Report number - F6579ECE-4966-4ED6-82AB-E49B41B2420B-1625899680

MASTER PROPERTY INSPECTIONS

Buy-Sell-Build Hire The MASTER

# Building & Termite/Timber Pest Report ( 3 Star )

Inspection Date: 16 Jun 2021

Property Address: Northcote Area


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

# Contents



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: | Northcote Area |
| Date: | 16 Jun 2021 |

## Client

| | |
|---|---|
| Name: | Private |
| Email Address: | private |
| Phone Number: | Private |

## Consultant

| | |
|---|---|
| Name: | Mason Camilleri |
| Email Address: | les@masterpropertyinspections.com.au |
| Licence / Registration Number: | Lic A63493 |
| Company Name: | Master Property Inspections |
| Company Address: | Essendon Victoria 3040 |
| Company Phone Number: | 03 93373884 |

# General description of property

| | |
|---|---|
| Building Type: | Duplex |
| Storeys: | Two storey |
| Smoke detectors: | 4 fitted, but not tested<br>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 adequately drained |
| Access: | Not Applicable |
| Occupancy status: | Occupied |
| Furnished: | Fully furnished |
| Strata or company title properties: | No |
| Orientation of the property: | The facade of the building faces east<br>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: | Slab on ground |

| | |
|---|---|
| Main building – wall construction: | Timber framed, Brick veneer, External render finish, Internal gypsum plasterboard |
| Main building – roof construction: | Timber framed, Pitched roof, Finished with roofing tiles |
| Other timber building elements: | Architraves, Doors, Skirting, Window frames, There are many timbers spread throughout the entire internal and exterior of the property. |
| Other building elements: | Garage, Pergola |
| Overall standard of construction: | Acceptable |
| Overall quality of workmanship and materials: | Acceptable |
| Level of maintenance: | Well maintained |

# 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
- Roof space - In part
- Roof Exterior - In part
- Internal Wet Areas

## 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
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Packing boxes
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Duct work
- Grass covered areas abutting the building
- Paved areas abutting the building
- Thick foliage
- Vegetation
- Leaves
- Above safe working height
- Appliances and equipment
- Areas of low pitched roof preventing full inspection
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access
- insulation and ducting.
- Insulation in roof space
- Cupboard areas
- such as sink areas
- bathroom cupboards and similar
- Wardrobes

- as general clothing
- boxing or similar
- obscured inspection to these areas
- Plaster installation is a high obstruction in this particular property
- Excessive concrete to some perimeter areas
- Brick work

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

# Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Areas of scillion or flat roof
- Exterior roof surface on second storey
- Roof - Second storey
- Many areas of the roof space
- Exterior roof - second level
- Side of the garage
- Areas of the garden as excessively overgrown

# 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.

Not Applicable

# 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: 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.

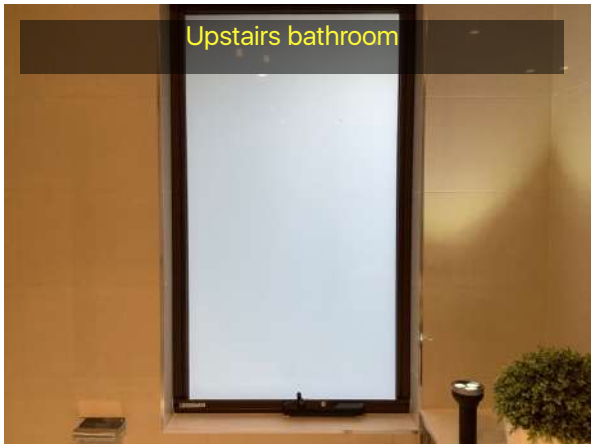
Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.
The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence ( sinking ) to 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.

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




# Major Defect

## Major Defect 2.01

Location: Exterior Roof & Stormwater Areas

Finding: Stormwater drain - Not connected , Partially connected and/or Damaged.

♦ Please note that although this defect appears to be a relatively easy repair, it is still technically a major defect, as the access water spillage has the potential for the ground to gain excessive dampness & wetness, which creates added ground movement / expansion & contraction, which then follows through to potential foundation movement.

The roof plumbing is NOT adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn`t drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

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

It is highly recommended that a plumber be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.
If secondary damages have accrued we highly recommend that you engage a structural engineer and/or a registered builder for remedial works.

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

# Major Defect 2.02

Location: Caulking / Silicone / Tile Grout-All Wet Areas

Finding: Silicone / Caulking To All Wet Area Junctions & Tile Grouting - Missing/Damaged or Poorly Installed

It is impossible to demonstrate all areas of damaged Silicone/Caulking and/or Tile Grouting, however as a guide, the areas we suggest require Silicone/Caulking and/or Tile Grouting are the ; ALL THE WET AREAS, AS A MINIMUM.

♦ In noting the above areas, it is important to note that the wet areas are in - reasonably good condition - compared to most wet areas of this type and age.

Bathrooms & Shower Areas in Particular can create various secondary building defects caused by water damages, from MINOR DEFECTS TO MAJOR STRUCTURAL DEFECTS that can become very costly and unsafe at times due to excessive water and moisture getting through the tiles and in this particular case where the tile grout has become damaged, perhaps a cheaper alternative may be to engage a specialist company who repair existing tiles to balconies, bathrooms and other type wet areas.
There are specialist tile trades that can REPLACE & REPAIR the damaged tiles and the tile grout. ( This is always pending on how damaged under the tiles are, from wood rot under the tiles on balconies to wood rot under the tiles in shower areas and the like, generally a carpenter, registered builder and sometimes pending on how severe the damage is, a structural engineer should be engaged first to determine the damage under the tiles first )
If under the tiles is deemed structurally sound, a Specialists tile trade can use products to replace the tile grout with a product with Kerapoxy flexible 2 part resin grout, which is not your normal tile grout & in addition silicon the junctions or corners and edges to the tiles with with a Polyurethane seal. These specialist type repairs as mentioned above can be used to save money, temporarily stop water damages and/or save time, but again the building materials under or behind the tiles must be structurally sound

So if the owner can repair all the Silicone / Caulking To All Wet Area Junctions and Tile Grouting, that is damaged or missing at a minimum, this will prevent possible building damages occurring, as the opportunity for building damages occurring, due to water, is one of the most types of damage and typical types of building damages that occur to wet area's in a home.

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

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

Different materials and floor areas move at different rates, generally causing cracking to tile grout.
A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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

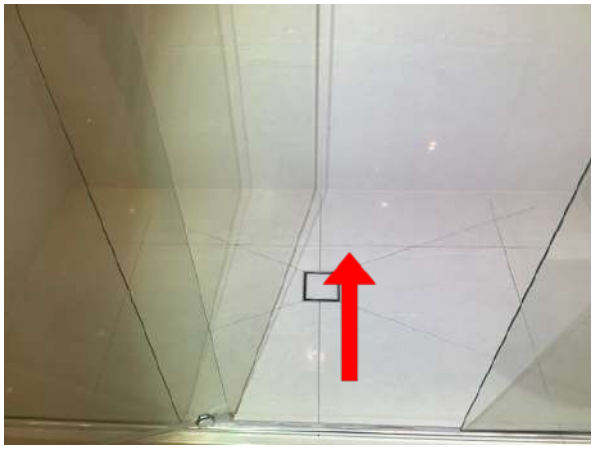
being perfect, secondary defects or secondary damages can start instantly.

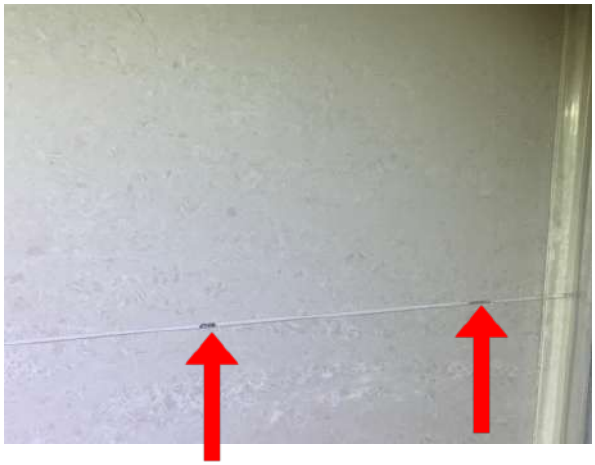
Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing or just installed defectively/messy.

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

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

♦ ALL AREAS should be checked carefully, for the Silicone / Caulking To All Wet Area Junctions and Tile Grouting, that is Missing/Damaged or just installed poorly.





# Minor Defect

## Minor Defect 3.01

Location: Tiled Areas

Finding: Tiles - Cracked or damaged

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

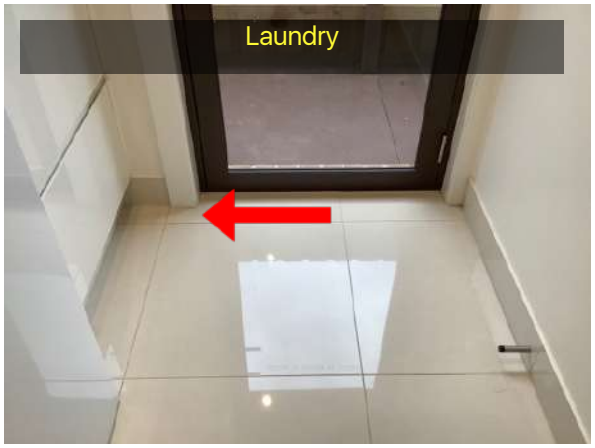
If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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

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

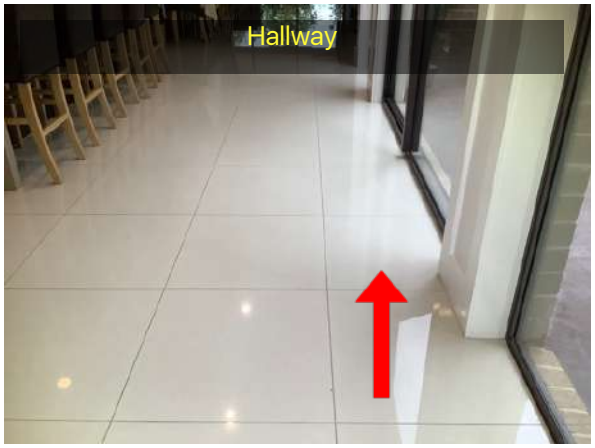
Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.

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


Laundry


Hallway


Hallway





## Minor Defect 3.02

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.

## Minor Defect 3.03

Location: Plaster-Various Area's

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

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

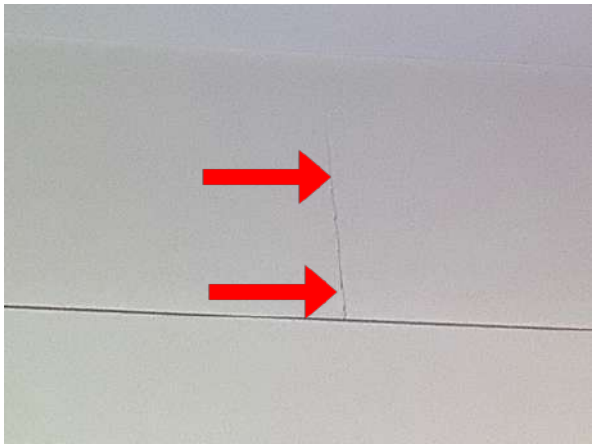
Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/ contraction of building materials in different weather conditions, and/or minor failings in the installation or application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

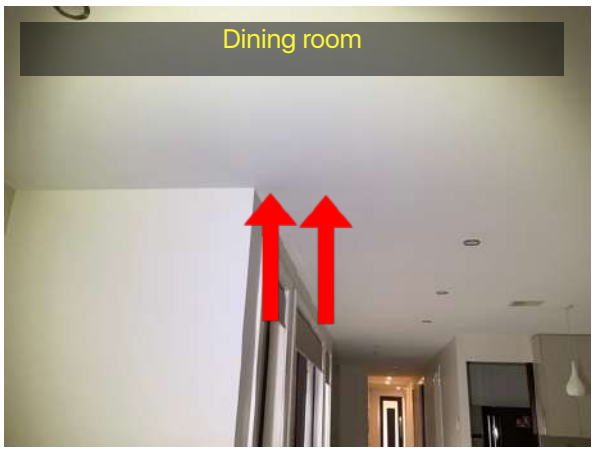
Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

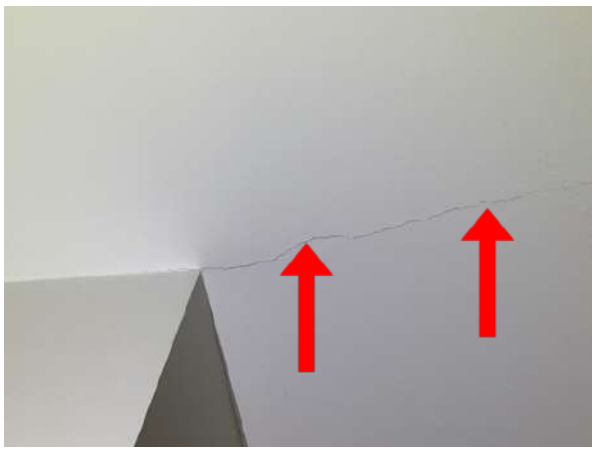
Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate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

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

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



## Minor Defect 3.04

Location: Worn/Aged and/or Damaged-All Areas

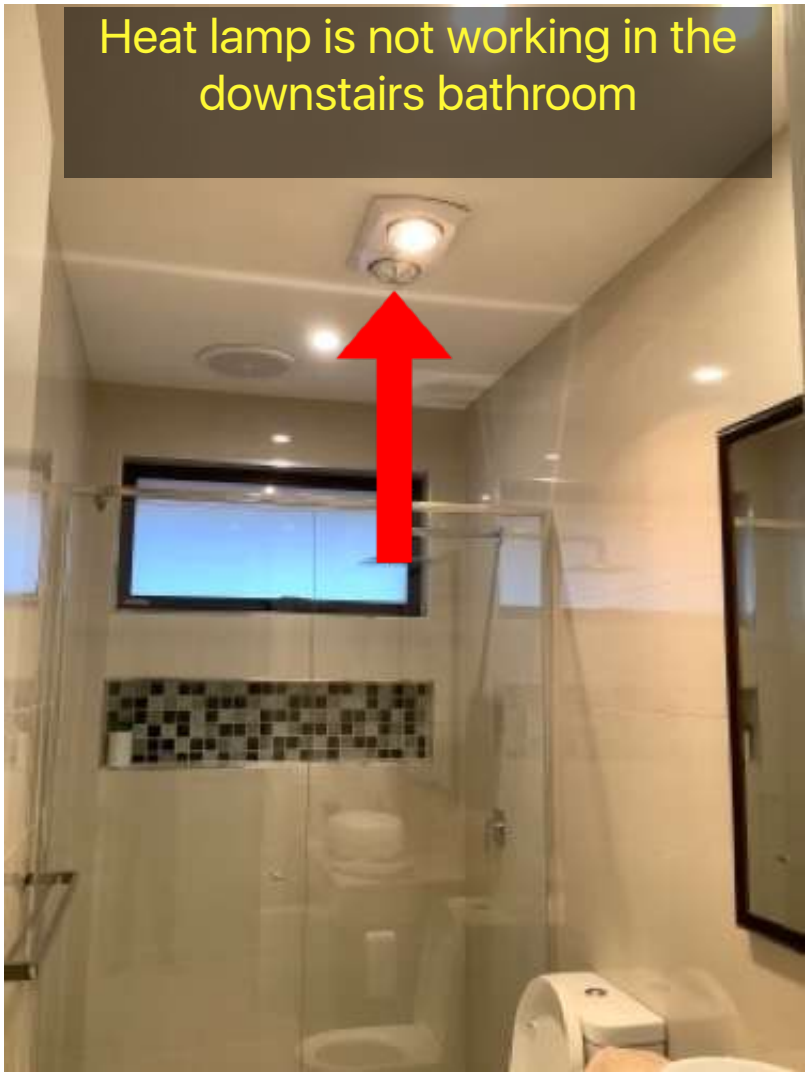
Finding: Worn/Aged and/or Damaged.

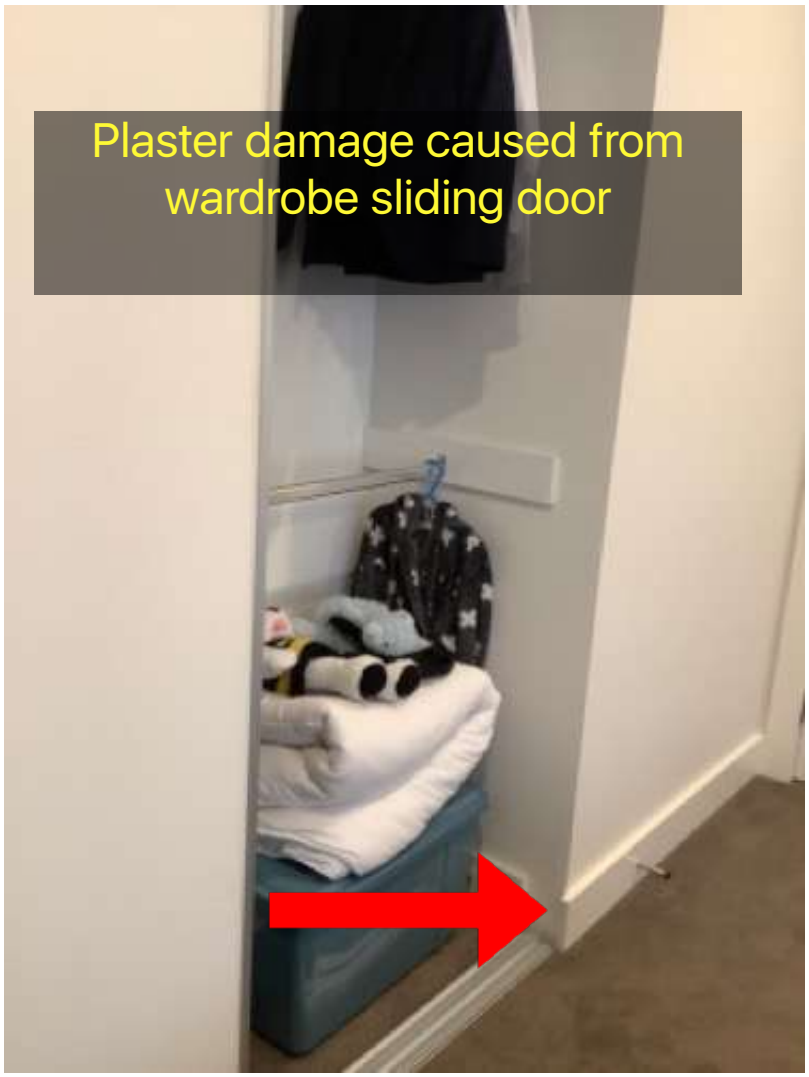
This defect stated in this report is not a requirement under the Australian standards for a pre-purchase building inspection, however Master Property Inspections is proud to identify these type of items for your extended knowledge of the property, but these type of minor items is again not part of a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

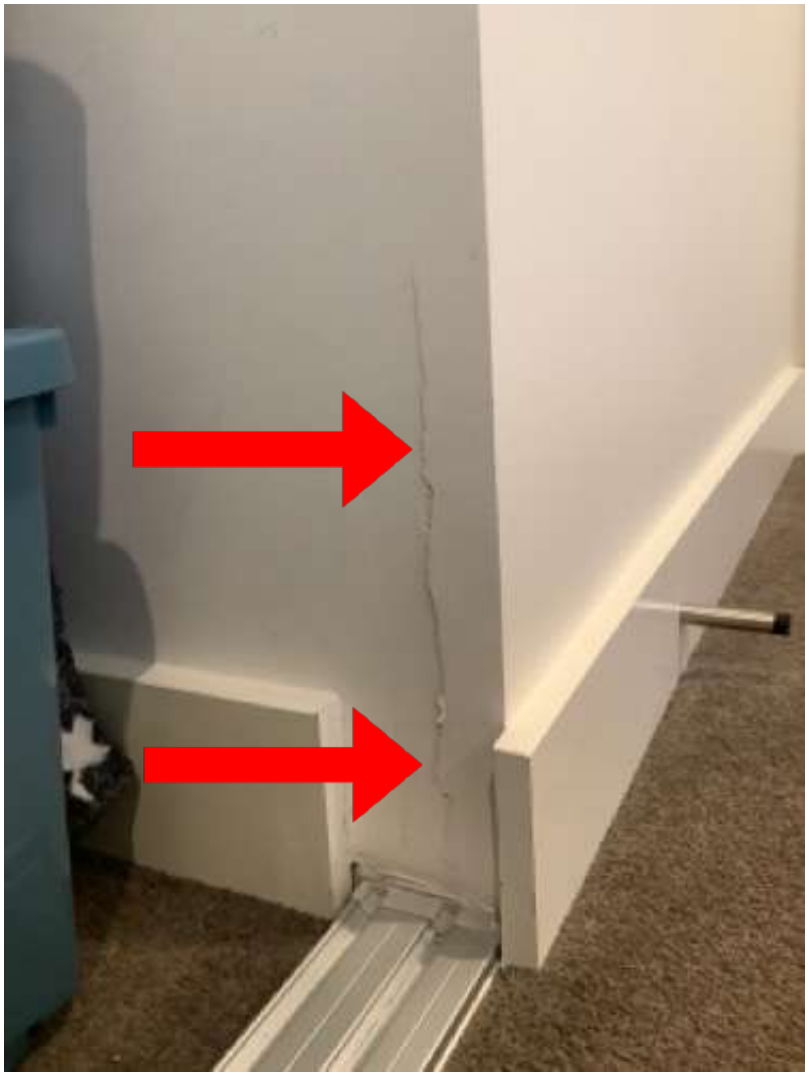
Photos of the Building Materials, are in the photos attached.
This may have been caused by water damage, moisture and/or general wear and tear.
Replacement or repair ( which ever is appropriate and cost effective ) is up to you of the items attached.

Pre-Purchase Inspections DO NOT require us to note in the reports Worn / Aged and/or Damaged materials and repairs are generally at the owners discretion.
Items like worn and damaged kitchens, door handles, damaged floor tiles, painting, etc, again is at the owners discretion.
Items like cracked glass mirrors, cracked glass windows and windows not operation smoothly are defects that should be repaired by the appropriate trades.

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


Heat lamp is not working in the downstairs bathroom


Plaster damage caused from
wardrobe sliding door



## Minor Defect 3.05

Location: Doors - All Areas

Finding: Door - Binding / Jamming / Out Of Level

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

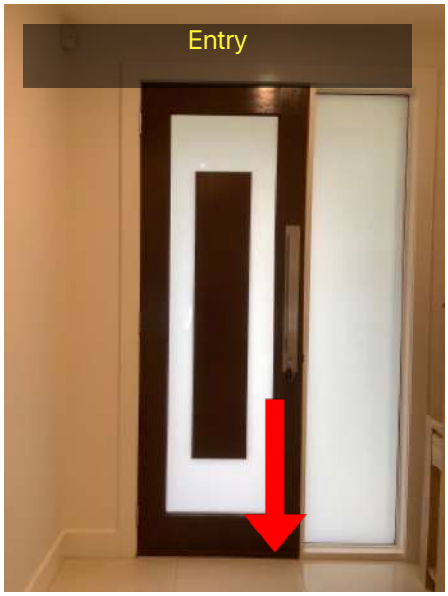
This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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.




## Minor Defect 3.06

Location: Bathroom

Finding: Shower Head - Leaking

The shower head in this area has not been installed correctly, or has deteriorated with age, and is consequently leaking.
This shower head leaking creates potential for subsequent water damage to the surrounding area and materials.

Where shower heads are loose & leaking, a qualified plumber should be appointed to re-fix the plumbing fitting to prevent further secondary damages that may not be seen, creating water damage unseen.

# Minor Defect 3.07

Location: Windows - Internal Areas

Finding: Windows - Water Staining

Water staining was evident to various window frames.

Generally water staining to window frames, may be due to the window seals to the perimeter of the glass edges, have deteriorated. This may be due to damaged rubbers, particularly to metal window frames or may be due to deteriorated silicon and/or may be due to timber rott. In addition water staining may be a combination of damaged silicon, damaged rubber seals and wood rott.

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

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

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

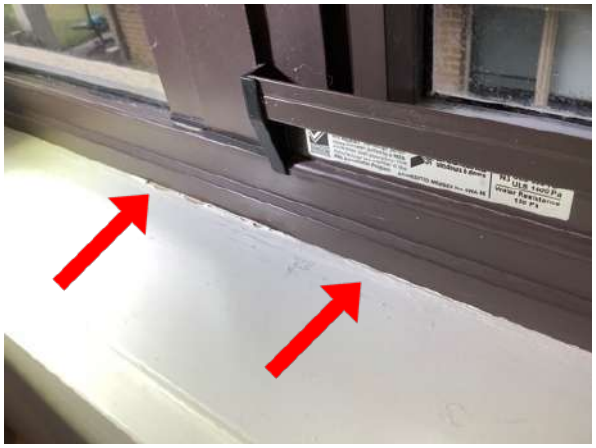
It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

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

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



Master bedroom




Master bedroom

# Minor Defect 3.08

Location: Brickwork

Finding: Brickwork / Masonary Rendered - Step cracking and minor cracking

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

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

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

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

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

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

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

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

♦ 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)

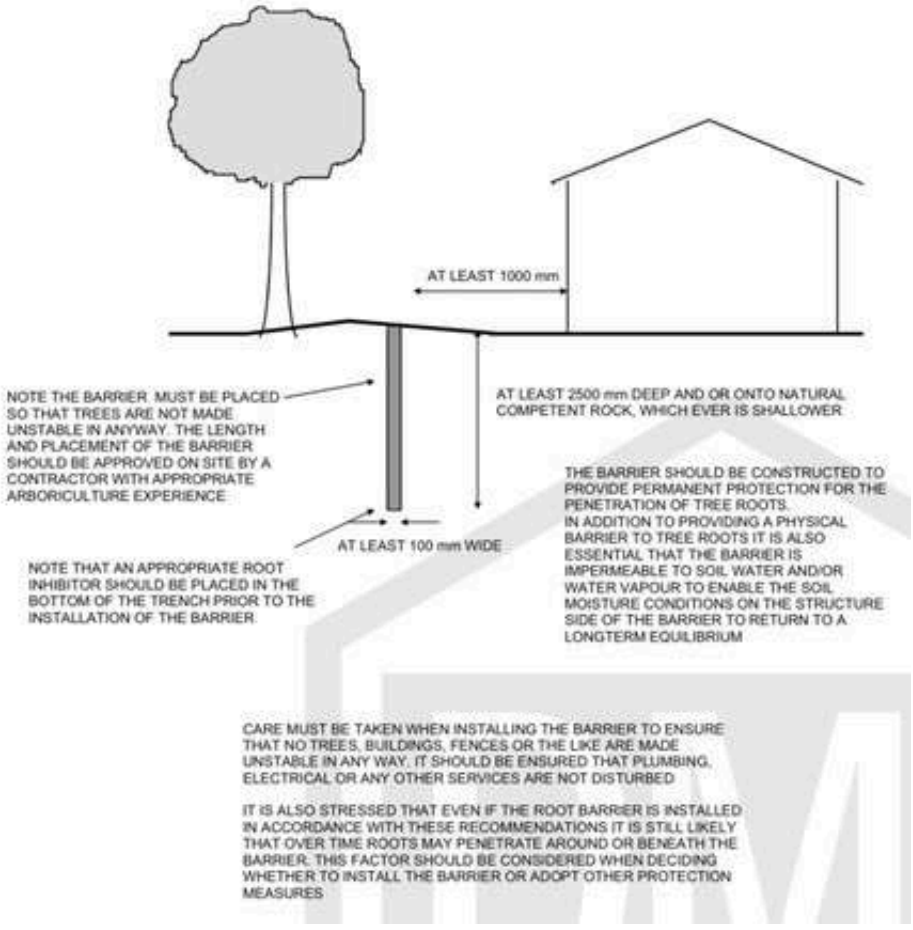
♦ Catergory 4 :
Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Doorframes distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted.

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.

DETAIL OF ROOT/MOISTURE BARRIER

SKETCH ONLY NOT TO SCALE



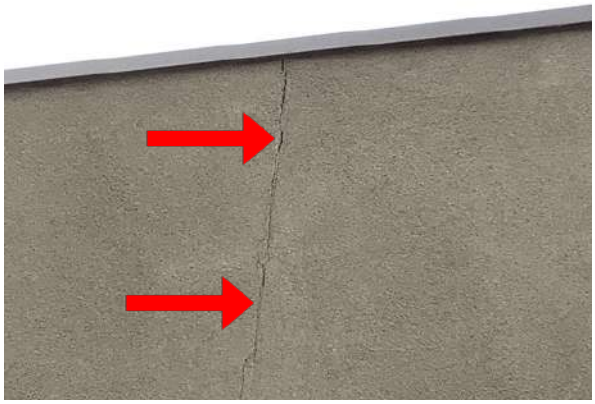

CARE MUST BE TAKEN WHEN INSTALLING THE BARRIER TO ENSURE THAT NO TREES, BUILDINGS, FENCES OR THE LIKE ARE MADE UNSTABLE IN ANY WAY. IT SHOULD BE ENSURED THAT PLUMBING, ELECTRICAL OR ANY OTHER SERVICES ARE NOT DISTURBED

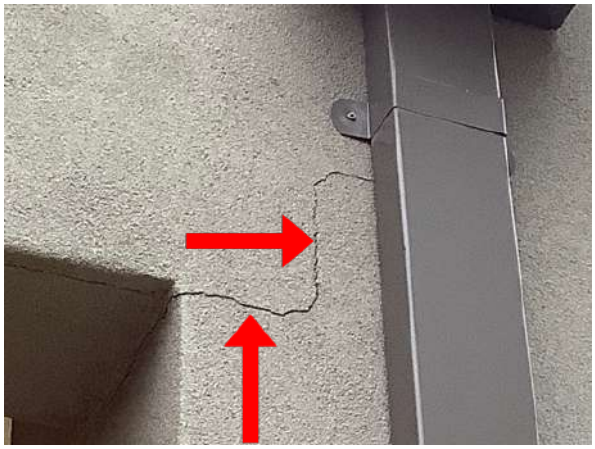
IT IS ALSO STRESSED THAT EVEN IF THE ROOT BARRIER IS INSTALLED IN ACCORDANCE WITH THESE RECOMMENDATIONS IT IS STILL LIKELY THAT OVER TIME ROOTS MAY PENETRATE AROUND OR BENEATH THE BARRIER. THIS FACTOR SHOULD BE CONSIDERED WHEN DECIDING WHETHER TO INSTALL THE BARRIER OR ADOPT OTHER PROTECTION MEASURES

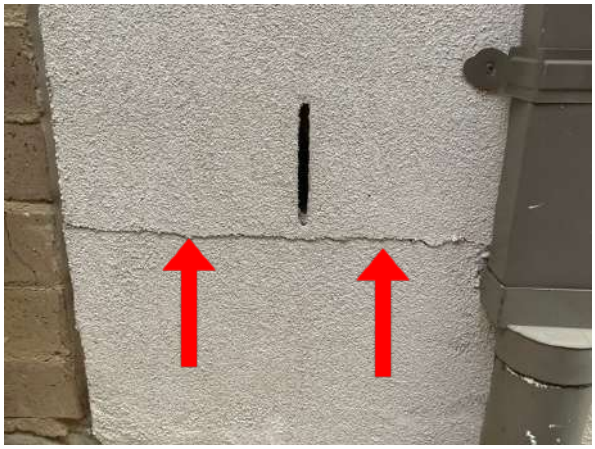
TABLE C 1

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

| Description of typical damage and required repair | Approximate crack width limit see Note 1 | Damage category |
|---|---|---|
| Hairline cracks | 0.1 mm | 0<br>Negligible |
| Fine cracks that do not need repair | < 1 mm | 1<br>Very slight |
| Cracks noticeable but easily filled.<br>Doors and windows stick slightly. | < 5 mm | 2<br>Slight |
| Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often Impaired. | 5 mm to 15 mm (or a number of cracks 3 mm or more in one group) | 3<br>Moderate |
| Extensive repair work involving breaking out and replacing sections of walls, especially over doors and windows. Window frames and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted. | 15 mm to 25 mm but also depends on number of cracks | 4<br>Severe |







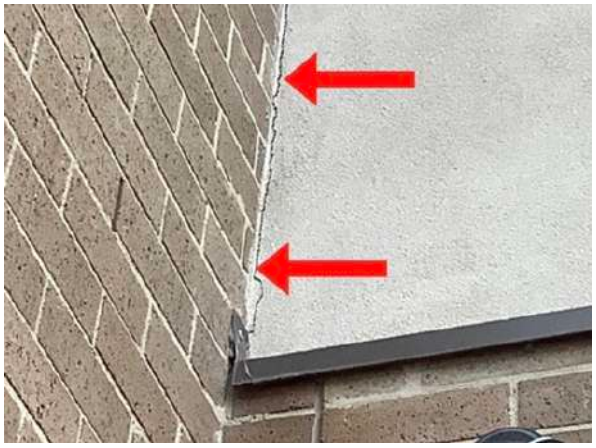
## Minor Defect 3.09

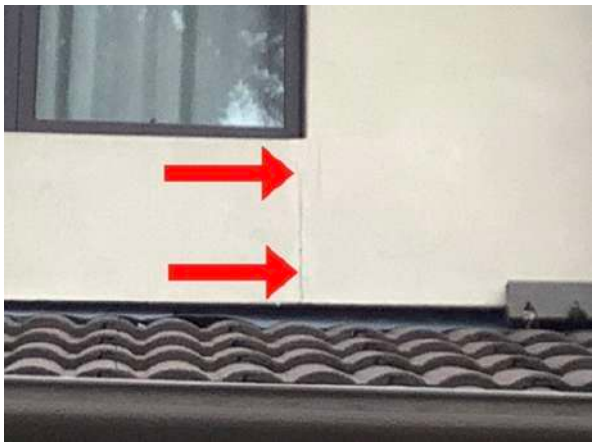
Location: External Areas

Finding: Cracks to external applied finishes over light weight substrate

It was observed that crack/s exceeding 1mm - visible from a normal viewing position - are present to the applied finish covering the light weight substrate construction material.
Cracks in external finishes (excluding painting) applied to light weight sheet substrates generally have the potential to allow the ingress of water.
These types of cracks are generally hard to get rid of as the light weight sheeting is not flexible.

Generally these types of cracks must be prepared by a professional in this area, as typical repairs and filling will generally crack again in a short to medium time frame again.





# Additional comments

There are no additional comments

## For your information

## For your information 4.01

Location: For Your Information

Finding: Gas & Electrical Appliances - Inspection & Servicing

For you information

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

We recommend that all other installations should also be checked.

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

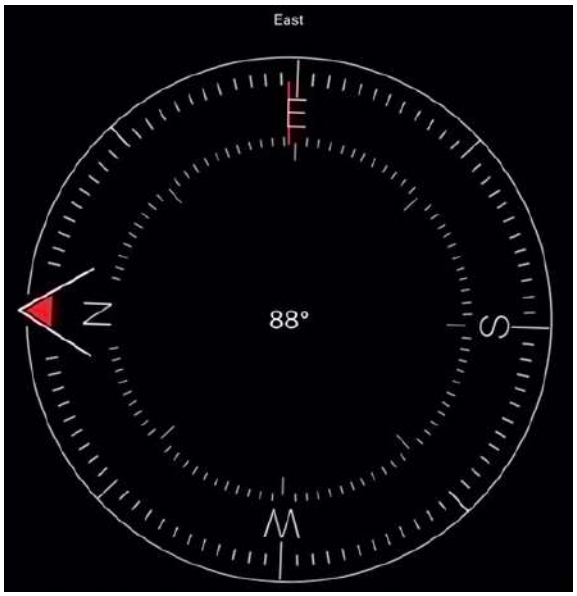
It is highly recommended that a registered plumber is required to inspect all the gas appliances and the gas Installation for defective workmanship and for carbon monoxide leaks and/or gas leaks.

## For your information 4.02

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 4.03

Location: The Site

Finding: ♦ Safety Switch Installed-Electrical Polarity On The Electrical Installation And Power Point Tests.

Polarity Testing
What is electrical polarity?
Polarity in electrical terms refers to the Positive or Negative conductors within a d.c. circuit, or to the Line and Neutral conductor within an a.c. circuit.

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

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

IN ADDITION FURTHER TESTS AS BELOW.

Electrical Polarity On The Electrical Installation And Power Point Tests.

1/ A polarity test , which tests that the Active , Neutral and Earth wires are connected correctly to the power point terminal connections.
This test clarifies that the electrical installation does have Active , Neutral and Earth as well as correct connections.

2/ Fault Loop Impedance Test , This test is done between Active Conductors and Earth.
To test that the loop impedance is below the satisfactory standard.
So in short if there is a electrical fault ( in a appliance and/or faulty wiring) the safety switch will trip ( operate ) within the Australian Standards ( AS ) regulated interval.

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

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

## For your information 4.04

Location: The Site

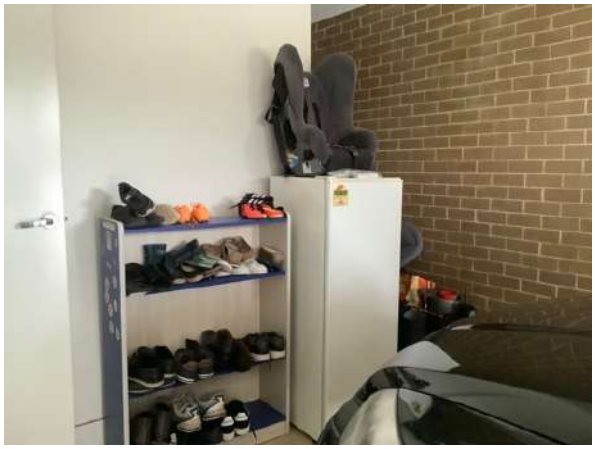
Finding: Obstructions and Limitations

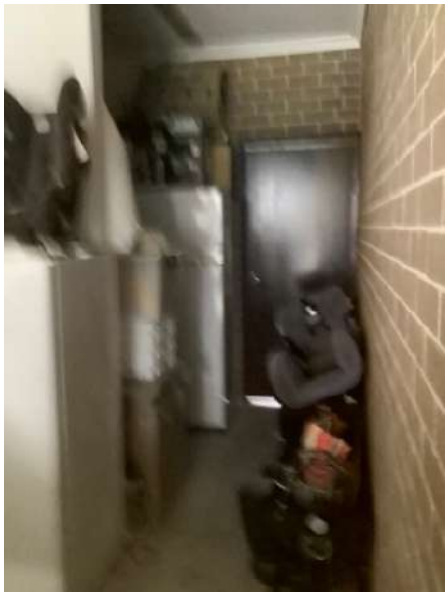
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.
These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites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

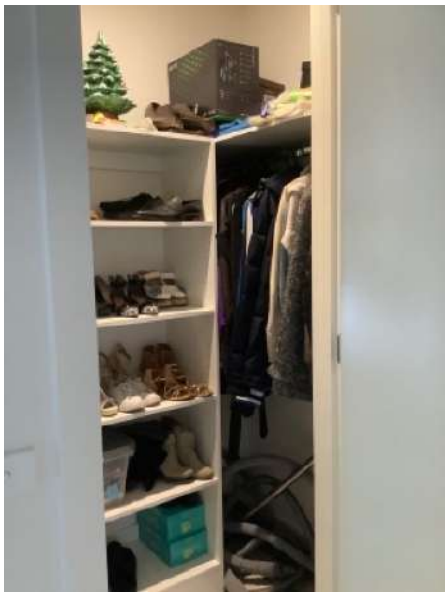
Whilst we have taken many photos of the home and surroundings of the obstructions and limitations, there may be some areas not photographed for reasons of difficulty and/or hard to reach areas.

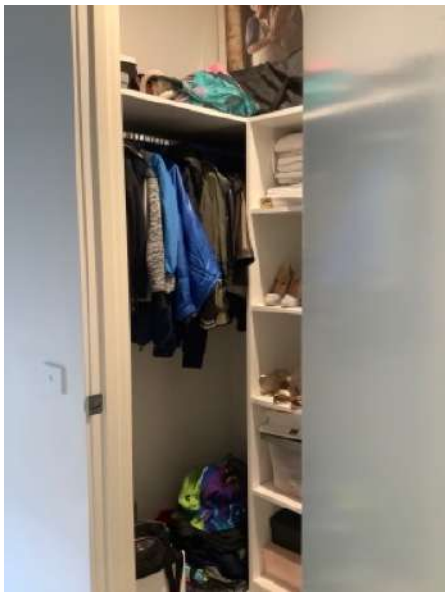
These photos in the report are for you to understand the type of obstructions and limitations on site, that restricted our inspection process.

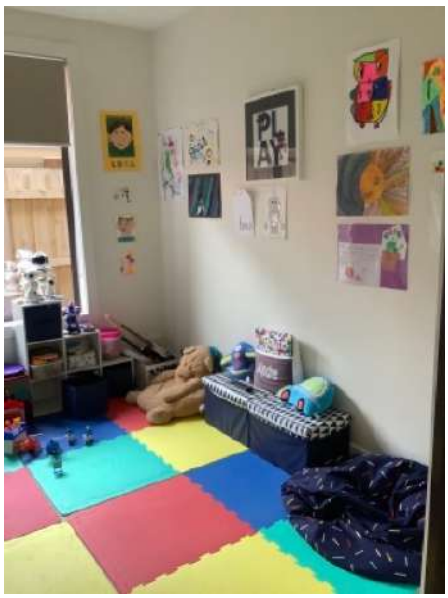
Once the property is emptied, a re-inspection is at the client's discretion.

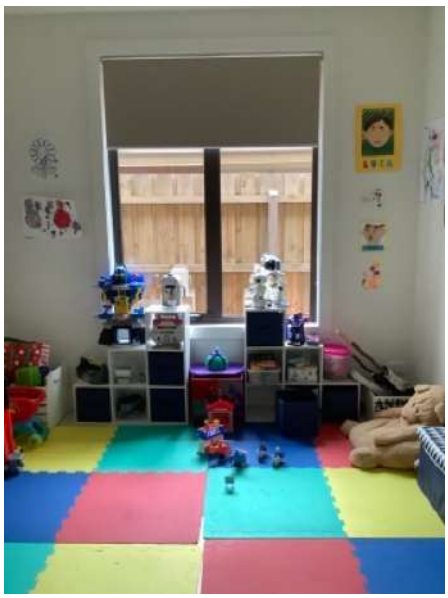




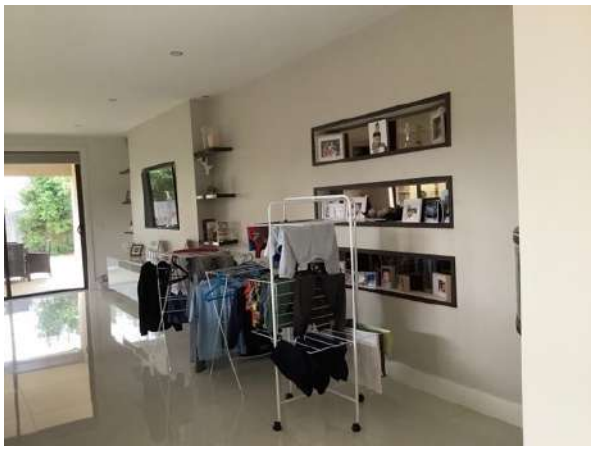




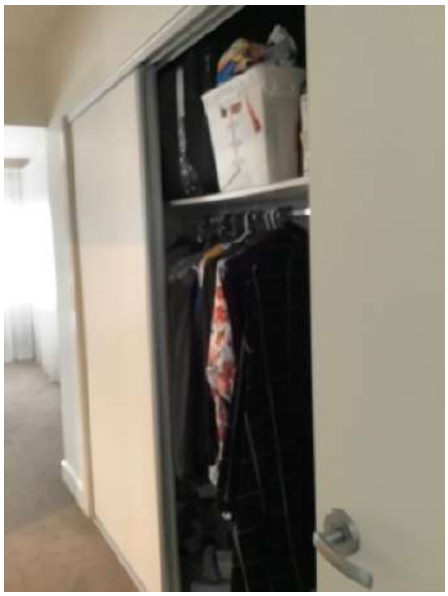


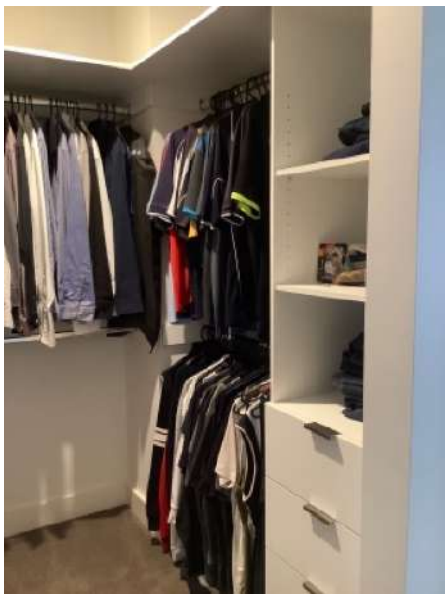


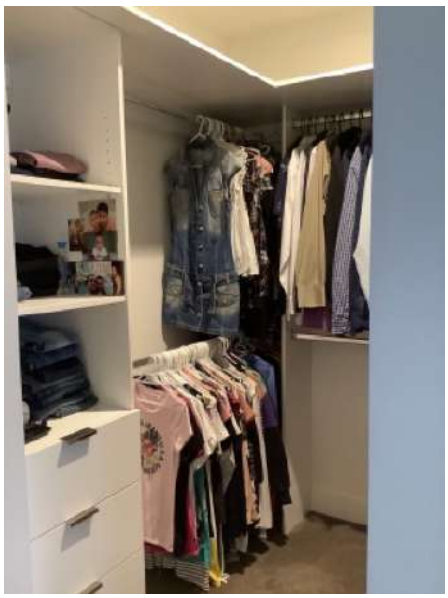

RICHMOND

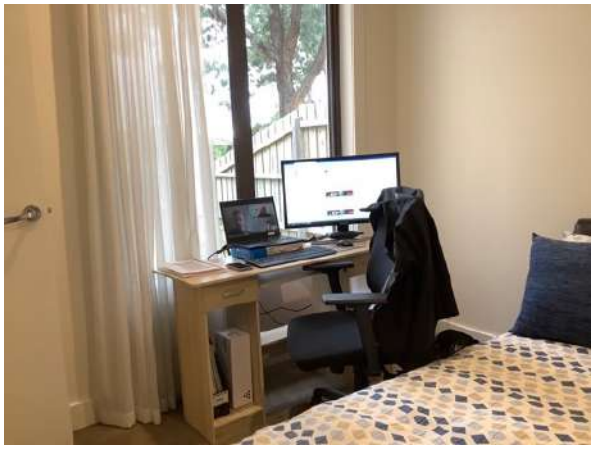


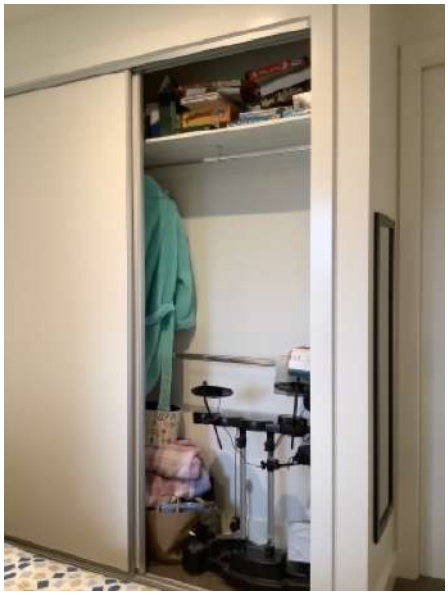

STAR WARS
ALPHABET











# For your information 4.05

Location: The Site

Finding: 🔷 Smoke Detectors Battery Replacement.

This inspection DOES NOT test operation of smoke detectors .

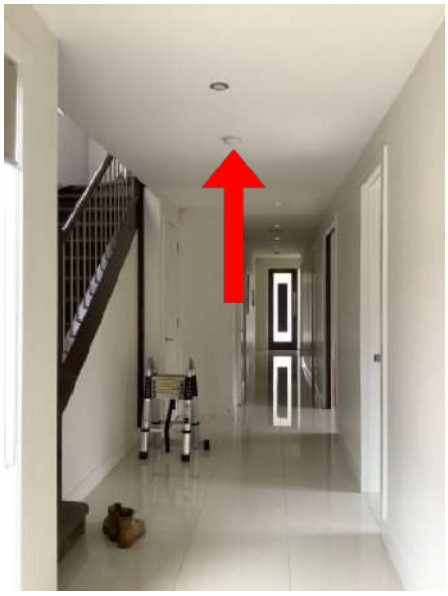
Upon moving into a new property, it is highly recommended that the batteries to the smoke detectors all get replaced instantly.

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

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

Also

Testing of smoke detectors is required monthly.



# For your information 4.06

Location: Paint & Plaster-Various Areas

Finding: Paint & Plaster To The Doors, Various Timber's, Plaster Walls & Ceilings, ETC.

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

While these minor defects are detracting from the overall appearance of the affected building element, they do not indicate any operational or structural damage.
This degree of surface damage is consistent with general damage, accidents, movement and wear and tear.

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

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

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

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

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

ALL AREAS should be checked carefully, attached are a some PHOTO EXAMPLES as a GUIDE.

## For your information 4.07

Location: Roof Space

Finding: Roof Void - Obstructions And Limitations-Insulation.

These photographs are an indication of the obstructions and limitations mainly the insulation which has impeded full inspection of the property at the time of inspection.

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

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

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

# For your information 4.08

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

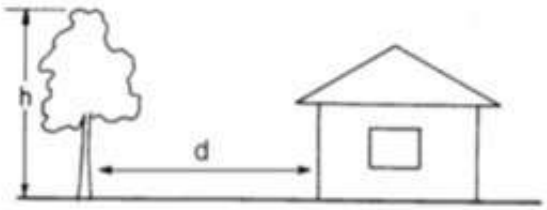
a simplistic approach and acknowledges that there are other factors that affect the distance, however the mature height method has been used successfully in the past around different areas of Australia.

# Foundation Maintenance and Footing Performance:
## A Homeowner's Guide

CSIRO

BTF 18
replaces
Information
Sheet 10/91

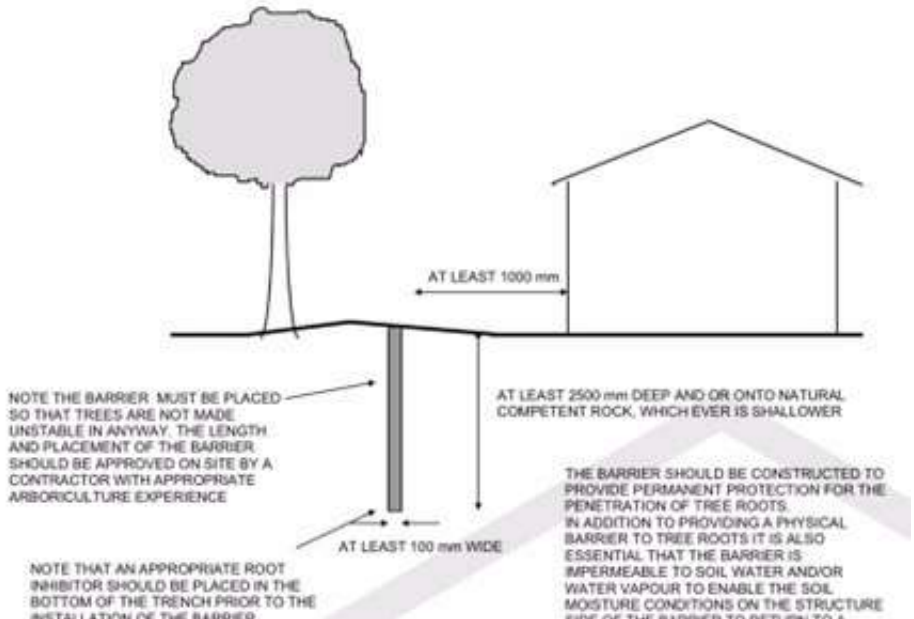
d = 1.0h (single tree)
d = 1.5h (group of trees)
d = 2.0h (row of 4 or more trees)




**CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS**

| Description of typical damage and required repair | Approximate crack width limit (see Note 3) | Damage category |
|---|---|---|
| Hairline cracks | <0.1 mm | 0 |
| Fine cracks which do not need repair | <1 mm | 1 |
| Cracks noticeable but easily filled. Doors and windows stick slightly | <5 mm | 2 |
| Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired | 5–15 mm (or a number of cracks 3 mm or more in one group) | 3 |
| Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted | 15–25 mm but also depend on number of cracks | 4 |

## DETAIL OF ROOT/MOISTURE BARRIER
SKETCH ONLY NOT TO SCALE




# Conclusion

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

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of

approximately the same age that have been reasonably well maintained was considered:

**Average**

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

**Average**

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

**Good condition**

# 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.**

**♦ BUILDING INFORMATION ♦**
**==========**

**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 GOOD condition, with repairs and concerns as detailed in this report, however there are a few things that are of concern such as the tile grout in the ensuite and the stormwater down pipe connection, but certainly not limited too, which are detailed in the 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.**

**♦ GARDEN OVERGROWN ♦**
**==========**

**Garden Overgrown - Attention :**
**The Garden is 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.**

**♦ TERMITE / TIMBER PEST INFORMATION ♦**
**==========**

**Termite timber pest damage was not found on the property and further information is in the report.**

**The property is a 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.**

**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 NOT IDENTIFY ANY LIVE TERMITE ACTIVITY - As detailed under Termatrac Termite Radar Detector System in this 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 | **Not Found** |
| Evidence of termite activity (including workings) and/or damage | **Not Found** |
| Evidence of a possible previous termite management program | **Not Found** |
| Evidence of chemical delignification damage | **Not Found** |
| Evidence of fungal decay activity and/or damage | **Not Found** |
| Evidence of wood borer activity and/or damage | **Not Found** |
| Evidence of conditions conducive to timber pest attack | **Found** |
| Next inspection to help detect a future termite attack is recommended in | |

## 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:

**MODERATE - HIGH**

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

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

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

# Significant Items

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

## Timber pest attack

### ACTIVE (LIVE) TERMITES

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

No evidence was found

### TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

### CHEMICAL DELIGNIFICATION

No evidence was found

### FUNGAL DECAY

No evidence was found

### WOOD BORERS

No evidence was found

## Conditions conducive to timber pest attack

### LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

### THE PRESENCE OF EXCESSIVE MOISTURE

# Conditions conducive to timber pest attack 4.09

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.

## Conditions conducive to timber pest attack 4.10

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.

## Conditions conducive to timber pest attack 4.11

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.

## BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

## Conditions conducive to timber pest attack 4.12

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

## Conditions conducive to timber pest attack 4.13

Location: Garden Areas - All Areas

Finding: Timbers - In ground contact

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

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

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

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

## OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

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 4.14

Location: The Site

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

NO 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 NOT IDENTIFY ANY LIVE TERMITE ACTIVITY .

At the time of the inspection there was NO EVIDENCE of LIVE 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.

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

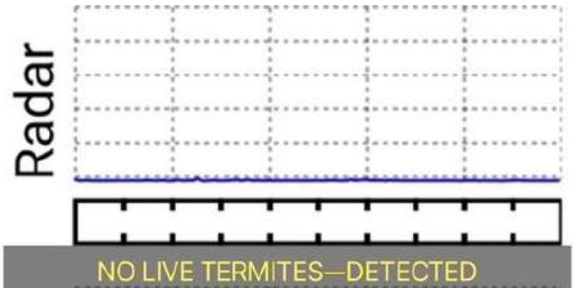
- The application of a chemical termite barrier or other termite treatments is ALWAYS HIGHLY RECOMMENDED for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout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

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.






# For your information 4.15

Location: The Site

Finding: 🔷 Termite Management System - NO evidence of installation

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

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

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

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

## For your information 4.16

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 within the acceptable range of 5% to 20%.

- However it is very important to note that the garden requires clean up - which creates a very conducive environment for termites.

At the time of the inspection there was no evidence of termite ( timber pest ) activity and no visually accessible timber damage caused by termites and timber pest.
The levels of moisture in all areas were found to be in the normal range.
As all areas are not able to be inspected due obstructions and limitations, we therefore can not rule out the possibility of concealed timber pest activity.

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

### PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

# Conclusion

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

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.

3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.

4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in

# Risk management options

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

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

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

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

# Definitions to help you better understand this report

——————— PROPERTY INSPECTION REPORT ———————

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

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

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

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

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

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

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

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

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

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

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

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

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

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

tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

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

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

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

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

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

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

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

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

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

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

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

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:
(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

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

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

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

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

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:
(a) Chemical Delignification - the breakdown of timber through chemical action
(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
(c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
(d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

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

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

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

# Terms on which this report was prepared

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

Service

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;
(l) 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.

Scope of this Report

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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

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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.