

Building & Termite/Timber Pest Report (report In June/2021)

Inspection Date: 16 Jun 2021

Property Address: Glen Iris Area, Vic



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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: Glen Iris Area, Vic

Date: 16 Jun 2021

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: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type:	Detached house
Storeys:	Two storey
Smoke detectors:	3 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	The site appears to be poorly drained
Access:	Not Applicable
Occupancy status:	Unoccupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces north Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction: Brick foundation walls, Suspended timber framed, Slab on ground, Part

suspended timber framed and slab-on-ground, Floorboards, Stumps &

Suspended Flooring, Stumps

Main building – wall construction:	Timber framed, Brick veneer, Rendered Solid Brick, Solid Brick
Main building roof construction	Timber framed Ditabed roof Finished with reafing tiles
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	Architraves, Doors, Skirting, Window frames, Weather Boards, Floor Boards, Various Other Timbers As Too Many To Mention, Timber In Garden, Fences
Other building elements:	Garage
Overall standard of construction:	Poor
Overall quality of workmanship and materials	: Poor
Level of maintenance:	Poorly Maintained Internally

Special conditions or instructions

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

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 pre-purchase inspections to cover electrical, however electrical wiring installations and faulty electrical items are very important in relation to safety concerns and/or hazards on all properties.

Master Property Inspections Leading Building Consultant, Les Camilleri, holds a current registered A grade electrical license and in addition, holds a current contractors license.

In addition Master Property Inspections Building Consultant, team member Mason Camilleri holds a current registered A grade electrical license and in addition, holds a current contractors license as well.

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

- Building interior
- Building exterior

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:

- Wardrobes
- as general clothing
- boxing or similar
- obscured inspection to these areas
- Cupboard areas
- such as sink areas
- bathroom cupboards and similar
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation
- ducting and poor clearance or access restrictions.
- Brickwork
- Built-in cupboards
- Clothing and personal effects
- Stored articles in wardrobes
- Stored articles in cupboards
- Earth abutting the building
- Landscaping abutting the building
- Paved areas abutting the building
- Thick foliage
- Vegetation
- Leaves
- Above safe working height.
- Appliances and equipment
- 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.
- Furniture

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

Inaccessible Areas

The following areas were inaccessible:

- Sub Floor - No Access

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 Hazard	Found
Evidence of Major Defect	Found
Evidence of Minor Defect	Found

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: The Site

Finding: Switchboard 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.



Location: The Site

Finding: Switchboard - No Safety Switch.

A safety switch has NOT been installed to the switchboard.

In addition, the circuit breakers to the switchboard, appear to be very old and unusual and I do highly recommend a complete switchboard change over complete with new circuit breakers, main switch and safety switches.

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.



Location: The Site

Finding:

Sub-Switchboard - 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.

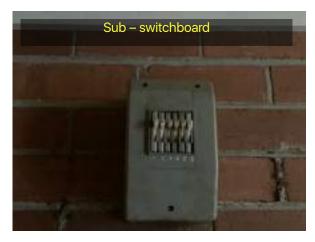
So in short if there is a electrical fault (in a appliance and/or faulty wiring) the safety switch will trip (operate) within the Australian Standards (AS) regulated interval.

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.







Location: The Site

Finding: Smoke Detectors - Installation HIGHLY RECOMMENDED.

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.





Location: Internal Areas
Finding: Mould - Present

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

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

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

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

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

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

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

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















Location: Electrical - All Areas

Finding: Electrical - Defective / Unsafe / Non Compliant.

Defective / Unsafe & Non Compliant, Electrical wiring and/or Unsafe Faulty Items are;

The switchboard does not have labels to each circuit breaker and in addition the circuit breakers are very old and unusual, I highly recommend without any hesitation whatsoever that a new switchboard be installed, complete with a main switch new circuit breakers and safety switches.

- Horizontal PowerPoint installed vertically, this is non-compliant works
- The light installed under the staircase storage area is non-compliant works.
- Power point in kitchen not secured and is loose.
- loose PowerPoint in meals area

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 installations is very important in relation to safety concerns and/or hazards on all properties. Master Property Inspections Leading Building Consultant, Les Camilleri, holds a current registered A grade electrical license and in addition, holds a current contractors license.

It appears that the electrical installation does not comply with today's electrical safety standards and electrical regulation codes of AS3000-2018 in all areas, and/or has faulty unsafe electrical items on the property.

We HIGHLY RECOMMEND that the purchaser engage a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property including the outbuildings, garden, etc, where applicable.

IMPORTANT:

A Certificate of Electrical Safety is ALWAYS required for all electrical works and repairs performed by the electrician on completion of there works, without compromise.















Location: Electrical - All Areas

Electrical Switch - Damaged/Faulty Finding:

The switches in areas were found to be damaged or faulty at the time of inspection.

This occurs generally when the switch plate or the switch itself have either worn, decayed or

burnt out as a result of electrical arching.

Repair and/or replacement of the switch is advised to ensure the fixture and it's associated

structures are safe and fully operational.

A licensed electrician should be appointed to repair/replace the light switch or switches as soon

as possible.

Please engage a licensed electrician to further inspect the property for the repairs and

replacements as required.



Serious Safety Hazard 1.08

Location: Electrical - All Areas

Finding: Electrical Power Points - Damaged/Faulty

> The power points in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the power point plate or the switch mechanisms have either worn,

decayed or burnt out as a result of electrical arching.

Repair and/or replacement of the power points is advised to ensure the fixture and it's

associated structures are safe and fully operational.

A licensed electrician should be appointed to repair/replace the power points as soon as

possible.

Please engage a licensed electrician to further inspect the property for the repairs and

replacements as required.



Serious Safety Hazard 1.09

Location: Bathroom

Finding: Fan & Light - Non-operational

The fan in this area was found to be broken or not operating correctly at the time of the

inspection.

Breakage occurs generally when the building materials have either aged and decayed, but may

be indicative of impact damage (accidental or deliberate).

The poor functionality of the fan decreases air flow and ventilation in the area; repair and/or replacement of the broken fan is therefore advised so as to ensure that the fan is fully

operational.

A Licensed electrician should be appointed to repair/replace the fan at the client's discretion.



Location: Windows - Internal Areas

Finding: Window - Binding / Jamming / Out Of Level

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

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

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

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

Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder specialising in re-stumping, a re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification. In extreme cases a structural engineer or geotechnical engineer will need to be engaged as well.

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

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

MPORTANT; ALL AREAS should be checked carefully for Binding / Jamming / Out Of Level windows and attached are a few PHOTO EXAMPLES as a GUIDE.



Location: Windows - Internal Areas

Finding: Window - Cracked

Cracks were identified in the windows. Cracking in windows is generally the result of impact damage, windows not operating smoothly and/or building movement and is likely to develop further when left unmanaged.

The likelihood of this window pane further cracking and shattering is increased exponentially, providing a safety hazard in the area. The cracked window also impairs the weather tightness of the building, creating potential for minor water leaks.

A qualified glazier is required to repair the window as soon as possible. Depending on the extent of the cracking, replacement of the window may be required.

Please be advised that any persons coming into contact with the cracked window should do so with due caution to avoid any personal injury that may ensue.

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



Serious Safety Hazard 1.12

Location: Windows - Internal Areas

Finding: Window Sliding Up - Not Holding

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

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

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



Location: Windows - Internal Areas

Finding: Window Opening - Not Safe/Defective

The upstairs windows are opening more than the current building code standards allow. It may be possible that at the time of the building there was no regulations to minimum opening of windows in upstairs areas or windows above a certain height. You can get better clarification on this from your local council or a registered builder or carpenter.

However this is a major safety concern & regardless of whether this was legal at the time of this building being built or not it is still very dangerous to have these openings that are not limited to the openings as a child, small person or somebody through accidental circumstances can fall through the window.

I highly recommend that you engage a window manufacturer or a window manufacturers technician to change the window mechanisms so that they limit the opening of the window as a matter of urgency.



Location: Asbestos - Various Areas

Finding: Asbestos - Suspected ACM Identified On Site.

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

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 building consultants 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 backing behind the tiles.

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)

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.



























Finding: Demolition or Repairs Required

Handyman Type Installation and 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 competed 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.

















Location: Tiled Areas

Finding: Tiles - Drummy (loose / structurally compromised)

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.









Location: Tiled Areas

Finding: Tile-Efflorescence

Efflorescence appears to be affecting the tiles in these areas.

Efflorescence typically occurs when excess salts within the tiles or under the tiles is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of the tile grout.

While detracting from the overall appearance of the affected area.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence, however this is when Tile-Efflorescence is a minor defect not a major defect.

It is important to note that if moisture is getting under the tiles this may be caused for various reasons such as damaged tile grout, cracked tiles, damaged or no silicon caulking and other reasons. But basically it is due to excessive water and/or moisture under the tiles and the cause or source must be found and repaired.

Please note, that along with tile efflorescence can be other important defects as already listed above, that must be attended to.

A registered builder, plumber and/or tiler may be the first contact point appointed to determine or perform these works .





Location: Flooring - All Areas

Finding: Timber Flooring - Soft & Rotted

There are areas of Soft & Rotted timber flooring found.

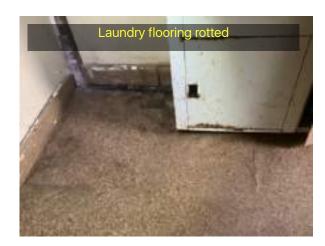
Without further invasive inspections, we can not determine if these areas are wood rott, termite damage, water leaking, dampness, mould aged worn items and/or other defect items.

The severity of the defects will depend on what type of defect or defects they are. It is imperative to determine if the damage is minimised to the timber flooring itself and/or the damage is spread to the timber floor joists, timber beams and/or possibly timber stumps, as it will depend where the timber floor softness is. Is it downstairs with a subfloor area or is it upstairs.

Generally when the timber floor softness is upstairs, it possibly can be related to water damage generally from wet area room such as showers, water basins, etc.

We highly recommend that you engage a qualified carpenter or in some cases a registered builder to perform invasive inspections which may include lifting up some flooring or cutting plaster to determine the extent of the damage.

Once the extent of the damage has been found, at that point a structural engineer may also be required.



Location: Flooring - All Areas

Finding: Floor Levels—NOT Acceptable, Uneven / Defective

DIGITAL ELECTRONIC FLOOR LEVELLING ASSESSMENT.

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 REFERENCE POINT WITH THE BLUE ARROWS.

Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007, Appendix C, BUILDING ELEMENTS AND SERVICES TO BE INSPECTED, Table C1 states that "OUT OF LEVEL FLOORING" is DEFECTIVE.

The question is what determines a Major Defect / Major Structural Defect to a Minor Defect, in relation to the Out Of Level Flooring, as technically out of level flooring is all that is stated in Residential buildings AS4349.1-2007, Appendix C.

What must be taken into consideration is the age of a building, if there are and additional major defects to the property and/or the amount in which the floors are out of level.

AS A GUIDE, 10mm DIFFERENCE IN HEIGHT IN ANY ONE ROOM OR NOT MORE THEN 20mm ACROSS THE BUILDING.

THIS PROPERTY INDICATES THAT THE FLOORING IS OUT OF LEVEL as the Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007, Appendix C, BUILDING ELEMENTS AND SERVICES TO BE INSPECTED, Table C1 states that "OUT OF LEVEL FLOORING" is DEFECTIVE.

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

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.

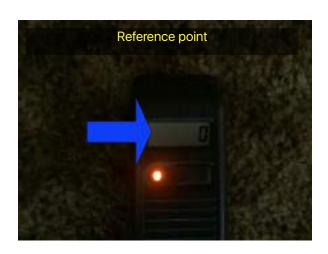
It is advised that the flooring be closely monitored by a building consultant, registered builder or similar proffesional to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months or seasons) it is likely that this defect has been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























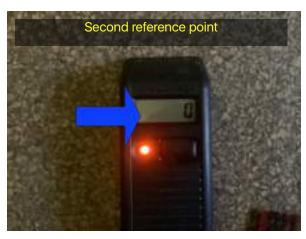














Location: Plaster-Various Area's

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)

Please note that some cracks in the plaster work and/or solid plaster work have been repaired, so it is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before they were repaired.

Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

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

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

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

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

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO

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

















Location: Perimeter Of Building - Exterior

Finding: Drainage - Inadequate and/or Perimeter Building Ground Fall Defective.

One of the reasons (but not limited to) we have stated the drainage as defective and as a major structural defect is because we have found structural movement to the property as detailed in this report.

Drainage is an IMPERATIVE part of a property to protect the home and the foundations of the home which is detailed below.

I highly recommend further investigation into this matter to determine if the drainage is sufficient or not, as unfortunately most people do not take this into consideration when building a home and/or installing decking and by the time they notice there is bad drainage there is sometimes serious movement in the building, such as brick cracking/movement, windows jamming, doors jamming, floor movement and so many other building damages.

I highly recommend you engage a registered builder and/ or a registered plumber to further investigate the matter by means of performing an invasive type inspection by lifting certain decking to identify the areas under the decking, that may be insufficient In drainage. At the time of the inspection it was noted that the surrounding perimeter soil does not fall away from the slab / building.

MPORTANT INFORMATION - The soil levels around several footings need to be adjusted to ensure that footings and foundations are protected from excessive moisture. It is critical that good site drainage is maintained at all times around the building. At no time should water be allowed to pond on the surface near or against the footings or flow towards the perimeter of the building. As a minimum these works should comply with Clauses 5.2.1 and 5.6.3 of AS 2870-2011. Generally, the surrounding ground surface must be permanently graded away from the footing and building works with a slope of at least 50 mm over the first 1.0 metre. All runoff water should be collected via a drain in the ground level and/or run away from the building, not allowing the run off water to remain near the building or neighbouring buildings as well. It is preferably that the grading is achieved by excavation rather than top soil type filling. If soil filling is to be used to grade the ground surface away, granular filling must be avoided and the area back filled with clean well compacted clay filling placed at the appropriate moisture content.

It should be noted that any significant changes to plumbing services and/or site drainage, even necessary changes can lead to moisture variations in the reactive soil. While these variations have the potential to lead to some further movements and distress, it is generally considered to be more appropriate to rectify plumbing and drainage insufficiencies and accept some short term recovery type movements in order to improve the long term performance of the foundation footing system.

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.

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 and/or builder and then pending on the outcome, 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 accured we highly recommend that you engage a structural engineer, geotechnical engineer to start with then engage a registered builder, qualified plumber to further inspect the property and perform any remedial works as necessary. Note, this is only if there is any building damages that have occurred.

ALL AREAS should be checked carefully for drainage concerns 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:

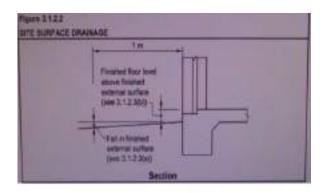
- (a) Slab-on-ground finished ground level adjacent to buildings: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
- (i) 25 mm over the first 1 m from the building in low rainfall intensity areas 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 Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.











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.

Category 3 and category 4 are typically known as major defects and major structural defects, but there are variances sometimes in determining if brickwork is a major defect or a minor defect.

IMPORTANT: Below is further information, however with brickwork there is not always a clear answer as there are so many factors that can determine which category of severity brickwork is and there is also variances in whether brickwork is a minor defect or a major defect as brickwork that has perhaps 2mm cracking can still be classed as a major defect if there is what is called spider type cracking where the brickwork cracking is spread throughout areas of the brick walls. Normally there can be other factors as well such as floor movement/subsidence, doors binding and jamming and windows binding and jamming that also can add to the final conclusion of minor brickwork damage and major brickwork damage.

Catergory 3:

Cracks can be repaired and possibly a small amount of wall will need to be replaced. Door and windows stick service pipes can fracture. Weather-tightness often impaired.

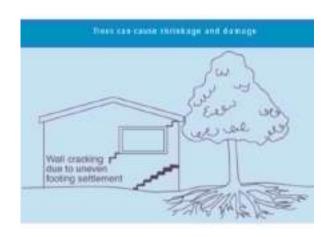
>5.0 mm, ≤15.0 mm (or a number of cracks 3.0 mm or more in one group)

3.0 mm or more in one group)

Catergory 4:

Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.

>15.0 mm, ≤25 mm but also depends on number of cracks.



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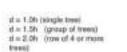


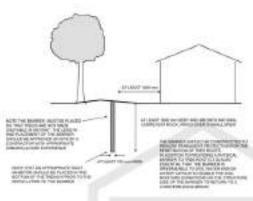


TABLE 0 1 CLASSIFICATION OF DAMAGE WITH PREFERENCE TO MALLS

Description of typical damage and required repair	Approximate mask width trist see Asia 1	Damage
Harrie cocks	8.7 800	Nagligitie
Fine cracks that do not med rigain	× 1 /600	Very elge
Cinatio notceable but easily West. Doors and windows slick skill By	< 5 nm	Tigy
Casalas son les repaired and possibly a smod ansueri sit wall will need to be repaired. Doors and windows stok. Service pipos sur fracture. Weather light rose offers liquided.	8 events 15 mes. (or a municular of chacks 2 events more in one group)	3 Motorio
Extensine equir work involving beasting our and replacing sections of walls, equectify ever doors and windows. Wholese fearnes, and door fearnes distint. Walls lean or bulge infocatedly, some loss of bearing in bearins. Sometic gapes, discupted.	15 more to 25 mm text also depends ne number of snecks	A Descens

This table has been edapted from A5 2675 2011.





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Location: Brickwork

Finding: Brickwork - Efflorescence

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)

Efflorescence appears to be affecting the brick work in these areas.

Efflorescence typically occurs when excess salts within the brick and brick mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of the brick and brick mortar.

While detracting from the overall appearance of the affected area.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush. Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence, however this is when brick and brick mortar is a minor defect not a major defect.

Please note, that along with brick and brick mortar efflorescence can be other important defects as already listed above, that must be attended to.

However in saying that efflorescence potentially will not create secondary damages, what is VERY IMPORTANT to note is the cause or source of efflorescence. Efflorescence may create larger potential concerns for secondary building material damages.

Other damages that may co-exist with efflorescence, pending on where efflorescence is, such as subfloors, brick walls, inside garages in the concrete or brick walls, etc may be damp rising, dampness, concrete cancer and other such serious defects.

People can under estimate efflorescence, so we highly recommend further investigation, by a registered builder and/or a structural engineer as a starting point.



Examples of efflorescence and the damage it can be



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Location: Brickwork

Finding: Brick mortar deteriorating-MAJOR DEFECT

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

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

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

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

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

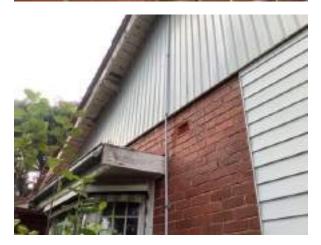










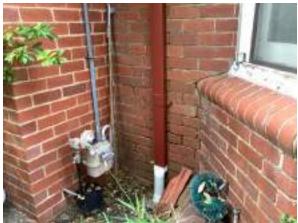




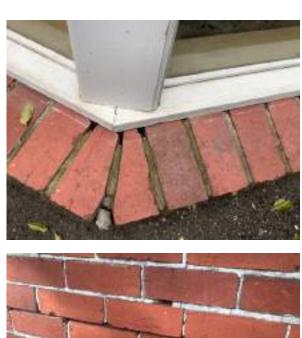




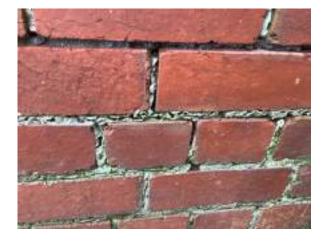
















Location: Timber Work - All External Areas

Finding: Wood Rot



Further information - High moisture readings creates building concerns for various reasons. High moisture readings, maybe due to water ingress and the cause or the source of the High moisture readings is very important to find because the potential for wood rot, structural concerns is highly possible and where there is high moisture readings an invasive inspection is required to determine the cause or the source of this high moisture to the building materials. It is always important that once you have determined or rectified the high moisture readings, You engage the appropriate professionals to then repair the property Damages in the areas where the high moisture readings were present and it is also important to determine that all areas are structurally sound.

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 Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.









Location: Lintels - Above All Exterior Openings.

Finding: Lintels - Rusted / Corroded

Severe rusting to lintels can create severe secondary defects, especially when the rust has corroded right into the lintel and in cases such as severe rust a structural engineer may be require to assess the damage.

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.

A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.









Location: Exterior Roof & Stormwater Areas
Finding: Roof Capping - Mortar Deteriorated.

Upon inspection of the exterior roof, it was noted that sections of the CEMENT TILE MORTAR is showing varying levels of deterioration.

The majority of the exterior ROF TILES are considered to be in; POOR CONDITION

Weathering of the tiles may be consistent with the age of the property, however maintenance works are required to; MOST AREAS, OF THE CEMENT TILE MORTAR, AS THE CONDITION OF THE CEMENT TILE MORTAR IS QUITE WEATHERED.

Areas of CEMENT TILE 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.













Location: Exterior Roof & Stormwater Areas

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.













Location: Exterior Roof & Stormwater Areas

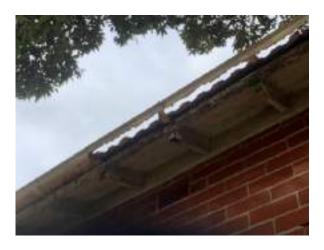
Finding: Roof Sheeting, Flashing & Gutters - Rusted or Corroded

The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing or sometimes just age combined with premature excess water is also a factor.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects, such as timber rott to the roof framing, etc.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.





Location: Concrete - All Areas

Finding: Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)

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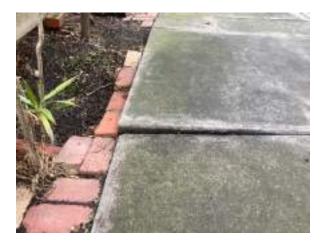
Gaps in the slab were identified in external concrete paving. Gaps in the slab are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

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

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

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







Location: Garden Areas - All Areas

Finding: Neighbouring Tree's - To Close To Building.

Whilst we make comment on trees that are too close to the building, It is important to note that there are also neighbours trees that are close to the property.

Unfortunately Neighbouring underground root systems from the Trees that are Close to the Boundary fence line, do not stop at the neighbours boundarie fence line and there are many neighbours disputes because of Neighbouring trees that have damaged the homes / buildings next door to them.

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.

When a building appears with structural concerns, it is important to engage a registered builder specialising in re-stumping and/or foundations and in addition to work in conjunction with normally a geotechnical engineer and following a structural engineer.

LOCATION OF TREES, WHEN CLOSE TO A PROPERTY. (Below is added information as a guide)

Trees and large shrubs should not be planted or allowed to exist closer to the building than 1.0 times their mature height for single trees, 1.5 times the mature height for groups of trees and 2.0 times the mature height for more than 4 trees in a group or line.

On reactive clay sites it is essential that the drying action of trees and large shrubs is considered in the ongoing performance of the footing system and building works.

The distance over which trees and large shrubs can have a drying influence on the surrounding soil is very difficult to determine accurately as it is a function of a combination of numerous interacting factors. Some of these factors include: the amount of transpiration (water take up) of the tree which is usually proportional to tree height and canopy size but also varies species to species. The local climate zone is also an important factor that affects the interaction between trees and buildings. Surrounding site conditions such as pavements, service trenches, hard soils and plumbing leaks can also affect the potential drying influence of trees. This is by no means an exhaustive list as there are many other factors that can affect the drying influence of trees and large shrubs, some of which are beyond our current understanding.

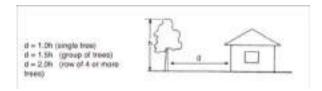
Due to the complexity involved in assessing the distance over which trees are likely to have a drying influence on the surrounding soils AS 2870-2011 has provided a simplified method of assessing the likely drying distance of trees. This method simply relates the drying distance as a proportion of the mature height of the tree. This Standard and this report recognizes that this is a simplistic approach and acknowledges that there are other factors that affect the distance, however the mature height method has been used successfully in the past around different

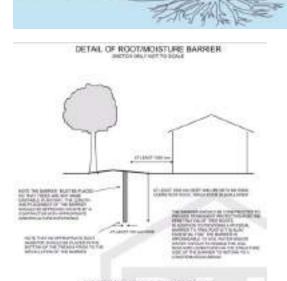
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Well cracking of due to uneven focong settlement

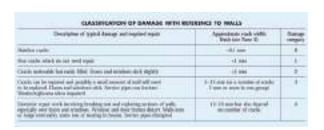
Foundation Maintenance and Footing Performance: A Homeowner's Guide

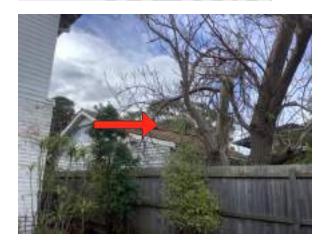






Trees can cause shrinkage and damage







Location: Garden Areas - All Areas

Finding: Garden Tree's / Yakka Trees - 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.

When a building appears with structural concerns, it is important to engage a registered builder specialising in re-stumping and/or foundations and in addition to work in conjunction with normally a geotechnical engineer and following a structural engineer.

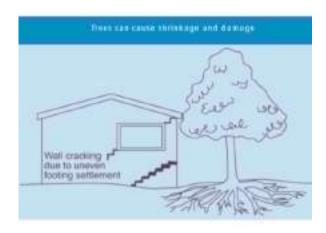
LOCATION OF TREES, WHEN CLOSE TO A PROPERTY. (Below is added information as a guide)

Trees and large shrubs should not be planted or allowed to exist closer to the building than 1.0 times their mature height for single trees, 1.5 times the mature height for groups of trees and 2.0 times the mature height for more than 4 trees in a group or line.

On reactive clay sites it is essential that the drying action of trees and large shrubs is considered in the ongoing performance of the footing system and building works.

The distance over which trees and large shrubs can have a drying influence on the surrounding soil is very difficult to determine accurately as it is a function of a combination of numerous interacting factors. Some of these factors include: the amount of transpiration (water take up) of the tree which is usually proportional to tree height and canopy size but also varies species to species. The local climate zone is also an important factor that affects the interaction between trees and buildings. Surrounding site conditions such as pavements, service trenches, hard soils and plumbing leaks can also affect the potential drying influence of trees. This is by no means an exhaustive list as there are many other factors that can affect the drying influence of trees and large shrubs, some of which are beyond our current understanding.

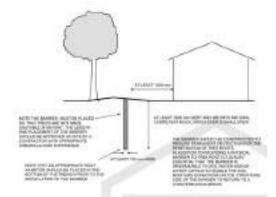
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d = 1.0h (single tree) d = 1.5h (group of trees) d = 2.0h (row of 4 or more trees)



CETAIL OF ROOT/MOISTURE BARRIER



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TABLE 0 1

Description of typical damage and required repair	Approximete moris wird's first see Avite 1	Dansigo
Harrie cocks	8.1 941	C Negligitie
Fine cracks that do not need repair	x 1 mm	Very elge
Cinatio solocable but easily Med. Doors and westers slick slightly.	< 5 mm	Sign
Coules non-terrepaired and possibly a smed around of wall will need to be replaced. Doors and westows, stock, Service pipes our fracture. Westfler lightness offers largered.	S events 15 rece. (or a mantiser of crackle 2 events more in one group)	3 Motorio
Extensive repair work invoking breaking out and replacing sections of walls, expectably over doors and windows. Wholeve fearms, and door fearms shales. Works learn or budge molicianably, some lives of bearing in bearins. Somiting specific decaylated.	15 mm to 25 mm tus after depends no number of snecks.	å Desert









Location: Property Condition - Overall Assessment

Finding: Property Condition - Overall Assessment - Dilapidated & Run Down

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

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, 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 to 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.

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 roof area is comprimised.

Windows are required to be repaired and/or replaced as the wood rott in some areas is to far gone.

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

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 proffesionals, there normally will be HIDDEN DEFECTS uncovered, which may be minor and sometimes Major Structural and Safety Hazzards, like termite damage, faulty electrical and plumbing, mould, wood rott, etc.

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.

On closing this statement, I question whether the property is worth saving and the cost compare to the value of the property may not balance in this particular case so it is absolutely imperative you do your research on property values and the cost to repair this property and in addition determine if the property can be repaired in relation to the brickwork and the foundation work required to make the property structurally sound.

































































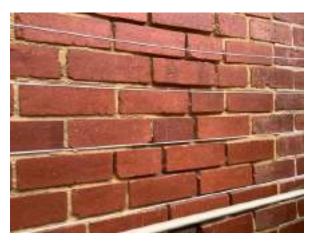






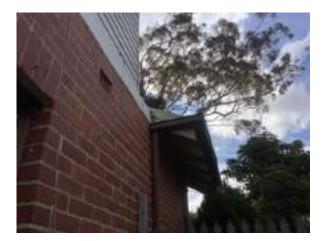






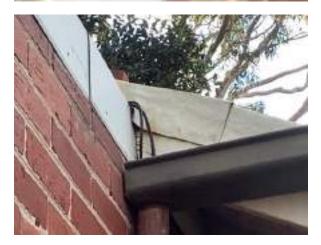




















Minor Defect

Minor Defect 3.01

Location: Flooring - All Areas

Finding: Sub Floors With Stumps or Brick Piers - Bouncy / Squeaking

The internal flooring in these areas were identified as being bouncy or squeaking at the time of inspection. A bouncy or squeaking floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

Bouncy flooring may also be the result of gaps between flooring or joist structures, which require packing and/or addition adhesive.

The client is advised to seek quotations for required repairs from a Registered Builder specialising in re-stumping. The potential resolution may range from packing gaps in subfloor structures through to replacement of subfloors stumps and refixing of flooring.

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





Location: Flooring - All Areas

Finding: Upstairs Flooring - Bouncy / Squeaking

The internal flooring upstairs in various areas was identified as being bouncy or squeaking at the time of inspection. A bouncy or squeaking floor surface generally presents as a discernible change in level as they are walked across, in noisy or creaking flooring, or in consequent movement of surrounding furniture and fixtures.

Bouncy floors generally indicate that the floorboards or the subfloor structures are coming loose from the joists that they are installed on. Bouncy flooring may also be the result of gaps between flooring and stumps or joist structures, which require packing.

Bouncy flooring may also be the result of gaps between flooring or joist structures, which require packing and/or addition adhesive and in addition, additional screw fixings.

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





Location: Plaster-Various Area's

Finding: Plaster Ceiling - Drummy / Sagging

In this particular case the plaster is severely compromised and the likelihood of repair is low as the plaster will have lost its structural integrity and the possibility of a new plaster ceiling is highly likely.

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.



Location: Plaster-Various Area's

Finding: Plaster Ceiling - Water Damage / Water Staining

Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.

High moisture readings creates building concerns for various reasons. High moisture readings, maybe due to water ingress and the cause or the source of the High moisture readings is very important to find because the potential for wood rot, structural concerns is highly possible and where there is high moisture readings an invasive inspection is required to determine the cause or the source of this high moisture to the building materials.

It is always important that once you have determined or rectified the high moisture readings that You engage the appropriate professionals to then repair the property Damages in the areas where the high moisture readings were present and it is also important to determine that all areas are structurally.























Location: Doors - All Areas

Finding: Door - Binding / Jamming / Out Of Level

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

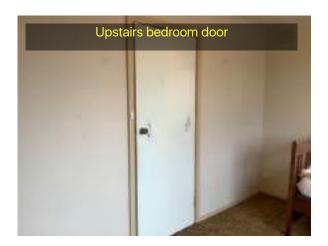
This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

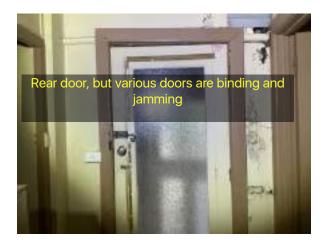
A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage and/or subsidence (sinking) to subfloor structures or concrete slabs.

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

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

ALL AREAS should be checked carefully for this defect.





Location: Windows - External
Finding: Windows - Wood Rot

Wood rot was found to be affecting external windows. 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 frequent exposure to rain and other weather conditions. It is suspected that failure to maintain the window frames over a prolonged period has resulted in them deteriorating at an accelerated rate, increasing their susceptibility to the development of wood rot. Leaks in roof plumbing or associated pipework may have also contributed to the formation of the wood rot in this area.

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, any associated pipework or roof plumbing should be inspected by a licensed plumber for faults or leaks.

Repair and/or replacement of affected window frames may be a necessary step in protecting surrounding building elements from such deterioration. Remedial works should be performed by a qualified carpenter or registered builder as soon as possible to prevent any further damage.

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





Additional comments

There are no additional comments

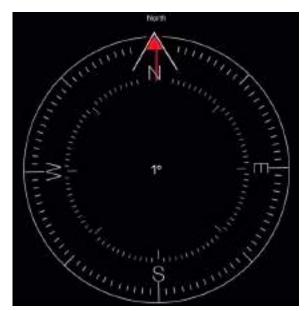
For your information

For your information 4.01

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 4.02

Location: For Your Information

Finding: Electrical - A further Electrical Invasive Inspection recommended.

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)

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.



Location: For Your Information

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

Something very bizarre going on, as I could not open the lock to the subfloor area, however the door which I thought went to the subfloor actually just goes into the kitchen cupboard. It does appear that the property has had a lot of work done to it over the years so it's highly likely that the manhole to the subfloor area in someway has been covered over.

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 .





Location: For Your Information

Finding: RECOMMEND FURTHER UNDERGROUND CAMERA/VIDEO INSPECTIONS

Recommend further stormwater/sewage/drain pipe invasive inspection

It would be prudent to check the plumbing services around and beneath the property. Ideally, these checks should include camera detection, static testing and/or flood testing. Any leaks or insufficiencies should be rectified immediately. It should also be ensured that the plumbing services around and beneath this building are maintained in good working order over the life of the building.

The subsidence/sinking of the property has been detailed in this report and there are various reasons for subsidence/sinking.

In addition to the detailed information in this report, another suggestion may be to perform further invasive inspections on the underground stormwater/sewage/drain pipes, as the possibility of excessive water/moisture in the ground maybe due to damaged underground stormwater/sewage/drain pipes.

We highly recommend engaging, perhaps a plumber, or other professional type companies who inspect underground plumbing/drains, who have the camera/video systems to inspect all the underground stormwater/sewage/drain pipes.

Once the stormwater/sewage/drain pipe invasive inspection has been performed, the next step would be to engage A geotechnical engineer and/or a structural engineer to make their further assessments, however it would be the preferred order that all the camera detection be completed to the underground pipes first.

The geotechnical engineer and structural engineer will then make further assessments and determine the scope and procedure of works that will be required.

For your information 4.06

Location: The Site

Finding: 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.

Whilst we have taken many photos of the home and surroundings of the obstructions and limitations, there may be some areas not photographed for reasons of difficulty and/or hard to reach areas.

These photos in the report are for you to understand the type of obstructions and limitations on site, that restricted our inspection process.

Once the property is emptied, a re-inspection is at the client's discretion.

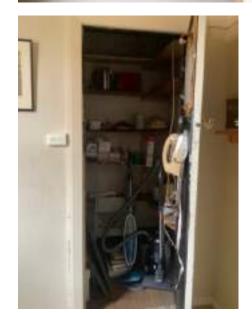






























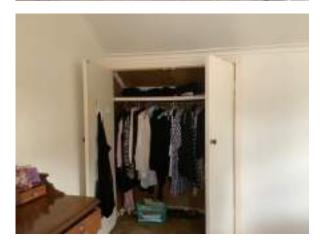




















Location: The Site

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.





Location: Sub Standard Workmanship or Incomplete-All Areas

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, if you are unsure of the defect and repairs required.

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. 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.

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.

The appropriate tradesperson, 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.







Location: External Areas

Finding: Plumbing work - appears defective

An instance of potentially defective plumbing work was identified.

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

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

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











Location: Perimeter Of Building - Exterior

Finding: Vinyl Wrap (Exterior Weather Boards) - Covered

Please note that the exterior of this property has Vinyl Wrap (Exterior Weather Boards) installed

to the perimeter areas and/or some areas.

It is not possible to determine the condition of the original weatherboards underneath the

covered areas.





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:

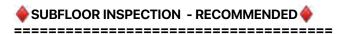
Above average

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:

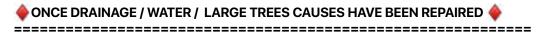
Dilapadated State

Building consultant's summary

Master Property Inspections, whilst engaged by the client, is not an advocate for the client and all statements and information in this report are completely of an unbiased proffesional opinion on all matters in this report.



It is very important to note that we did not perform an inspection to the subfloor area as access was not possible and with this type of property it is recommended that at a minimum a visual inspection from the perimeters of the building is performed, if the building is very low to the ground.



Once a building has stabilised from the large trees, excessive water/dampness, bad drainage, leaking plumbing and various other drying and wetting soil problems.

For a building with concrete foundations to support brickwork and sub-floor stumps, or brick piers, The repair methods as a guide may be :

The movement and distress should be closely monitored over the next one to two years, or until it can be determined that significant movements beneath the building have stabilised, generally a geotechnical engineer or structural engineer are to determine when a building has stabilised.

Having established that most of the significant movements beneath this building have stabilised the following remedial action is likely to be required;

Underpinning of the surrounding concrete foundations may be required where the has been significant brick cracking and building movement.

Where required the timber floor should be realigned by jacking the bearers off the existing stumps and placing permanent non-compressible shims or packers between the top of the stumps and the bearers or a premium repair is re-stumping of a building, as you are only limited as to how much high of a non-compressible shim or packer you can use.

Care should be taken to ensure that the jacking process is done as slowly and carefully as possible to help minimise the likelihood of short term cracking and distress. Care must also be taken to ensure that the shims or packers remain in place permanently. Approximately three months or to be determined by a geotechnical engineer after the floor has been realigned, the remaining observable distress should be cosmetically repaired. Brickwork and render cracking should be repointed and repaired as necessary. Door and window openings should be adjusted or trimmed as necessary and the doors and windows themselves should be made to fit the openings satisfactorily. Any internal plaster cracking must be reinforced with plasters gauze. More severe plaster and cornice distress may require the removal and replacement of sections of plaster sheet and cornice.

Full height articulation joints should be installed in the areas where the main brickwork cracking has occurred. Appropriate ties should be placed across these joints to ensure both flexibility and stability. The joints should be made weather proof with an appropriate flexible filler. Ideally articulation joints should also be installed in any lengths of continuous brick work in excess of 6.0 metres long. It is also important for general flexibility to ensure that the brick courses above and below window and door openings is well articulated.

any lengths of continuous brick work in excess of 6.0 metres long. It is also important for general flexibility to ensure that the brick courses above and below window and door openings is well articulated.

Note that as it is not possible to accurately predict the degree of distress recovery that may occur after the removal of the cause of the distress a final assessment of the actual remedial action required can only be made after the distress has stabilised.

CONSTRUCTION AND LANDSCAPING RECOMMENDATIONS REMEDIAL WORKS

The remedial action outlined above must be carried out in the sequence recommended by a competent contractor experienced in the relevant type of work.

Unnecessary delays in carrying out the action recommended above may lead to the development of further and more significant distress in this building. These delays may not only inhibit the building's ability to recover but may also increase the remedial action required significantly therefore increasing the costs of repair.

If delays of more than nine months occur before the commencement of the remedial action recommend



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 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, with repairs and concerns as detailed in this report.

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.



Further information - High moisture readings creates building concerns for various reasons. High moisture readings, maybe due to water ingress and the cause or the source of the High moisture readings is very important to find because the potential for wood rot, structural concerns is highly possible and where there is high moisture readings an invasive inspection is required to determine the cause or the source of this high moisture to the building materials.

It is always important that once you have determined or rectified the high moisture readings, You engage the appropriate professionals to then repair the property Damages in the areas where the high moisture readings were present and it is also important to determine that all areas are structurally sound.



Garden Overgrown - Requires Urgent Attention:

The Garden is excessively overgrown, and all areas of the garden and the site itself could not be inspected and/ or visually sighted correctly.

It is very much underestimated how much damage an overgrown garden can create and does create, such as: rotted timber's in the ground, fire hazards, excessive moisture creating conducive environments for termites, overgrown plants and/or trees accelerating and creating Timber damage to the main building or sheds, fences, etc.

Tree roots, getting into plumbing pipes under ground and compromising foundations. These are only some examples of overgrown gardens, and the environments, conditions and damage they can do to a property, such as this property in this report.

IMPORTANT - HIGH RISK. Please note that when trees have been cut down, leaving the old tree stump remaining, the stump will die.

The tree stump dries out and dies, this becomes a VERY CONDUCIVE ENVIRONMENT FOR TERMITES and I cannot stress enough how this type of condition becomes so very high risk for TERMITE ACTIVITY as so many of our inspections with tree stumps have been found with live termites damage and/or termite damage. Tree stumps by far in my career has been the highest location, where I have found live termite activity or termite damage in a property, without any doubt whatsoever.

I highly recommend you seek further professional advice from a licensed pest controller and termite management system controller in relation to any trees that have been cut on the property and what can be done overall from just the typical termite management systems to a property.



Recommend further stormwater/sewage/drain pipe invasive inspection

The subsidence/sinking of the property has been detailed in this report and there are various reasons for subsidence/sinking.

In addition to the detailed information in this report, another suggestion may be to perform further invasive inspections on the underground stormwater/sewage/drain pipes, as the possibility of excessive water/moisture in the ground maybe due to damaged underground stormwater/sewage/drain pipes. We highly recommend engaging, perhaps a plumber, or other professional type companies who inspect underground plumbing/drains, who have the camera/video systems to inspect all the underground stormwater/sewage/drain pipes.

Once the stormwater/sewage/drain pipe invasive inspection has been performed, the next step would be to engage A geotechnical engineer and/or a structural engineer to make their further assessments, however it would be the preferred order that all the camera detection be completed to the underground pipes first.

The geotechnical engineer and structural engineer will then make further assessments and determine the scope and procedure of works that will be required.



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

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

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debri 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.

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 Maintenace 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.

IN ADDITION:

WE DID IDENTIFY LIVE TERMITE ACTIVITY - As detailed under Termatrac Termite Radar Detector System in this report.



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)

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

Undetected timber pest defect risk assessment

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.

Timber pest attack 4.11

Location: The Site

Finding: Termatrac Termite Radar Detector System - To Identify Hidden Live Termites

LIVE TERMITE ACTIVITY - DETECTED.

Master Property Inspections Building Consultants are certified and trained to operate the advanced Termatrac Termite Radar Detector System.

TERMATRAC, HIGH TECH INSTRUMENTAL INSPECTION, that DETECTS FOR LIVE TERMITES

A non-invasive inspection was performed on this property to identify hidden areas for live termites.

We performed an inspection with the Termatrac Termite Radar Detector System. This particular device is a high-tech radar system, that can identify live termites through the surface areas of a building.

The surface areas that we inspected, but not limited to, with the Termatrac Detection Radar System was the;

- Plaster Walls
- Timber Skirtings
- Tiles
- Door Frames
- Window Frames
- Other Various Internal Surface Areas,
- Exterior Timber's
- Garden Timber's
- Other Various External Surface Areas.

At the time of the inspection, using the Termatrac Termite Radar Detector System;

WE DID IDENTIFY LIVE TERMITE ACTIVITY.

At the time of the inspection there WAS EVIDENCE of termite (timber pest) activity.

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.

VERY IMPORTANT; This is a limited termite inspection. What we mean by this is we do our best to use the Termatrac Radar Device to look for live termites, however it is highly likely that Live Termites will not be limited to this area only, in which we have detected what appears to be live termite activity.

It is absolutely imperative that a licensed termite technician fully investigate the entire property and in addition install a termite management system to protect the home and eradicate the termites.

The application of a post-construction chemical termite barrier and/or baiting stations or the

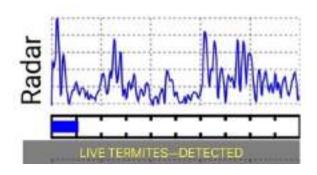
The application of a chemical termite barrier or other termite treatments is ALWAYS HIGHLY RECOMMENDED for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building

The application of a post-construction chemical termite barrier and/or baiting stations or the

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

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

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.













TERMITE WORKINGS AND/OR DAMAGE

Timber pest attack 4.12

Location: The Site

Finding: Identification Procedures Designed To Help Identify Termite Activity

All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

The moisture content variation was HIGH and NOT within the acceptable range of 5% to 20% in all areas. (Areas with high moisture levels, should be attended to by the appropriate proffesionals as a matter of urgency to determine the cause, in order to stop further deterioration to associated building materials and prevent conducive environments for termites to attract to.)



Further information - High moisture readings creates building concerns for various reasons. High moisture readings, maybe due to water ingress and the cause or the source of the High moisture readings is very important to find because the potential for wood rot, structural concerns is highly possible and where there is high moisture readings an invasive inspection is required to determine the cause or the source of this high moisture to the building materials. It is always important that once you have determined or rectified the high moisture readings, You engage the appropriate professionals to then repair the property Damages in the areas where the high moisture readings were present and it is also important to determine that all areas are structurally sound.

it is very important to note that there are various rotted timber's And the garden requires clean up - which creates a very conducive environment for termites.

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

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

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

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











Timber pest attack 4.13

Location: The Site

Finding: Termite - Damage Identified.

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

damage.

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

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

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

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

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

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

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

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

Please Note:

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

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

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/ or all other debri 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 Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

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





CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Location: Exterior Roof & Stormwater Areas

Finding: Gutters - Requiring Clean Up And Removal Of Vegitation.

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 Maintenace 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.



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 moisutre 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.







Location: Garden Areas - All Areas
Finding: Garden Plants - Overgrown.

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

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

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

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

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





BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

Location: Perimeter Of Building - Exterior

Finding: Weep Holes or Ventilation Areas - Bridging Or Breaching Of Termite Barriers Defective.

Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

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

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

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

Additionally build-up of moisture is likely to occur if Weep Holes or Ventilation Areas are covered further attracting termite activity to these areas.

It is highly recommended that Weep Holes or Ventilation Areas are left exposed 150mm from the bottom of the Weep Holes or Ventilation Areas to the ground level and 75mm from the bottom of the Weep Holes or Ventilation Areas to the top off concrete paving in all areas throughout the external property.

Therefore if any termite activity leading into Weep Holes or Ventilation Areas becomes easily detectable during frequent pest inspections.

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



UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

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.

IMPORTANT - HIGH RISK. Please note that when trees have been cut down, leaving the old tree stump remaining, the stump will die.

The tree stump dries out and dies, this becomes a VERY CONDUCIVE ENVIRONMENT FOR TERMITES and I cannot stress enough how this type of condition becomes so very high risk for TERMITE ACTIVITY as so many of our inspections with tree stumps have been found with live termites damage and/or termite damage.

Tree stumps by far in my career has been the highest location, where I have found live termite activity or termite damage in a property, without any doubt whatsoever.

I highly recommend you seek further professional advice from a licensed pest controller and termite management system controller in relation to any trees that have been cut on the property and what can be done overall from just the typical termite management systems to a property.







OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

No evidence was found

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

For your information 4.19

Location: The Site

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.



PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

Conclusion

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

The following Timber Pest remediation actions are recommended:

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

Risk management options

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

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

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

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

Definitions to help you better understand this report

PROPERTY INSPECTION REPORT

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

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

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

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

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

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

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

- (a) Structural Cracking and Movement major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

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

"Secondary Elements" Those parts of the building not providing loadbearing capacity to the Structure, or those nonessential 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

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 -	
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"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

- "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

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Service

- 1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
- 2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
- 3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

- 4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
- 5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
- (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
- (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
- (c) any Serious Safety Hazard.
- 6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

- 6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
- 7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

- 8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
- 9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
- 10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

Exclusions

- 11. This Report does not consider or deal with the following:
- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (I) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) 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
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.
- 12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the

- 14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.
- 15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

- 16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.
- 17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.
- 18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.
- 19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.
- 20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.
- 21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.
- 22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.
- 23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

 TIMBER PEST	INSPECTION	REPORT	

Service

- 1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations from the inspection.
- 2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those findings.
- 3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

other party can rely on the Report nor is the Report intended for any other party.

Scope of this Report

- 4. This Report is limited to the findings of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
- 5. This Report expressly addresses only the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection.
- 6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

Inspection Limitations

- 7. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
- 8. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
- 9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report.
- 10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
- (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;
- (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;
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a 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;

Exclusions

- 11. This Report does not consider or deal with the following:
- (a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and
- (b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.
- 12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report or management proposal which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

Acceptance Criteria

- 14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life.
- 15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.
- 16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species:
- (a) Drywood termites. This species has extremely small colonies and is difficult to detect; and
- (b) European House Borer (Hylotrupes bajulus). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

Acknowledgements

- 17. The Client acknowledges that the contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.
- 18. The Client acknowledges that this Report does not assess the structural integrity of the building or site.
- 19. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.
- 20. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency unless specified otherwise.
- 21. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.
- 22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.
- 23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.