



Vendors Report - Building/Termite/ Asbestos/Electrical/Digital Floor Level Assessment

Inspection Date: 5 Aug 2020

Property Address: Sunshine Area



Contents

Inspection details	3
General description of property	4
Accessibility	7

Property Inspection Report

Summary	10
Significant items	11
Additional comments	94
Conclusion	114

Timber Pest Inspection Report

Summary	117
Significant items	118
Conclusion	127
Risk management options	127
Definitions to help you better understand this report	129
Terms on which this report was prepared	131

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: Sunshine Area

Date: 5 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:	1 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:	Towards the front of a medium block
Gradient:	The land is gently sloping
Site drainage:	The site appears to be poorly drained in areas as stated in the report.
Access:	Reasonable pedestrian and vehicular access
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Wet

Primary method of construction

Main building – floor construction:	Stumps, Suspended timber framed, Brick foundation walls
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Main building – wall construction:	Brick veneer (timber framed), External render finish, Internal masonry, Finished with plaster, Rendered Solid Brick, Fibre-cement sheeting, External cladding
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 decking, Floor Boards , Timber In Garden
Other building elements:	Garage, Decking, Pergola, Carport
Overall standard of construction:	Poor
Overall quality of workmanship and materials:	Poor
Level of maintenance:	Poorly 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
- Roof Space - ONLY Partial
- The Site
- Limited Areas
- Detailed in the report
- Exterior roof- Partial

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:

- Landscaping abutting the building
- Thick foliage
- Vegetation
- Appliances and equipment
- Stored articles in wardrobes
- Stored articles in cupboards
- Stored articles
- Furniture
- Flooring
- Floor coverings
- Ceilings
- Built-in cupboards
- Brickwork
- Built up areas abutting the building
- Decking
- Paved areas abutting the building
- Above safe working height.
- Areas of low roof pitches preventing full inspection
- 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
- Stored Items
- Roof Tiles
- 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
- Sub Floor - No Access

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:

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.

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: For Your Information

Finding: Sub Floor Man Hole - Access NOT large enough
DIMENSIONS FOR REASONABLE ACCESS AS PER TABLE 3.2 , AS 4349.1.-2007.
Inspection of buildings - Pre-purchase Inspections - Residential buildings.

Area Access hole 400 x 500 minimum.

Crawl Space 600 x 600 minimum.

Height 3.6 m max on a ladder

By not inspecting the sub floor area there can hide an array of defects, without inspection to the roof void area it is impossible to rule out termite activity and/or termite damage and other undetectable issues .

Re-Inspection is HIGHLY RECOMMENDED once the man hole is made larger, if possible.



Serious Safety Hazard 1.02

Location: Toilet Area But Not Limited To

Finding: Painted surface - Bubbling

Sections of paint in this area was found to have bubbled and deteriorated. Paint bubbling is generally an indication of excessive moisture in the area, that is currently hidden by the painted surface.

The presence of excessive moisture can have major implications on associated building elements if left unattended. While only seemingly minor at this stage, the damage cannot be determined due to the paint obstructing any further inspection of the damage.

It is highly advised that the affected paint be cleaned to allow a further, more invasive inspection by a licensed plumber. Failure to act on this defect may necessitate major works in the future.



Serious Safety Hazard 1.03

Location: The Site

Finding: Outdated - Old Fuse Switchboard.

At the time of inspection it was noted that the switchboard protective devices are old fuse wire type.

A switchboard upgrade with modern circuit breakers and safety switches is highly recommended in accordance with AS 3000.

A safety switch has not been installed to the switchboard. Safety switches are designed to identify any faults in appliances and in the electrical circuits to the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances.

In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed. These are triggered by the age of the building, its intended use (e.g. as a rental) and sometimes by the sale of the property itself. You should refer to the State-based regulator for electrical safety in your State to determine the requirements and obligations for the upgrade to the electrical switchboard.

Generally, the switchboard is out-dated and should be replaced with circuit breaker protective devices and fitted with a safety switch as soon as possible as a minimum to improve the safety of the property. It is advised that a qualified electrician be contacted immediately to install a new switchboard complete with a safety switch and provide any further advice on additional works that may be required in this State.

Upon completion of electrical works a Safety Certificate (Prescribed) is required to be given to the owner of the property.



Serious Safety Hazard 1.04

Location: The Site

Finding: Electrical Switchboard - No Safety Switch.

A safety switch has NOT been installed to the switchboard.

Safety switches are designed to identify any faults in the electrical circuit of the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances.

In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed. These are triggered by the age of the building, its intended use (e.g. as a rental) and sometimes by the sale of the property itself. You should refer to the State-based regulator for electrical safety in your State to determine the requirements and obligations for the upgrade to the electrical switchboard.

Generally, the switchboard is out-dated and should be fitted with a safety switch as soon as possible as a minimum to improve the safety of the property.

It is advised that a qualified electrician be contacted immediately to install a safety switch and provide any further advice on additional works that may be required in this State.



Serious Safety Hazard 1.05

Location: The Site

Finding: NO Safety Switch Installed - Electrical Polarity On The Electrical Installation And Power Point Tests.
NO Safety Switch Installed.

PLEASE NOTE, that there is NO safety switch installed in the switchboard, which is very dangerous in the event of a faulty appliance and/or faulty wiring.

This can place the person in a very dangerous situation in the event of a faulty appliance and may cause electrocution.

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 NOT performed as there is no safety switch installed to this property.

These tests DID NOT pass the AS 3000 requirement and exceptance level as noted above there is NO Safety Switch installed.

It is HIGHLY RECOMMENDED that you engage in a qualified electrician to install a new switchboard with a safety switch or at a minimum install a safety switch.

A Certificate of Electrical Safety is required for all electrical works and a electrical safety inspection is highly recommended upon completion of all electrical repairs.

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 1.06

Location: The Site

Finding: No Smoke Detectors - Installation Required.
Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

Please note that this defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that the absence of smoke detectors should be addressed as a matter of urgency to improve occupant safety.

Locations with the red arrows indicates the locations that we suggest smoke detectors should be installed, which is outside bedroom doors and at the bottom and top of stair cases.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

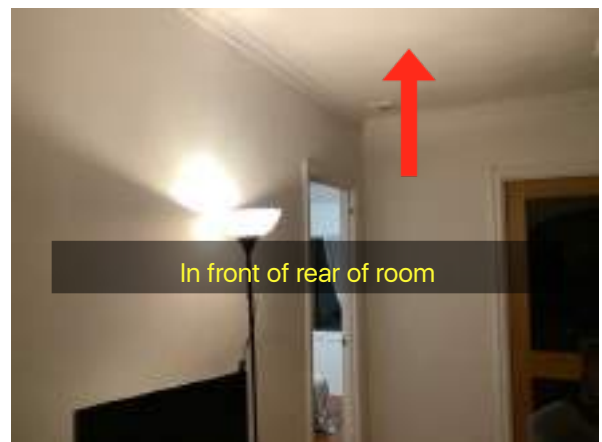
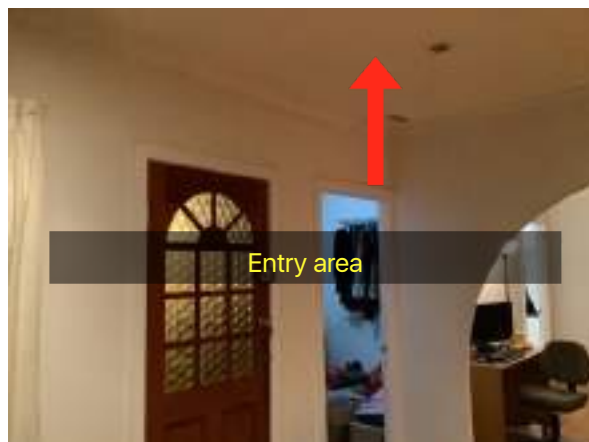
Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner on a monthly basis.

Please refer to AS3786 and state based legislation, which may also apply.

A qualified electrician is required do these works for hard wiring.

Upon completion a safety certificate is required to be supplied to the owner of the building.

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 1.07

Location: Internal 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.

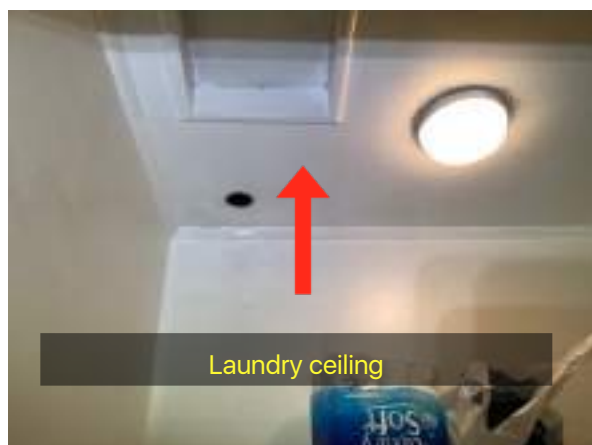
We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

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.



Serious Safety Hazard 1.08

Location: Roof Space

Finding: Electrical - Wiring Not Clipped or Protected

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 roof void area has various electrical works that DO NOT comply with AS3000.

All wiring must not go over timbers as any person is at risk of stepping or kneeling on the cables and may damage the cables or worse put them selves at risk of damaging or being exposed to damaged cables that have 240 volts in them.

All cables in roof void areas must be clipped to the sides of timbers in compliance with AS3000 and protected from all mechanical protection situations.

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

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: Roof Space

Finding: Exposed Electrical

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.

Electrical wires exposed in roof void area .

Exposed electrical wiring was identified. Exposed electrical wiring represents a potential safety hazard including for fire and personal contact. Contact a licensed electrician urgently for further inspection investigation and rectification.

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

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 1.10

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.

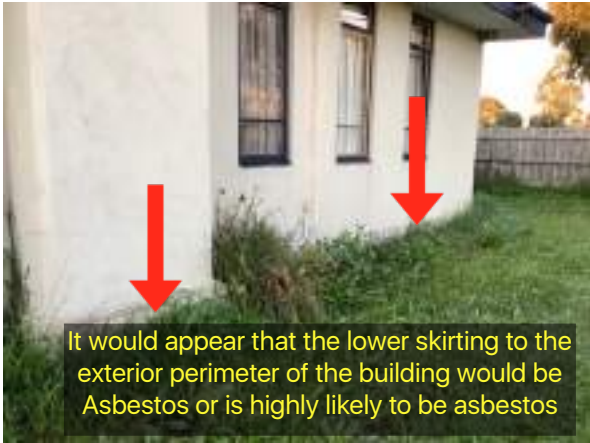
We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos (ACM).

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.





Serious Safety Hazard 1.11

Location: Garden Areas - All Areas

Finding: Potential Fire Risk & Vermin/Rodents/Snakes/Termites/Etc
There are areas of piles of garden cuttings, grass cuttings, timber, etc that have built-up over a very long period of time.
This type of buildup creates very high nitrogen and also creates a very high fire risk.

I highly recommend as a matter of urgency the entire area be cleaned up by a handyman, gardener or competent similar persons and in addition the possibility of Vermin/Rodents/Snakes/Etc maybe of high risk as these conditions would be perfect.

This type of environment also creates a very conducive environment for termites as well.



Major Defect

Major Defect 2.12

Location: Kitchen, Bathroom But Certainly Not Limited To

Finding: Overall Poor Conditions - Paint / Plaster / Floor & Wall Tiles / Cupboards / Flooring / Timber Work / Windows / Exterior Timber Work, Etc & Materials - Worn / Aged & Broken.
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)

PLEASE NOTE, THAT THIS DEFECT STATEMENT IS A MAJOR DEFECT, BUT MORE IMPORTANTLY THIS STATEMENT IS ALSO A SAFETY HAZARD.

The hardware such as the shower bases, taps, toilets, oven, hot plate, basins, tiles, door handles and the like are all worn and damaged.

The overall condition of the internal and external of the building would be classed as POOR to FAIR at best .

It is very obvious that the paint, plaster, timber work, kitchen in part , flooring and wall tiles everywhere but particularly in the bathroom showers, cupboards , carpet, exterior timber work but not limited too are all in poor condition.

The property is overall run down with maintenance neglected over the years.

There are a number of defects listed in this report, particularly the wet areas and areas exposed tp moisture and/or water ingress which will require URGENT attention to rectify and comply with Australian Standards, to prevent further deterioration / damage to the property.

The electrical and plumbing are old and compromised creating conducive environments for termites and safety hazards for human life.

The showers are in a critical state as the floor & wall tiles are allowing water through the walls, causing wood rot and conditions conducive for termites.

The plaster work is severe cracking and impossible to repair as it is the old lathen plaster and hair type plaster in areas.

The floor levels are severely comprised.

There will definitely be wood rott to the wet area and/or wet areas including the laundry walls, bathroom and the bathroom walls and subfloor area and the exterior of the property where the timbers are rotted but not limited to.

Overall the internal of the home requires a renovation or parts renovations, pending on budget, but making sure once again that all the wet areas are taken care of.

The exterior of the home in particular the timber work is in a very bad state with severe wood rot which will entice termites to come. We highly recommend that you engage in a registered builder ONLY and/or a qualified carpenter ONLY to replace all the rotted timbers everywhere.

The gardens are in a overgrown state, which is more detailed in other areas of the report.

The brickwork has major cracking in areas.

The bathroom area has a wet like smell, that in my experience would suggest that the subfloor area may have major defects.

There are URGENT repairs required just to get the building to a point so that the home stops deteriorating and the safety hazards such as the electrical etc are in a safe using condition.

The objective would not be to repair the visual cosmetic repairs, such as paint first but prioritise repairing the defects that are creating secondary damages causing further deterioration, again relating to water, safety and the like. The other works would then be the visual aspect and keeping in mind that the structural items are all taken care of first.

A painting contractor, Registered builder, plasterer and/or suitable handy person should be appointed as soon as possible to perform necessary structural works first and then to aid the appearance of the affected areas and to ensure the areas are protected against further deterioration, however it is important to factor in the repair costs and the value of the home.

Please keep in mind that once repair works proceed by the correct and licensed professionals, there normally will be HIDDEN DEFECTS uncovered, which may be minor and sometimes Major Structural and Safety Hazards, like termite damage, faulty electrical and plumbing, mould, wood rott, etc.

On closing this statement as mentioned above 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, waterproofing certificate and the builder must use an appropriate contract, such as a HIA contract or a Master Builders contract.





Major Defect 2.13

Location: Front Porch Concrete Slab And Extension Concrete Slab

Finding: Concrete Slab - Uneven, Subsidence.

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)

LIQUID 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 REFERANCE 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 IS OUT OF LEVEL AS PER THE AUSTRALIAN STANDARDS - Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

The internal flooring (concrete slab) is out of level and uneven.

It appears that the subfloor structure (concrete slab) has been affected by movement of the foundations, often referred to as sinking or subsidence, now a degree of movement is expected in subfloors over time, but generally not with concrete slabs of a home and not to this degree, where the brickwork in areas, the floors and the walls are all consistent with signs of serious movement.

General subsidence is usually initiated by changes in soil moisture content clauses by various reasons. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

This significant type of movement in a concrete slab that shifts the floors, walls and brickwork may be caused by an under engineered concrete slab, soil moisture changes, broken water pipes and others forms of causes.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer , geotechnical engineer to determine the required scope of works. This generally includes some form of underpinning, in part or full, that is if the concrete slab can be repaired and/or even saved ??

A geotechnical engineer will be necessary where changes to soil moisture content is apparent caused by large trees or tree may be in the area or inadequate drainage, fall of the land, damaged plumbing above ground or below ground.

I HIGHLY RECOMMEND URGENT ATTENTION to this matter and engaging a structural and geotechnical engineer would be the first step to the process.

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







Major Defect 2.14

Location: The Extension Exterior Roof

Finding: Guttering Roof Plumbing - Insufficient Capacity & Defective Gutters/Box Gutters.
Extension exterior roof is falling towards the property this would also suggest and provide further evidence that there would be no permit for this extension and in addition the extension adjacent to this one.

It is suspected that the roof plumbing to the exterior roof is insufficient in capacity and is not adequately managing the volume of rainwater that it is required to drain. The result is generally that the plumbing overflows during periods of heavy rainfall, creating damp conditions against external surfaces and the base of the building perimeter.

If left unmanaged, the excess moisture in this areas may allow the formation and development of an environment that is conducive to rust, corrosion and rot, creating potential for secondary defects to all associated building elements. Damp conditions are also conducive to termite and pest activity, further exacerbating the risk of the environment.

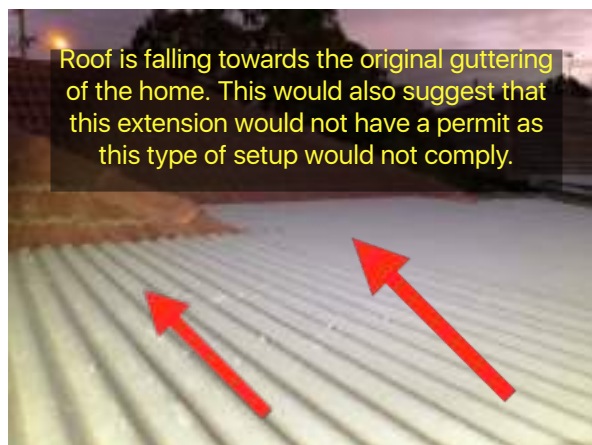
Appointment of a roofing plumber is recommended to replace any inadequate drainage systems to ensure proper drainage to this area. In the interim, it is important to ensure that all roof plumbing is free of any debris or blockages.

Defective Gutters/Box Gutters.

NCC 2016 Building Code of Australia - Volume Two

3.5.2.4 Installation of gutters

- (a) Gutters must be installed with a fall of not less than—
 - (i) 1:500 for eaves gutters, unless fixed to metal fascias; and
 - (ii) 1:100 for box gutters.
- (b) Eaves gutters must be—
 - (i) supported by brackets securely fixed at stop ends and at not more than 1.2 m centres; and
 - (ii) be capable of removing the overflow volume specified in Table 3.5.2.3.
- (c) Overflow measures in accordance with Table 3.5.2.4 are deemed to be capable of removing the overflow volume specified in that Table.
- (d) Valley gutters on a roof with a pitch—
 - (i) more than 12.5 degrees — must have width of not less than 400 mm and be wide enough to allow the roof covering to overhang not less than 150 mm each side of the gutter; or
 - (ii) not more than 12.5 degrees — must be designed as a box gutter.
- (e) The requirement of (b)(ii) does not apply to eaves gutters fixed to a verandah or an eave that is greater than 450 mm in width, which—
 - (i) has no lining; or
 - (ii) is a raked verandah or a raked eave with a lining sloping away from the building.



Major Defect 2.15

Location: All Areas - Various

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.

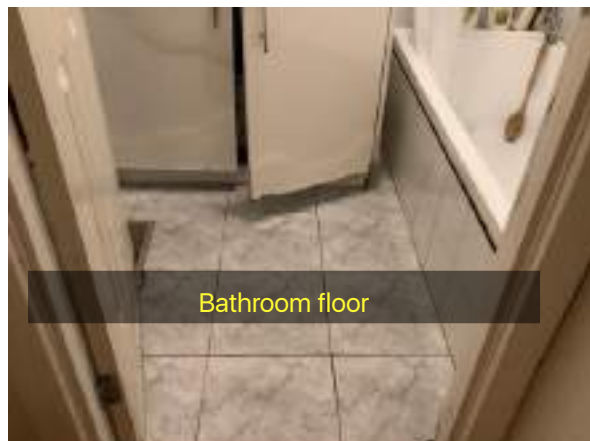
Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

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.

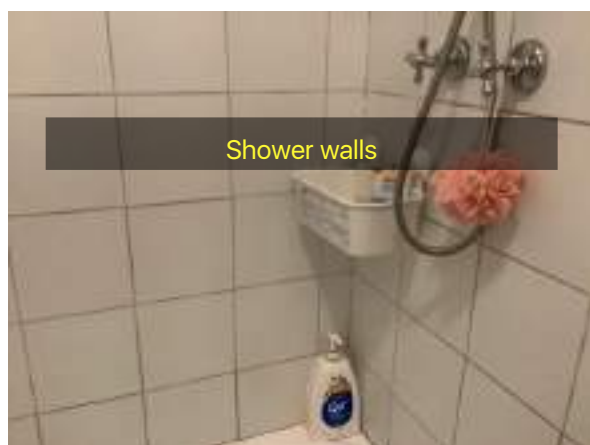
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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

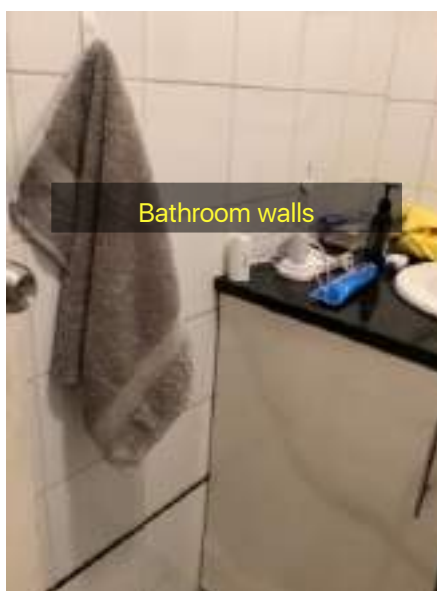




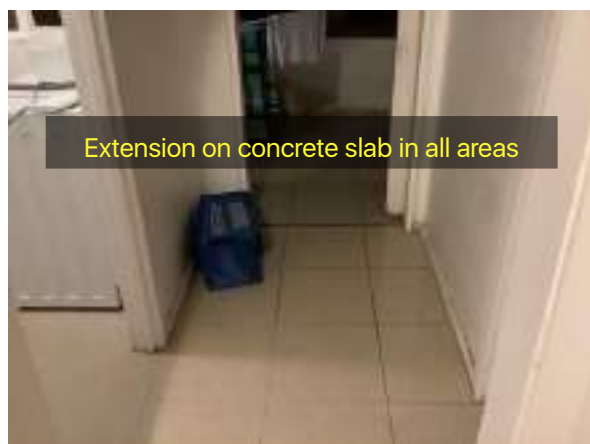
Bathroom floor



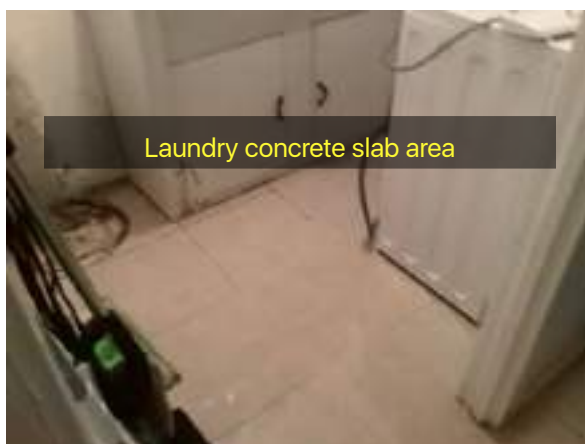
Shower walls



Bathroom walls



Extension on concrete slab in all areas



Laundry concrete slab area



Major Defect 2.16

Location: Added Structures

Finding: Carport, Two Extensions To Rear Of Home - Additional 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)

IMPORTANT NOTE :

WHILST THIS DEFECT IS A MAJOR DEFECT, MORE IMPORTANTLY IT IS ALSO A SAFETY HAZARD, MEANING THAT THERE ARE SAFETY CONCERNS FOR PERSONS TO BE LOCATED IN AREAS OF THE DEFECTS MENTIONED IN THIS STATEMENT.

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 Carport, Two Extensions To Rear Of Home 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 Carport, Two Extensions To Rear Of Home 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.





Both extensions



Extension to the rear of the home on the west side



Extension to the rear of the home on the east side



Major Defect 2.17

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.

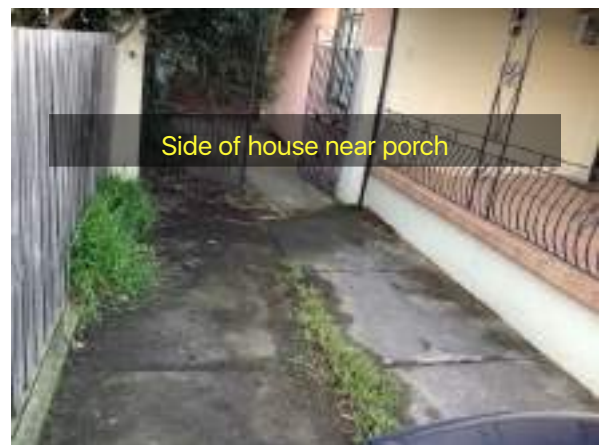
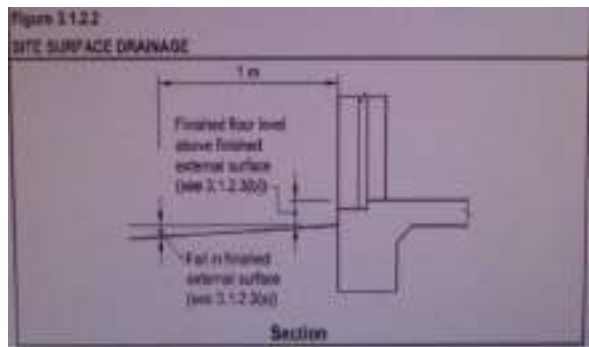
(b) Slab-on-ground — finished slab heights:

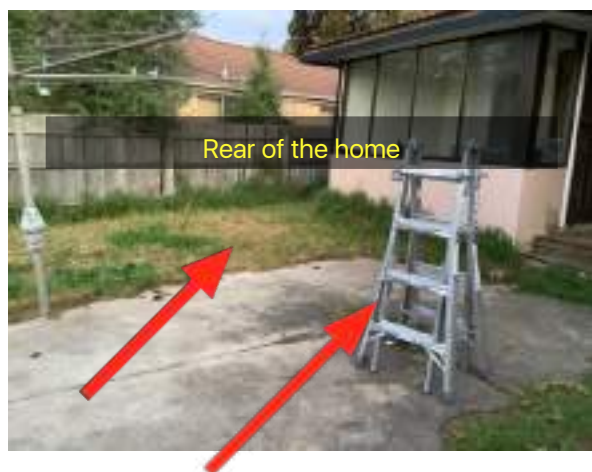
the height of the slab-on-ground above external finished surfaces must be not less than

- (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.





Major Defect 2.18

Location: Brickwork

Finding: Brickwork - Major / Structural Movement.

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)

There are areas of noticeable major cracks to the property. These cracks usually coincide with openings (windows and doors) however they can present in other areas also. Cracks of this type are likely to have been caused by minor expected movement of building elements, but may also have a structural cause that is more significant.

Structural issues are generally the underlying cause of such cracking. It is suspected that this damage has been created due to movement of key structural elements or general subsidence of associated footings.

A structural engineer and bricklayer should be appointed immediately to inspect the structural integrity of the affected brickwork and to assess the safety of the associated structures.

The engineer can also nominate a scope of works required for rectification.

I believe that the building warrants a structural engineer to determine the structural integrity of the foundations.

Major cracking is evident to the brickwork in this area. When managing this degree of cracking, major extensive repair work is generally required. Such work is likely to involve replacement of sections of affected brickwork.

Always contact a building inspector or engineer should cracks widen lengthen or become more numerous, even after repair works have been completed.

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.

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

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



GENERAL SYMPTOMS OF SOIL CHANGES	
Class	Symptoms
1	Minor soil movement with little or no ground movement from external changes
2	Slightly uneven settlement with slight ground movement from external changes
3	Moderately uneven settlement with slight ground movement from external changes
4	Significantly uneven settlement with significant ground movement from external changes
5	Extremely uneven settlement with significant ground movement from external changes
6 to 10	Severe settlement
11	Very severe settlement with significant ground movement from external changes









Major Defect 2.19

Location: Roof Areas & Stormwater

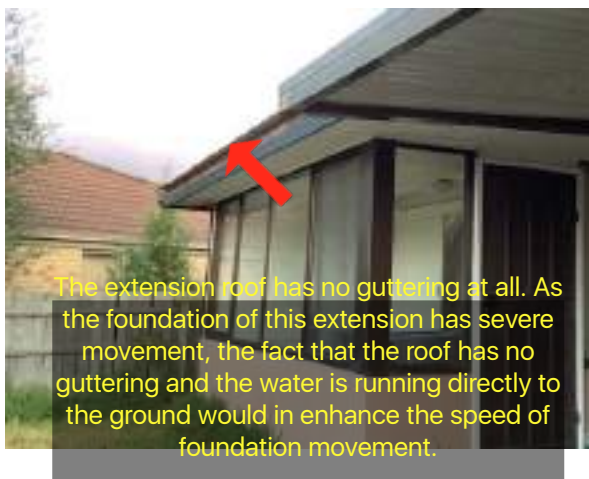
Finding: Gutters/Flashings - Missing

The Gutters and Flashings are missing, which has resulted in the surrounding area becoming excessively damp.

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 qualified plumber be appointed to install adequate drainage to the overflow. These works will ensure that the area remains dry and free of any secondary defects.

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



Major Defect 2.20

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.





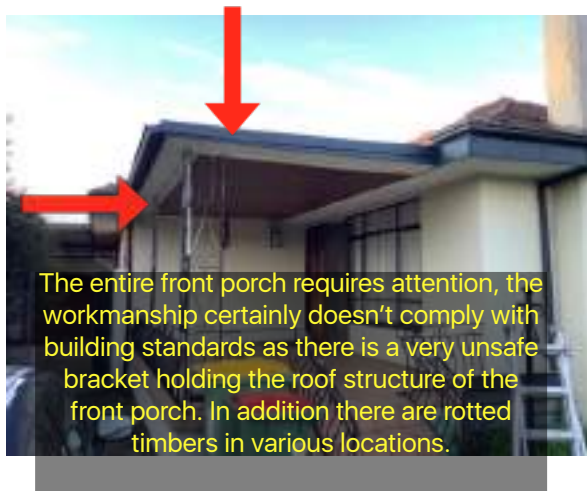
Major Defect 2.21

Location: Pergola & Garage

Finding: Unconventional Handyman Work - Demolition or Repairs Required
This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be demolished or rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.









Major Defect 2.22

Location: Kitchen, Bathroom But Not Limited To

Finding: Damp Rising / Dampness & Wetness

First of all it is VERY IMPORTANT to note that the subfloor was not inspected, however signs of moisture in the kitchen cupboards and bathroom was evident. An invasive inspection particularly to the subfloor area is a MUST to identify the serious of the subfloor area in relation to dampness, wood rott, mould, termites and many other serious defects as it is HIGHLY LIKELY that the bathroom area, but not limited to would be leaking.

This defect statement is known as a major defect and a safety hazard 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.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing 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 qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

IN ADDITION.

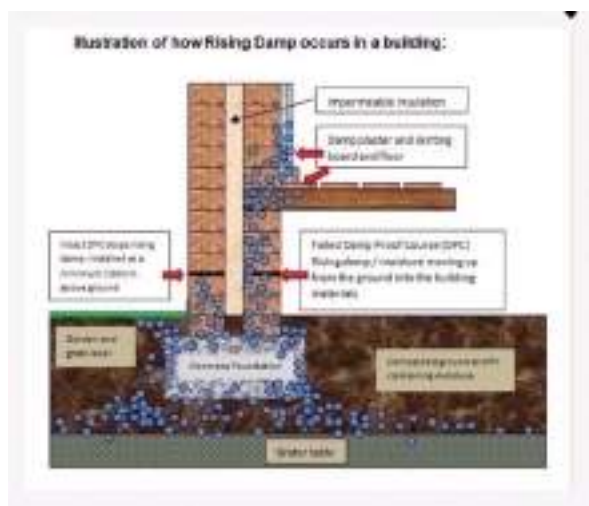
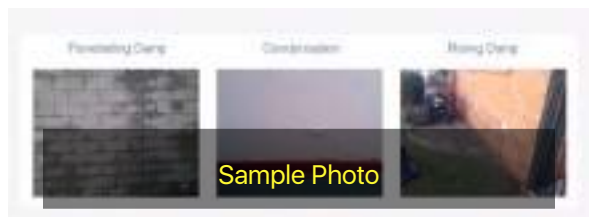
Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

A qualified plumber should be appointed immediately to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials and refinishing.

Once the cause is rectified further determinations may be required by a BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER.

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





Major Defect 2.23

Location: Porch

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

Minor Defect 3.24

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.

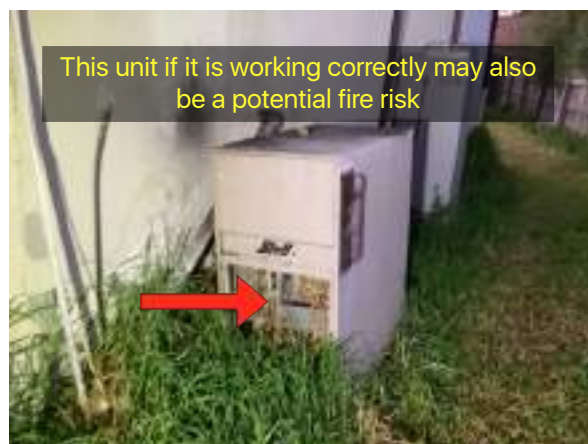
Pre-Purchase Inspections DO NOT require us to note in the reports Worn / Aged and/or Damaged materials and repairs are generally at the owners discretion.

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 3.25

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 3.26

Location: Paint Internal Areas

Finding: Paint & Plaster Defects To Doors, Architraves, Walls & Ceilings, ETC.
It is important to note that some areas of the walls are timber with plaster and some areas are solid brick walls.

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.





Minor Defect 3.27

Location: Plaster Internal Areas

Finding: Plaster Ceiling - Drummy / Sagging

It is important to note that various areas of the ceilings are drummy as detailed in this statement below.

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.

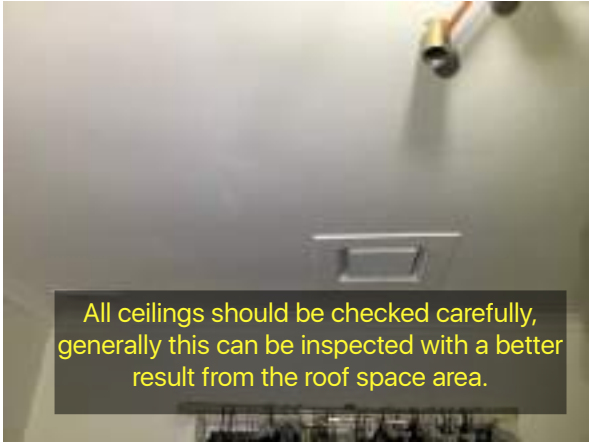
Where minor sagging is evident, comparatively minor works, such as re-gluing of ceiling sheets, may be required. Such works may be performed by relevant tradespeople, such as plasterers and painters. Where excessive moisture has caused the roofing structure to swell and sag, the source of the water leak 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 3.28

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 3.29

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 3.30

Location: External Areas

Finding: Rusted / Corroded - Building Materials - Minor Repairs
This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanised (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

Depending on repair, A registered builder, competent person or handyman may be appointed to replace any building elements that have been severely affected by rust or water damage.



Minor Defect 3.31

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 3.32

Location: Brickwork

Finding: Brickwork / Masonary Rendered - Step cracking and minor cracking
RENDERED BRICKWORK OR MASONARY PRODUCTS.

There are several cracks and/or step cracking evident throughout the exterior of the property . These cracks are commonly less than 5mm in width, however as the home has been rendered the cracks are very obvious and unappealing, also it is very difficult to repair the cracks without them being noticeable, unless you render the entire wall or walls.

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.

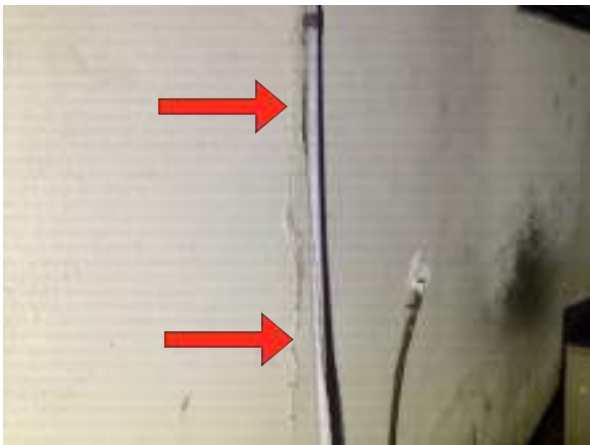
Minor step cracking can be used as a warning sign to address factors causing stress to the wall, which can include the effect of surrounding trees, water leaks, soil erosion, or even the presence of reactive soils in the surrounding area.

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 3.33

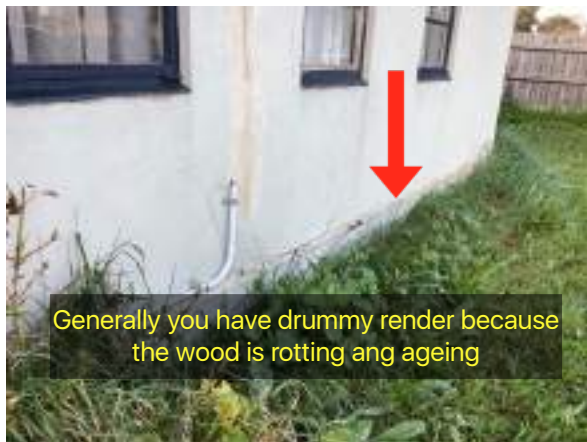
Location: Brickwork

Finding: Render - Drummy

Drummy rendered areas were identified at the time of inspection. The term 'drummy' refers to render that has become detached from its fixing, despite it still being solid. Such defects are generally caused by physical or moisture damage to the area. Drummy render may also be a direct result of poor workmanship during the construction process.

Render may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing rendered areas to become drummy and/or cracked over a prolonged period of time. Drummy render generally requires chipping off and re-rendering or painting.

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. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Minor Defect 3.34

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 3.35

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 3.36

Location: Timber Work - All External Areas

Finding: Fascias - Wood rot

Wood rot was found to be affecting fascias and barges in this area, evidenced by the presence of mould on the surface in some areas.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.

It is likely that this wood rot has developed as a result of faults in the roof plumbing, creating excessive moisture in this areas.

Frequent exposure to rain and other weather conditions also make fascias and barges susceptible to accelerated deterioration.

Early intervention and regular maintenance 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.

It is advised that a roof plumber be appointed to inspect all roof plumbing and subsequently identify the cause of the wood rot, which may have been caused by blocked gutters, broken roof tiles, deteriorated tile mortar and/or just deteriorated paint.

Replacement of affected fascias and barges may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required. A qualified carpenter or registered builder may also be required to replace affected building materials.



Minor Defect 3.37

Location: Windows - External

Finding: Window Seals - Deteriorated

In the case of window seals that may have also deteriorated on this building, then window seals that have deteriorated and/or are in a generally poor condition, due to frequent exposure to weather conditions and subsequent moisture, deterioration of window seals is expected in a property of this condition and age.

Where window seals have deteriorated, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

It is recommended that all deteriorated window seals be replaced by a general handyman, window technician, glazier, builder or sealant expert to prevent any further damage and to restore the window to a fully functional level. Damaged window seals can be rubber, silicon or with the old windows a special type window putty.

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



Minor Defect 3.38

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 3.39

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 3.40

Location: Concrete - All Areas

Finding: Cracking - External Concrete Paving Damage Category 3 - Wide Cracks (Over 3 to 5mm)
Wide cracks were identified in external concrete paving Wide cracks are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged.

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. Wide cracks may also have a more significant structural cause, such as subsidence of soils.

Where the crack is located 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.



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 4.41

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 4.42

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 4.43

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 4.44

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 4.45

Location: For Your Information

Finding: Sub-Floor, No Access - No Man Hole.

Please note that at the time of the inspection we did identify an area that appears to be possible access to under the subfloor area or at least possible access to poke my head down and have a look. Due to the severity of the bathroom kitchen and moisture areas it would be quite obvious that under the subfloor area will have dampness and witness which is quite serious and this has been discussed with the client in detail on site and they are happy at this point not to take the tape off in the area as the major structural items do currently show the severity of the situation anyway.

The subfloor had NO access point to under the house and in addition a minimum of 600mm high is required under the home for a person to go under the sub floor.

DIMENSIONS FOR REASONABLE ACCESS AS PER TABLE 3.2 , AS 4349.1.-2007.
Inspection of buildings - Pre-purchase Inspections - Residential buildings.

Area Access hole 400 x 500 minimum

Crawl Space 600 x 600 minimum

Height 3.6 m ladder max on a ladder.

By not inspecting the sub floor area there can hide an array of defects, without inspection to the roof void area it is impossible to rule out termite activity and/or termite damage and other undetectable issues .



For your information 4.46

Location: The Site

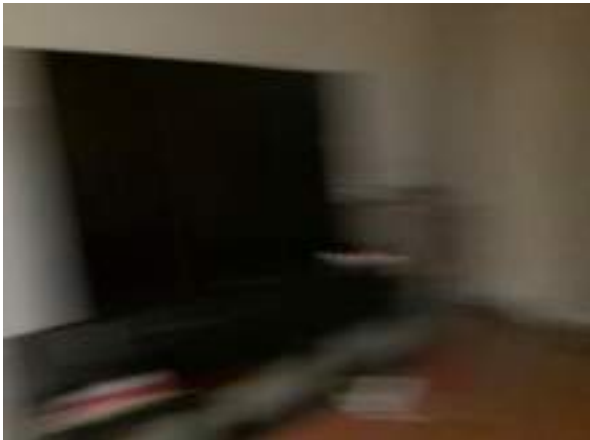
Finding: Additional Photos - Obstructions and Limitations
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.
These obstructions can hide an array of defects such as minor defects , major defects , safety hazards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

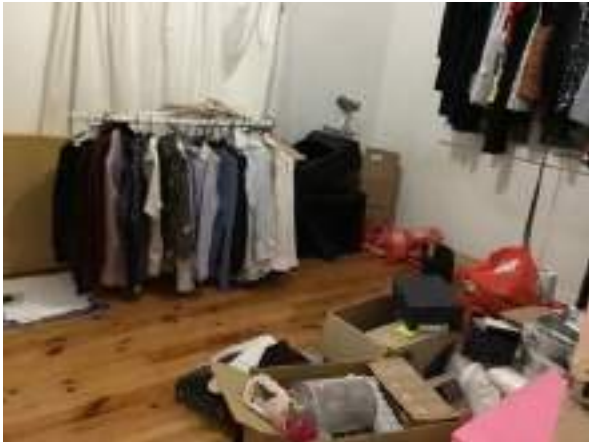
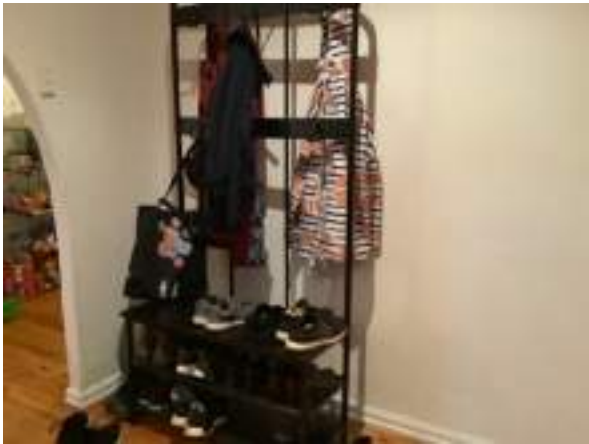
These obstructions should be removed to allow full inspection to be carried out.

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 4.47

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 4.48

Location: Flooring - All Areas

Finding: Flooring - Uneven / Defective

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)

DIGITAL ELECTRONIC FLOOR LEVELLING ASSESSMENT.

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 REFERANCE 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 IS OUT OF LEVEL AS PER 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.

Any repairs, re-stumping and/or packing MUST be performed by qualified trades, whom take there own levels during the remedial works process.

It appears that the subfloor structure has been affected by movement of the foundations, often referred to as sinking or subsidence. a degree of movement is expected in subfloors over time, especially as environmental conditions change and buildings `settle` after construction, this degree of subfloor movement requires attention.

General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a Registered builder and/or a structural engineer to determine the required scope of works, which will then lead to a re-stumping company. This generally includes some form of underpinning, Re-Stumping in part or full or at best packing up to a maximum of 20mm with a non compressible product as well as addressing the underlying cause.

Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent caused by large trees or tree may be in the area or inadequate drainage, fall of the land, damaged plumbing above ground or below ground, termite damage, wood rot, etc.

The internal flooring in areas is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also

indicate subsidence of the associated subfloor stumps.

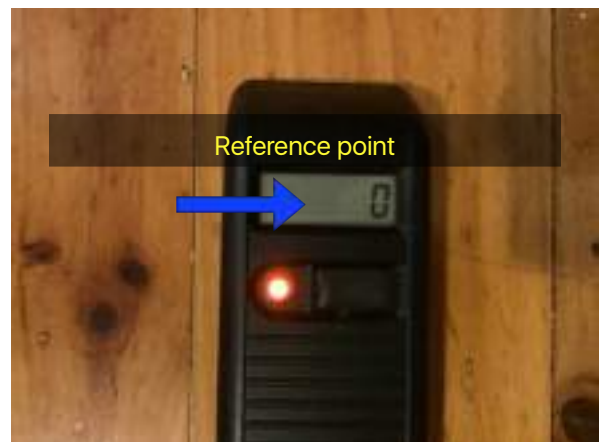
Whilst I have stated the above, there are other reasons why flooring can become out of level, such as wood rot, termite damage, timber shrinking, etc, however generally speaking subsidence over a home is generally related to the foundations and/or stumps moving.

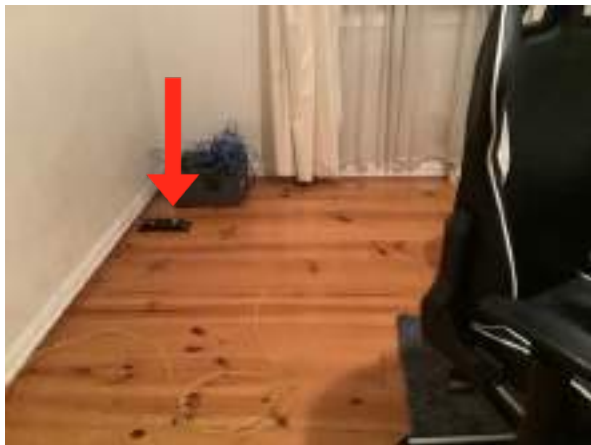
It is advised that the flooring be closely monitored by a building consultant, registered builder or similar professional to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months or seasons) it is likely that this defect has been caused by expected movement of the foundations of the property.

Where flooring has become uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising or understanding the sub floor structure and the requirements of re-stumping.

A Registered Builder who is experienced in flooring, stumps and re-stumping would then generally carry out works or be associated with re-stumpers as advised by a Structural Engineer and/or a geotechnical engineer, if required.

IMPORTANT TO NOTE : It will be important to note that the likelihood of cracking and movement to plaster, floor and wall tiles, doors requiring re-working, windows requiring re-working, kitchen cupboards, etc will be high once the home is jacked up and re-leveled to the correct height, the amount of repairs can be nothing to many areas. There will more then likely be the repairs of plaster, paint and the other repair concerns mentioned.









For your information 4.49

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 4.50

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.

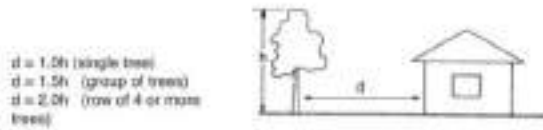
As the cumulative moisture deficient is reversed, the surface level around the tree (and adjoining subfloor or concrete slab) will rise and expand laterally. This is often damaging to buildings unless the foundations have been strengthened or designed to cope with the effect.

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 CLASS	
Class	Soil class
1	Very good soil with low risk of shrinkage from moisture changes
2	Slightly better soil with low risk of shrinkage from moisture changes
3	Moderately better soil with low risk of shrinkage from moisture changes
4	Slightly better soil with low risk of shrinkage from moisture changes
5	Good soil with low risk of shrinkage from moisture changes
6 to 10	Other soil
11	Very good soil with low risk of shrinkage from moisture changes



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:

Above 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:

Above 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:

Dilapidated State

Building consultant's summary

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 EXCESSIVELY LESS THAN AVERAGE CONDITION, TO A POINT OF DILAPIDATED TO THE INTERNAL AND THE EXTERNAL OF THE PROPERTY.

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.

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Please Note :

Termite timber pest damage was not 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	Not 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	Not 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:

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

No evidence was found.

CHEMICAL DELIGNIFICATION

No evidence was found.

FUNGAL DECAY

No evidence was found.

WOOD BORERS

No evidence was found.

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 2.01

Location: Perimeter Of Building - Exterior

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 2.02

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 2.03

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

No evidence was found.

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Item 2.04

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 2.05

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 4.06

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 4.07

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.

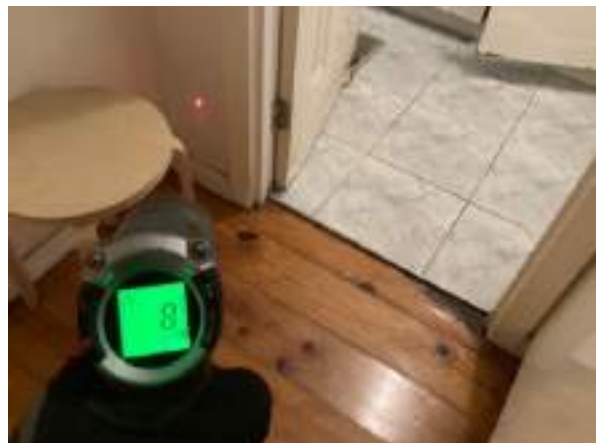
Termite activity generates high temperatures and this contract is grounds for further investigation.

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

Temperature variations were all identified under as reasonable, however it is important to keep in mind hot days as temperatures for this testing procedure may be effected . The testing of temperatures was consistent with normal range for building elements in these conditions and temperatures.

At the time of the inspection there was no evidence of termite (timber pest) activity and no visually accessible timber damage caused by termites and 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. No 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.