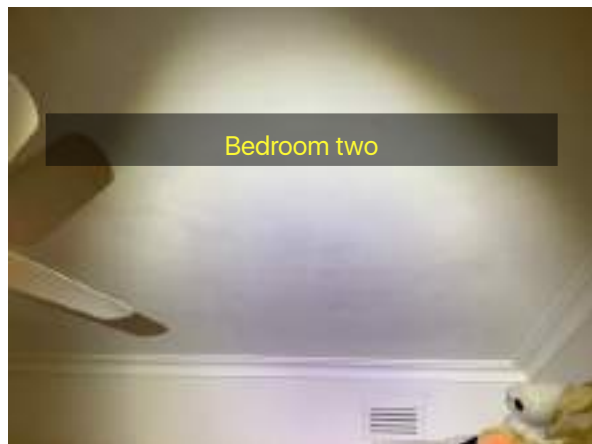
Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak should primarily be identified prior to any remedial works being performed.

In some cases, sagging ceiling linings may also indicate that there are structural issues, causing surfaces to warp, twist or sag. Where sagging appears to be major, appointment of a structural engineer is advised to further inspect the property and identify the source and rectification works required.

The appropriate action should be taken by the client as soon as possible to ensure that any potential further damage is limited.

Houses that do not have insulation can sometimes contribute to drummy plaster as many times the drummy plaster is in garages where there is no insulation in the roof so the plaster is subjected to moisture as it is not protected by the insulation, so this may be the only reason the plaster has become damaged / drummy , meaning no insulation to the garage or house or sometimes this may only be a contributing factor along with defective workmanship and/or others defects to the home, such as leaking roofs, etc.

Ensure that the general environment is free of moisture and humidity to aid in the prevention of drummy plaster and plaster damage. Appointment of a qualified plasterer and/or builder is advised in order to complete remedial works as necessary.



Minor Defect 3.25

Location: Caulking / Silicone-All Wet Areas

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged - Internal Areas

It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A flexible sealant/silicon and tile mortar should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damaged or missing sealant and tile mortar is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary defects or secondary damages can start instantly.

Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing.

Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

A sealant specialist, tiling contractor and/or registered builder should be appointed to assess any damage caused by water to the entire internal, sub-floor, walls etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these works as soon as possible.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Minor Defect 3.26

Location: Doors - Internal Areas

Finding: Door - Binding / Jamming / Out Of Level
Binding, Jamming and/or Out Of Level Doors is evident during standard operation.

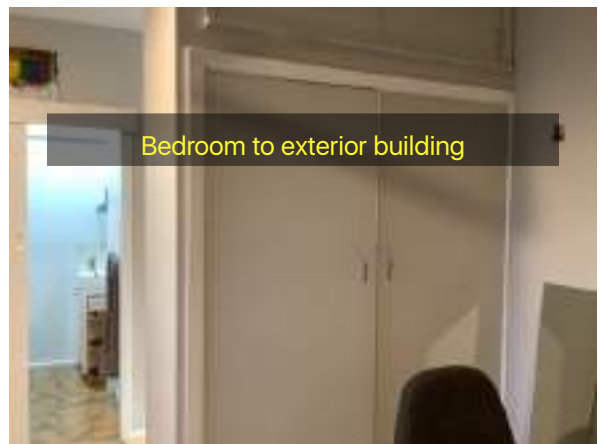
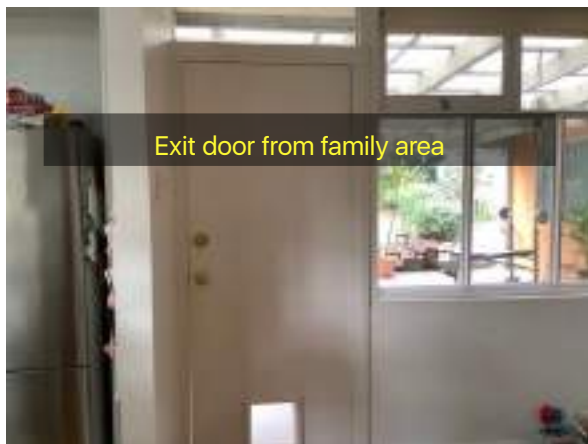
This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage and/or subsidence (sinking) to subfloor structures.

Where door binding/jamming/out of level appears to indicate major structural issues, a registered builder specialising in re-stumping / re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Minor Defect 3.27

Location: Laundry

Finding: Exhaust Fan - Not Installed.
There is no exhaust fan in this area.

By not having an exhaust fan in this area, you increase the chance of mould growth, paint damage or blistering or even plaster damage.

Also new air is generated in the area and illiminates the room fogging up.

A Licensed electrician should be appointed to wire and install the fan at the client's discretion, however where there is no window access an exhaust fan may be required by council regulations.



Minor Defect 3.28

Location: Roof Space

Finding: Insulation - Inadequate / Missing

Upon inspection of the roof void it was noted that there is a lack of adequate insulation and/or missing insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.





Minor Defect 3.29

Location: Perimeter Of Building - Exterior

Finding: Water Leaking & Water Ingress - External Areas

Water leaks were found to be present to the exterior sides, tops and or bottoms of the windows and/or doors and other areas as per the photos attached, such as brick expansion joints and timber and cement sheet junctions above windows , eaves and other areas.

Leaks are generally caused by deterioration of silicon or rubber seals or sometimes just defective workmanship when no caulking as ever been used .

With gaps like these that can be only a few millimeters to be exposed to weather conditions, can cause wood rott internally to the walls create a conducive environment for termites or possibly cause secondary defects the have the potential for structural damage the can be seen or in the walls internally.

Such leaking creates damp conditions in the affected area, causing potential for water pooling and subsequent water damage if left unattended. These conditions may also attract termite attack as already mentioned above, particularly if the area is subject to minimal levels of sun throughout daylight hours.

It is highly advised that a licensed plumber, handyman, builder be appointed to rectify any water leaks that may be present.

These type of areas require a suitable long lasting exterior silicon or caulking to all areas that are exposed.

It is important to note once caulking these areas if water damage is noticeable to windows, timbers, etc, such as wood rott, it is imperative to engage the appropriate trades for replacement or repairs.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Minor Defect 3.30

Location: Perimeter Of Building - Exterior

Finding: Pest ingress

An external hole was located at the time of inspection. This hole appears to be large enough to allow bird, rodent or other pest ingress creating the potential for nesting or infestation of live animals.

To ensure no such infestation occurs this hole should be adequately covered. Holes such as these are also likely to attract rain penetration which may lead to subsequent water damage to associated structures if left unmanaged.



Minor Defect 3.31

Location: Brickwork

Finding: Brickwork / Masonary - Step cracking and minor cracking
In addition to the statement below I would like to note that the block bricks have very minimal mortar between them. Normally there is a minimum of 10 mm, however in this particular case there would appear to be perhaps 2 mm or less.

There are several cracks and/or step cracking evident throughout the exterior of the property . These cracks are commonly less than 5mm in width.

Although fine cracks are quite noticeable, they are often only considered to be an appearance defect and usually do not indicate any structural damage most of the time. Generally, the cause of a fine crack is indicative of a separation between brickwork and mortar throughout the structure, but single bricks may also show cracks of this nature.

Step cracking, which is similar to other forms of cracking, has a variety of possible causes. However, the most common is the subsidence of adjacent footings.

Step cracking is a relatively common defect, and is most likely to occur adjacent to windows, doors and other openings. Mortar failure in the gaps between affected bricks indicates the stresses and tensions affecting the wall.

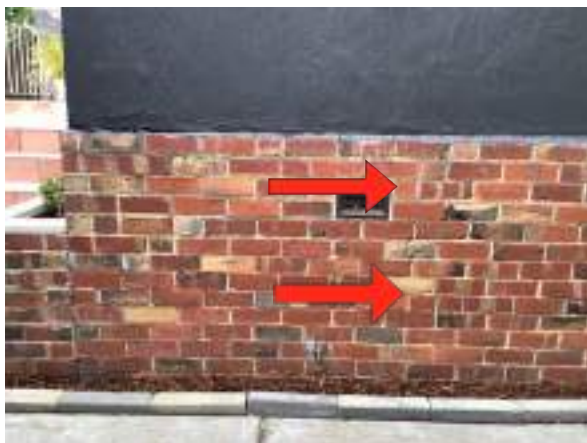
Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer and/or registered builder.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer.

Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

Always contact a building inspector should cracks widen lengthen or become more numerous.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Minor Defect 3.32

Location: Garden Areas - All Areas

Finding: Garden trees - Overhanging and filling gutters
PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;
H = the height of the tree at its full potential height, not its height today.
D = the distance from the tree to the building at the trees full potential height.
D = varies pending on one tree to 4 trees or more.

Once you have read the report, please feel free to contact me at your convenience to discuss the report in detail as I promised you, you can call me as many times as you feel you need to now or in the future as required.
It is very important that you fully understand all aspects of the report.

Overhanging trees often result in excessive amounts of leaf debris accumulating in gutters.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

Such works should be performed by the homeowner; however, appointment of a landscape contractor or an arborist may be required. Consultation with a licensed roof plumber is required where guttering has been damaged.

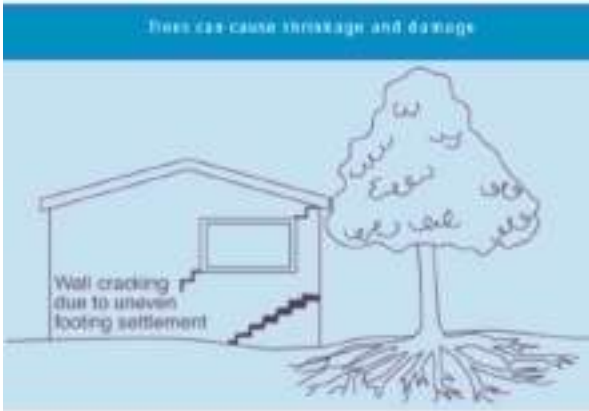
The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

GENERAL DEFINITIONS OF TREE CLASSES	
Class	Description
1	Very small tree/ shrub less than 10m in height/ canopy less than 10m in diameter
2	Small tree/ shrub less than 10m in height/ canopy less than 10m in diameter
3	Medium tree/ shrub less than 10m in height/ canopy less than 10m in diameter
4	Large tree/ shrub less than 10m in height/ canopy less than 10m in diameter
5	Very large tree/ shrub less than 10m in height/ canopy less than 10m in diameter
6	Very large tree/ shrub less than 10m in height/ canopy less than 10m in diameter
7	Very large tree/ shrub less than 10m in height/ canopy less than 10m in diameter
8	Very large tree/ shrub less than 10m in height/ canopy less than 10m in diameter
9	Very large tree/ shrub less than 10m in height/ canopy less than 10m in diameter

$d = 1.5H$ (single tree)
 $d = 1.5H$ (group of trees)
 $d = 2.0H$ (row of 4 or more trees)





Minor Defect 3.33

Location: Timber Work - All External Areas

Finding: Timber, exposed to weather / External painting deteriorated
Much of the external paint work including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re paint.
External timbers that are frequently exposed to harsh weather conditions require adequate protection (paint) in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Also

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





Minor Defect 3.34

Location: Timber Work - All External Areas

Finding: Wood Rot

This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a 'musty' smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber / builder may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required.

A qualified carpenter and/or registered builder may also be required to replace affected building materials.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





Minor Defect 3.35

Location: Roof Areas & Stormwater

Finding: Roof Capping - Mortar Deteriorated.

Upon inspection of the exterior roofing, the majority of roof tiles were considered to be in a fair condition. While weathering of the tiles is consistent with the age of the property, maintenance works are required.

Upon inspection of the exterior roof, it was noted that sections of the mortar show varying levels of deterioration.

Areas of mortar have come loose in the Valleys, Hips and/or Ridges, cracking and areas of insufficient and/or no mortar is also present.

Re-pointing and re-sealing should be considered as an interim solution by the client to help preserve and extend the life span of the tiles.

Where left unmanaged, deteriorating roof tiles are likely to lead to a number of secondary defects, including minor and/or major water leaks and weather exposure to internal roofing structures.

Consultation with a roofing contractor is highly advised to gain advice on cost of remedial works that may be required in the short to medium term.

Remedial works are likely to increase the longevity of the exterior roofing structure.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Minor Defect 3.36

Location: Fencing

Finding: Fencing - Deteriorated

It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age or rot which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.



Minor Defect 3.37

Location: Laundry And Porch Area

Finding: Tiles - Drummy

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing.

Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship

The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage.

Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

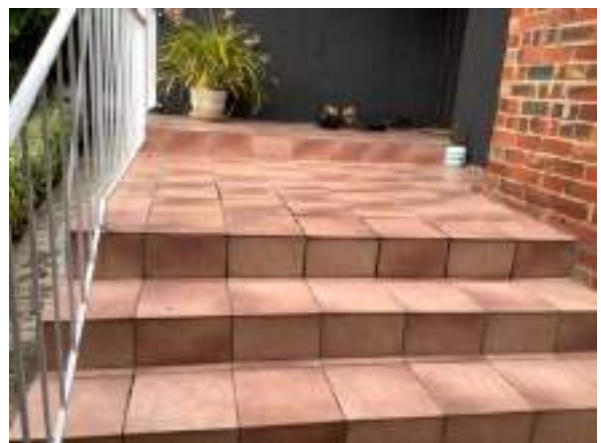
Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



Various tiles throughout the laundry floor area





Additional comments

IMPORTANT:

When you find this statement BELOW in the defects statements and/or findings in this report, it is important to further look for this item throughout the entire property for further areas of concern.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

For your information

For your information 4.38

Location: External Areas

Finding: Asbestos - Suspected ACM Identified On Site.
IMPORTANT: The Australian Standards for Pre-Purchase building inspections (AS 4349.1-2007) does not require Asbestos inspections in a report, however Master Property Inspections trained inspectors add this bonus service, as we feel that Asbestos is a very important topic that our clients should have an awareness of.

Asbestos in the older homes can be in the glue adhesive behind the wall tiles or floor tiles, Asbestos can be behind the wall tiles and floor tiles in relation to the cement sheet or the tile backing.

Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds.

This is only the typical type scenarios in the homes up to 1990 in particular.

Whilst we are including in this report areas that we suspect is Asbestos, it is important to note that this report in relation to asbestos is a GUIDE ONLY and we do not guarantee that there are no other areas at this property that may contain Asbestos (ACM)

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution ONLY and is ONLY a guide as asbestos inspections are outside the scope of pre-purchase inspection and reports.

We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

Areas with the red arrows, have a high potential of containing asbestos (ACM). When a red arrow points at a tile for example, the asbestos material may be in the tile, the tile glue and/or the tile backing sheet.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspection and take the samples to the laboratory to give you a comprehensive and definitive inspection report, with laboratory results.



For your information 4.39

Location:	For Your Information
Finding:	General Site Photos General site photos and other areas of interest are provided for your general reference.



For your information 4.40

Location: For Your Information

Finding: Gas & Electrical Appliances - Inspection & Servicing
For you information

All gas appliances need to be serviced and maintained in good order. Plumbing inspections are outside the scope of the building inspection and must be conducted by a Licensed and registered Tradesperson. It is highly recommended that the client makes immediate arrangements to have the gas appliances checked by a licensed gas plumber to ensure that the appliances are working safely and efficiently.

We recommend that all other installations should also be checked.

Whilst we note and comment of visually apparent defects that are present during the building inspection, legislation requires the checking and documenting of compliance for plumbing requirements be done by licensed plumbers respectively to ensure they are functioning correctly.

It is highly recommended that a registered plumber is required to inspect all the gas appliances and the gas Installation for defective workmanship and for carbon monoxide leaks and/or gas leaks.

For your information 4.41

Location: For Your Information

Finding: Electrical - A further Electrical Invasive Inspection recommended.
Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring and installation is a very important safety concern and/or hazard. Master Property Inspections Building Consultants are very competent and are guided by the owner of the company, Les Camilleri as he is a registered A grade electrician with a electrical contractors license.

As we ONLY perform a VISUAL ELECTRICAL DEFECT INSPECTION.

It is highly recommended that an invasive electrical inspection take place by a qualified electrician as our inspection is Visual ONLY.

For example we highly recommend that further tests to determine that the main earthing system and the earthing to all metal fittings such as lights etc are all connected.

Upon any Electrical Installation or repairs a certificate of Electrical safety for prescribed or non-prescribed electrical installation work must be given to the owner of the building.
(Electricity safety act 1998, Electricity safety (Installations) Regulations 2009)

For your information 4.42

Location: For Your Information

Finding: Advice Summary / Special Notes

This report contains a list of a number of defects that in our judgement require rectification.

Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. Nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

For your information 4.43

Location: The Site

Finding: Safety Switch Installed-Electrical Polarity On The Electrical Installation And Power Point Tests.
Polarity Testing
What is electrical polarity?
Polarity in electrical terms refers to the Positive or Negative conductors within a d.c. circuit, or to the Line and Neutral conductor within an a.c. circuit.

What is a polarity test?

Since a.c. installations consist of a Live and a Neutral conductor, it is extremely important that these conductors are connected the right way around, within all electrical accessories such as wall sockets or plugs. To ensure this, polarity test is done at each relevant point.

The test instrument should indicate full voltage (230V) between Line-Neutral and Line-Earth conductors. No voltage should be detected between Neutral-Earth.

IN ADDITION FURTHER TESTS AS BELOW.

Electrical Polarity On The Electrical Installation And Power Point Tests.

1/ A polarity test , which tests that the Active , Neutral and Earth wires are connected correctly to the power point terminal connections.

This test clarifies that the electrical installation does have Active , Neutral and Earth as well as correct connections.

2/ Fault Loop Impedance Test , This test is done between Active Conductors and Earth. To test that the loop impedance is below the satisfactory standard.

So in short if there is a electrical fault (in a appliance and/or faulty wiring) the safety switch will trip (operate) within the Australian Standards (AS) regulated interval.

3/ Safety Switch test to trip the safety switch at less then 30 milli amps was performed.

These tests all passed the AS 3000 requirement and exceptance level.

Note : Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring and installation is a very important safety concern and/or hazard. Master Property Inspections Building Consultants are very competent and are guided by the owner of the company, Les Camilleri as he is a registered A grade electrician with a electrical contractors license.



For your information 4.44

Location: The Site

Finding: Additional Photos - Obstructions and Limitations
 These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.
 These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites but not limited to.

These obstructions should be removed to allow full inspection to be carried out.

Whilst we have taken many photos of the home and surroundings of the obstructions and limitations , we have just added a few photos in the report for you to understand the type of obstructions and limitations .

A re-inspection is recommended once the areas are made accessible.













For your information 4.45

Location: The Site

Finding: Smoke Detectors Battery Replacement.
This inspection DOES NOT test operation of smoke detectors .

Upon moving into a new property, it is highly recommended that the batteries to the smoke detectors all get replaced instantly.

Smoke detector batteries should be replaced every 12 months at a minimum.

It is highly recommended that replacement dates of the batteries be kept in a log book.

Also

Testing of smoke detectors is required monthly.



For your information 4.46

Location: Flooring - All Areas
Finding: Flooring - Within Levels Of Acceptance
DIGITAL ELECTRONIC FLOOR LEVELLING ASSESSMENT.

NOTE :

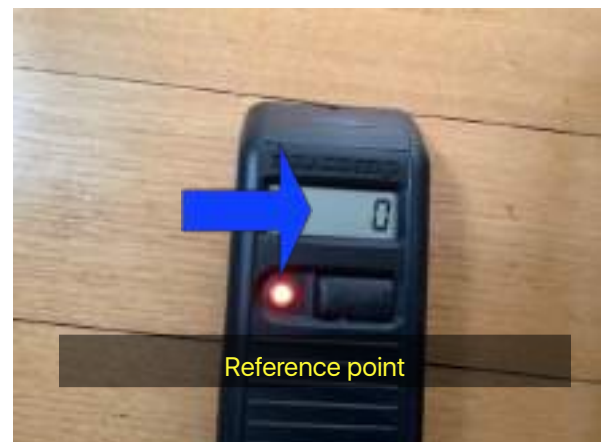
THE PHOTOS WITH THE BLUE ARROWS INDICATE THE REFERENCE POINTS, WHICH DETERMINES IN MILLIMETRES IF THE OTHER LOCATIONS WITH RED ARROWS ARE HIGHER OR LOWER THEN THE REFERENCE POINT WITH THE BLUE ARROWS. THERE SHOULD NOT BE MORE THEN 10mm DIFFERENCE IN HEIGHT IN ANY ONE ROOM OR NOT MORE THEN 20mm ACROSS THE ENTIRE HOME AS PER Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

THIS PROPERTY INDICATES THAT THE FLOORING LEVELS ARE WITHIN THE AUSTRALIAN STANDARDS - Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

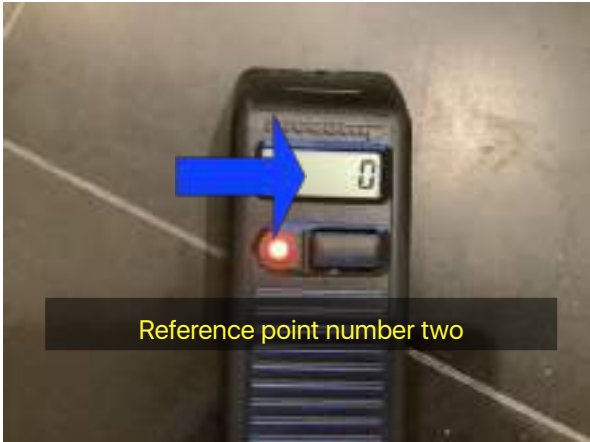
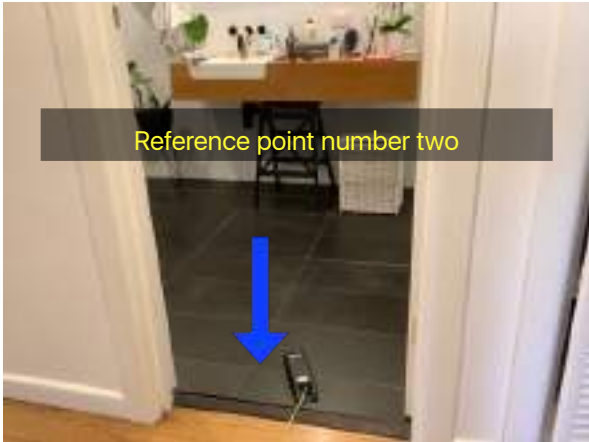
We have taken photos of some areas whilst checking the floor levels to demonstrate our process, however at the time of the inspection, we had taken floor levels through out the building . The photos are just for you information and as a guide only.

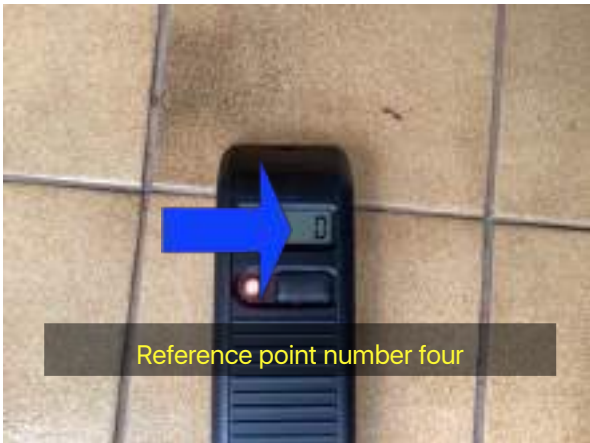
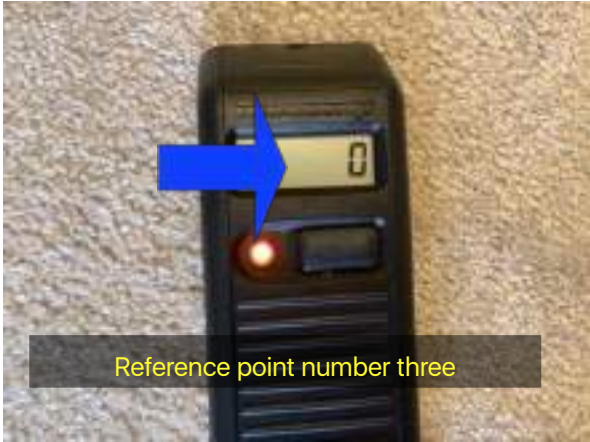
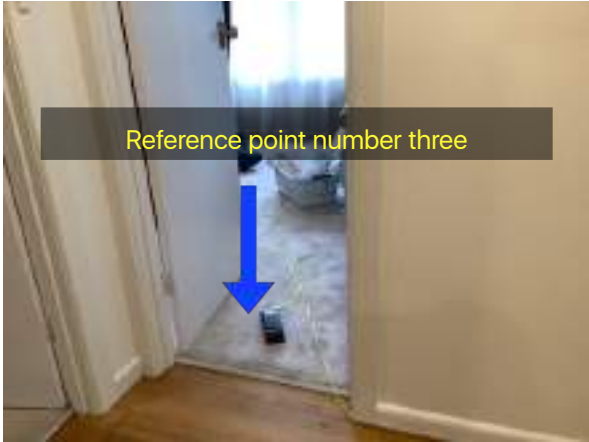
At the time of the inspection it appears that the subfloor structure flooring is within standards and tolerances.

We advise that the flooring be closely monitored to identify any movement over time. Where flooring remains relatively unchanged for an extended period of time (i.e. several months or seasons) it is likely that the flooring is relatively stable, however unexpected movement of the foundations of the property can happen at any time.











For your information 4.47

Location: Roof Space

Finding: Roof Void - Obstructions And Limitations-Insulation.
These photographs are an indication of the obstructions and limitations mainly the insulation which has impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects, without removing the insulation it is impossible to rule out termite activity and/or termite damage and other undetectable issues.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.







For your information 4.48

Location: Perimeter Of Building - Exterior

Finding: Drainage - Inadequate and/or Perimeter Building Ground Fall Defective.
At the time of the inspection it was noted that the surrounding perimeter soil does not fall away from the slab / building.

Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil or concrete must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall).

The site drainage in this report was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements, such as foundation subsidence, brickwork cracking, windows and doors moving, concrete paths cracking, etc.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls of the building. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains.

Ground levels may need to be lowered, re-levelled and/or falls in various directions with drains installed, which can be achieved with concrete or ground soils, etc.

Where site drainage is inadequate, another option can be installation of an Agricultural (Aggie) Drain may be required or more serious remedial works.

These drainage concerns in this report can have grave potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking as already mentioned above.

It is highly recommended that a plumber, builder and other forms of professionals be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

If secondary damages have ALREADY accrued we highly recommend that you engage a structural engineer, geotechnical engineer to start with to then engage a registered builder, qualified plumber to further inspect the property and perform any remedial works as necessary.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

INFORMATION BELOW AS A GUIDE.

Surface water drainage

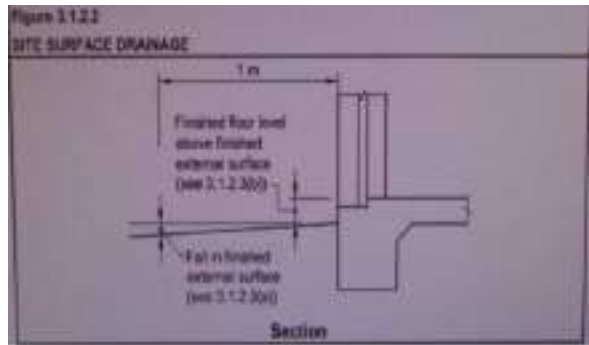
Surface water must be diverted away from Class 1 buildings as follows:

(a) Slab-on-ground — finished ground level adjacent to buildings:
the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than

- (i) 25 mm over the first 1 m from the building in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or clay paving) or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground — finished slab heights:
- the height of the slab-on-ground above external finished surfaces must be not less than
- (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.

In relation to termites Defective drainage and falls create high water and moisture which creates a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





For your information 4.49

Location: Garden Areas - All Areas

Finding: Garden trees and vegetation / Yakka Trees - Subsidence - Close To Buildings
PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;
H = the height of the tree at its full potential height, not its height today.
D = the distance from the tree to the building at the trees full potential height.
D = varies pending on one tree to 4 trees or more.

Trees and other vegetation can have a significant local effect on drying of soils. Over a number of years, especially during drought conditions, adjacent trees and vegetation may draw excessive moisture from the soils. The opposite may also occur, where swelling of the soil results when the trees decline or are removed.

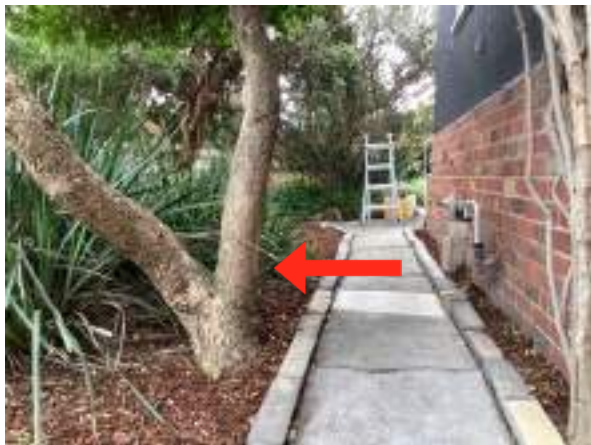
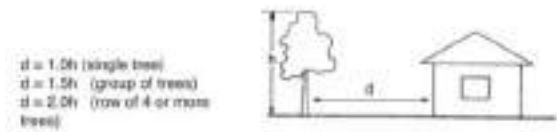
As the cumulative moisture deficient is reversed, the surface level around the tree (and adjoining subfloor or concrete slab) will rise and expand laterally. This is often damaging to buildings unless the foundations have been strengthened or designed to cope with the effect.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary.

A registered builder specialising in re-stumping / structural damage such as major brick cracking would then generally carry out works as advised by an Engineer and/or Geotechnical Engineer.



GENERAL DEFINITIONS OF SOIL CHANGES	
Class	Condition
1	Very good soil with no risk of shrinkage or ground movement from moisture changes
2	Slightly moisture rich soils with only slight ground movement from moisture changes
3	Moderately moisture rich soils with slight to moderate ground movement from moisture changes
4	Slightly moisture rich soils with no significant high ground movement from moisture changes
5	Extremely moisture rich soils which can experience severe ground movement from moisture changes
6 to 10	Filled soils
11	Soils which are likely to shrink with a small rise in pH or to expand with a falling pH, causing wall cracks to form, and the risk of structural damage if the effect is not controlled



For your information 4.50

Location: Concrete - All Areas

Finding: Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)
Gaps in the slab were identified in external concrete paving. Gaps in the slab are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Where gaps in the concrete paving are adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Report Has IMPORTANT items to consider

Building consultant's summary

Note : The Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover items such as footings belowground, concrete slabs belowground, concealed plumbing, appliances such as air-conditioners, ovens and the like, carpet, quality of paint and typical paint defects, fixtures and fittings, mirrors and all other typical minor defects to the interior of the home and the exterior of the home including landscaping.

In saying the above, we are proud to say that we go over and above in our inspections & reports to provide information on certain items above or not listed for a better understanding of the property.

The condition of the building when compared to similar buildings of its type and similar age in the immediate area and/or other areas, appears to be in AVERAGE condition, with very important items in this report to consider.

There are a number of defects listed in this report which will require attention to rectify and comply with Australian Standards, to prevent further deterioration / damage to the property as listed in this report.

Minor defects such as paint quality, plaster quality, damaged or worn items / materials can be repaired at your discretion, however minor defects such as caulking, silicon and water related damage should be repaired at your very earliest convenience to prevent and/or stop any damages or further damages. Major defects, major structural defects and safety hazards should all be attended to as a matter of urgency, to prevent further deterioration to the building and provide safety to yourself and all occupants that come with in the building and within the area of the building.

=====

Please Note :

Timber pest damage WAS FOUND on the property and further information is in the report.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage, however keeping the garden clean, dry and taking away all mulch, mulching, bark and heavy and over grown areas will certainly reduce the risk and help identify termite evidence.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

As there appears to be NO termite timber pest control system, the client is HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication treatment which should be treated as HIGH PRIORITY.

Asbestos-Information

Asbestos in the older homes can be in the glue adhesive behind the wall tiles or floor tiles, Asbestos can be behind the wall tiles and floor tiles in relation to the cement sheet or the tile backing. Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds.

This is only the typical type scenarios in the homes up to 1990 in particular.

Master Property Inspections can offer further asbestos sampling and testing, once you own the property.

Asbestos-Suspected ACM Identified on Site.

IMPORTANT: The Australian Standards for Pre-Purchase building inspections (AS 4349.1-2007) does not require Asbestos inspections in a report, however Master Property Inspections trained inspectors add this bonus service, as we feel that Asbestos is a very important topic that our clients should have an awareness of.

Whilst we are including in this report areas that we suspect is Asbestos, it is important to note that this report in relation to asbestos is a GUIDE ONLY and we do not guarantee that there are no other areas at this

property that may contain Asbestos (ACM)

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples to the laboratory for definitive confirmation of the presence of Asbestos. This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspections and take the samples to give you a comprehensive and definitive inspection report.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Timber Pest Report - summary

Evidence of active (live) termites	Not Found
Evidence of termite activity (including workings) and/or damage	Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Not Found
Evidence of wood borer activity and/or damage	Found
Evidence of conditions conducive to timber pest attack	Found
Next inspection to help detect a future termite attack is recommended in	

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

VERY HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

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

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G 'Important Notes'.

Significant items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

Timber pest attack

ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found.

TERMITE WORKINGS AND/OR DAMAGE

Item 1.01

Location: The Site

Finding: Termite - Damage Identified.

It is suspected that termite activity is occurring or has occurred or there is evidence of termite damage.

Damage caused by termites found in termite areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous termite damage was found in this area.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair on all affected building materials, if any areas of damage are noticeable.

The application of a post-construction chemical termite barrier or other termite treatments is ALWAYS highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be treated as HIGH PRIORITY.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Please Note :

Timber pest damage WAS FOUND on the property and further information is in the report.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage, however keeping the garden clean, dry and taking away all mulch, mulching, bark and heavy and over grown areas will certainly reduce the risk and help identify termite evidence.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

The client IS HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication, which should be treated as HIGH PRIORITY.







CHEMICAL DELIGNIFICATION

No evidence was found.

FUNGAL DECAY

No evidence was found.

WOOD BORERS

Item 1.02

Location: The Site

Finding: Timber Pest - Damage Identified.

It is suspected that timber pest activity is occurring or has occurred as there appears to be evidence of timber pest damage.

Damage caused by timber pests found in termite and timber pest areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous timber pest damage was found in these areas.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.

The application of a post-construction chemical termite barrier or other termite / timber pest treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage, however keeping the garden clean, dry and taking away all mulch, mulching, bark and heavy and over grown areas will certainly reduce the risk and help identify termite evidence.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

The client IS HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication, which should be treated as HIGH PRIORITY.



FREQUENCY OF FUTURE INSPECTIONS

The next inspection to help detect termite attack is recommended in:

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found.

THE PRESENCE OF EXCESSIVE MOISTURE

Item 2.03

Location: The Site

Finding: Wet Areas, Moisture Present - Attract Termites.
Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay as Termites are attracted to moisture.

Any areas of a home, for example bathrooms around showers with faulty silicon or caulking, moisture in cupboards from plumbing leaking, wood rotting, constant moisture to timbers, constant wet areas in or around the home all are just examples of areas that we call very conducive to termites and immediate action to keep these areas mentioned and all other areas to the inside and outside of a home and garden dry.

All wet areas must be taken care of to reduce the HIGH risk of termite attraction.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



Item 2.04

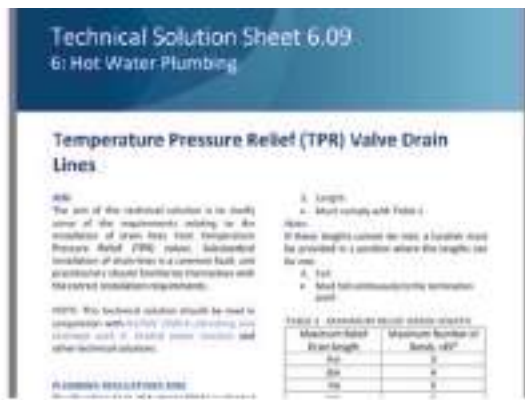
Location: Perimeter Of Building - Exterior

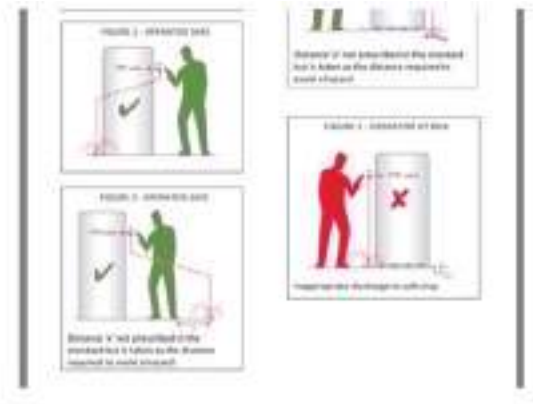
Finding: HWS Overflow - Not Connected

The Hot Water System (HWS) overflow was found to be disconnected from storm water draining and is creating excessive moisture in the surrounding area.

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or even the creation of potential slip hazards. When coupled with poor site drainage, pooling of water may also attract termite activity to this area.

It is highly recommended that a licensed plumber be appointed to connect the HWS overflow in order to prevent such an environment from being created. These minor works should be carried out as soon as possible.





Item 2.05

Location: Garden Areas - All Areas

Finding: Garden Beds - Conditions Conducive to Termites
Garden beds were found to be evident in areas of garden areas.
These garden beds can include untreated timber, bark, excessive old vegetation and with a combination of moisture from watering hosing can make conditions very conducive to termite activity and termite ingress.
It is always important to keep the garden beds as clean as possible and take out excess old bark from the trees, leaves and keep bark mulch to a minimum or better introduce rocks or some item that does not create an conducive environment for termites and hold excess moisture.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.





Item 2.06

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .
PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

At the time of the inspection it was found that the plants are overgrown and close to the exterior building.

This has the effect to create a conducive environment for termites and restricts visual contact to the weep holes in the event that termites create a barrier into the property.

It is highly recommended that the plants be trimmed and/or moved away from the immediate area of the perimeter building...

The property is a high risk for termites as the environments to the property are very conducive with many susceptible areas.

As noted above, I can not stress how important it is to severely reduce the trees, vegetation, timber and other debris and all other items not only around the home but to the entire property as a matter of urgency.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.



Item 2.07

Location: Roof Areas & Stormwater

Finding: Gutters - Requiring Clean Up And Removal Of Vegetation.
Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

Unclean Gutters prevent building elements from operating as intended, detracting from the overall function of the affected building elements. Additionally, the lack of general maintenance may lead to the development of more significant defects, such as damage to surrounding building materials.

Blockages should be removed and addressed promptly, as they will lead to the development of secondary building defects. The blockage should be removed as the primary rectification works. Secondly, check for any secondary or concealed damage, and then attempt to address the cause of the blockage to prevent recurrence or any water damage to associated structures.

Depending on the location of the blockage and the building elements affected, a licensed plumber may be required to perform necessary remedial works.

This type of environment creates a conducive environment for termites.
The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

Immediate clean up is required.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

Item 2.08

Location: Perimeter Of Building - Exterior

Finding: Weep Holes - Bridging Or Breaching Of Termite Barriers Defective.
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

Breaching is the making of a hole or gap in a termite barrier so that termites are provided with a passage over or around that barrier.

Weep holes in the exterior brickwork of the property are designed to allow condensation that may build up between the brickwork and subsequent timber framework to drain from within the wall hence preventing any deterioration of the timber building elements.

Where weep holes are covered by external ground levels such as paving or garden beds concealed entry is available for termites from these grounds into the brickwork or external wall materials.

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed 150mm from the bottom of the weep hole to the ground level and 75mm from the bottom of the weep hole to the top off concrete paving in all areas throughout the external property.

Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.



UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Item 2.09

Location: Garden Areas - All Areas

Finding: Timbers - In ground contact

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements.

Frequent pest inspections are advised to readily identify any termite activity in these areas.



OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

Item 2.10

Location: All Areas - Various

Finding: Stored Timbers / Debris / Garden Areas / Sheds - All Areas, Subfloor spaces or exterior external areas.
The storing of timbers / debris / items in the subfloor space or around the external property increases the risk of termite activity being present, as they are likely to come into contact with weather conditions or excessive moisture where wood rot is likely to develop on timbers that are not treated, or where debris or items are stored

It is highly recommended that any stored timbers / debris or items be immediately removed from areas

It is highly recommended that any stored building materials or other materials be immediately removed from areas in which they may attract any termite / timber pest attack around the perimeter and/or sub floor areas of the dwelling and a re-inspection is carried out.

Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

Item 4.11

Location: The Site

Finding: Termite Management System - NO evidence of installation
The application of a post-construction chemical termite barrier and/or baiting stations or the like is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers.

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.



Item 4.12

Location: The Site

Finding: Identification Procedures Designed To Help Identify Termite Activity
All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

In attempt to identify the presence of hidden timber pest activity , a variety of techniques are adopted to identify irregularities including, a moisture meter and temperature digital meter assessments for comparison analysis , sounding of timber elements using a device called a " donga" visual assessments of materials affected by moisture or signs of deformity , trails and bridging constructed by termites , irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and this contract is grounds for further investigation.

The moisture content variation was within the acceptable range of 5% to 20%.

Temperature variations were all identified under 25 degrees which is consistent with normal range for building elements in these conditions.

At the time of the inspection there was evidence of (timber pest) damage / activity and visually accessible timber damage caused by termites and / or timber pest.

The levels of moisture in all areas were found to be in the normal range.

As all areas are not able to be inspected due obstructions and limitations, we therefore can not rule out the possibility of concealed timber pest activity.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.





PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in .

Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Definitions to help you better understand this report

----- PROPERTY INSPECTION REPORT -----

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

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

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

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

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

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the

building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

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

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

“Minor Defect” A defect other than a Major Defect.

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

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.”

— — — — — TIMBER PEST INSPECTION REPORT — — — — —

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

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

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or

persons for whom the report was being obtained).

“Timber Pest Detection Consultant” A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

“Building and Site” The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

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

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

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (a) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

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

Terms on which this report was prepared

----- PROPERTY INSPECTION REPORT -----

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any

Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

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

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

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

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

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

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this

report by any third party.

EXCLUSIONS

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

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

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

— — — — — TIMBER PEST INSPECTION REPORT — — — — —

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

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

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

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

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

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

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render

and paint; and

(b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/ materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

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