



# Building & Termite/Timber Pest Report ( 4 Star )

Inspection Date: 9 Jul 2021

Property Address: Sunshine Area



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

# Inspection Details

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Property Address: Sunshine Area

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Date: 9 Jul 2021

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## Client

Name: Private

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Email Address: private

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Phone Number: Private

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## Consultant

Name: Mason Camilleri

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Email Address: les@masterpropertyinspections.com.au

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Licence / Registration Number: Lic A63493

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Company Name: Master Property Inspections

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Company Address: Essendon Victoria 3040

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Company Phone Number: 03 93373884

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# General description of property

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

## Primary method of construction

Main building – floor construction:	Timber poles / stumps
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Main building – wall construction:	Timber framed, External weatherboards, Internal gypsum plasterboard
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Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
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Other timber building elements:	Architraves, Doors, Skirting, Timber decking, Window frames, There are many timbers spread throughout the entire internal and exterior of the property.
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Other building elements:	Garage, Carport
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Overall standard of construction:	Acceptable
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Overall quality of workmanship and materials:	Reasonable
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Level of maintenance:	Reasonably maintained
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## 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

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## Terminology

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

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

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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
- Subfloor in part
- Roof space - ONLY partial
- Internal Wet Areas
- Garage

## 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.
- Built-in cupboards
- Ceilings
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Wall linings
- Built up areas abutting the building
- Decking
- Earth abutting the building
- Landscaping abutting the building
- Grass covered areas abutting the building
- Thick foliage
- Vegetation
- Leaves
- Above safe working height
- Appliances and equipment
- Newly painted
- Plaster installation is a high obstruction in this particular property
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation
- ducting and poor clearance for access restrictions.
- Excessive concrete to some perimeter areas
- Insulation in Roof Space

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
- Under Decking
- Subfloor part
- Roof space part
- Areas of the garden as excessively overgrown

# Summary

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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
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Evidence of Major Defect	Found
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Evidence of Minor Defect	Found
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## Additional specialist inspections

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

Not Applicable

# Significant Items

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

## Serious Safety Hazard

### Serious Safety Hazard 1.01

Location: The Site

Finding: Switchboard Outdated - Old Fuse Switchboard.

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

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

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

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

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

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



## Serious Safety Hazard 1.02

Location:

The Site

Finding:

◆ Smoke Detectors - Installation HIGHLY RECOMMENDED.

◆ EXISTING SMOKE DETECTOR, IS A LITTLE TO FAR FROM THE BEDROOM DOORS. Recommend to add Smoke Detector to be Installed closer to the bedroom door or doors. Whilst there is a smoke detector, between the bedroom and/or bedrooms, the smoke detector does appear to be a little too far away from bedroom and/or bedrooms doors and we would highly recommend a new smoke detector to be installed closer to the bedroom door or doors in the event of a fire or excessive smoke. This would allow the smoke detector to alarm at an earlier time frame and in an emergency situation as every second counts, in the event of a fire.

Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report.

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

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

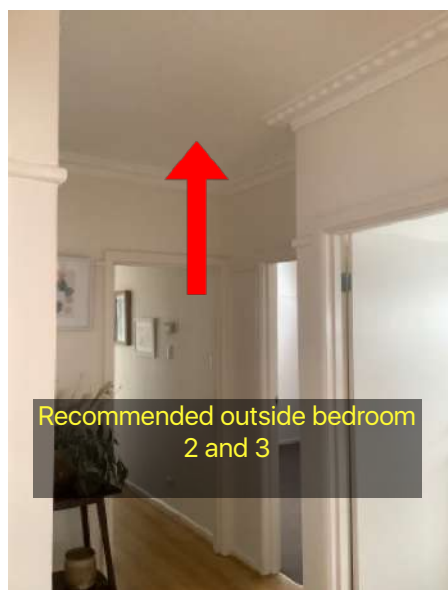
Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

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

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

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

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



## Serious Safety Hazard 1.03

Location: Electrical - All Areas

Finding: Electrical Switch - Damaged/Faulty

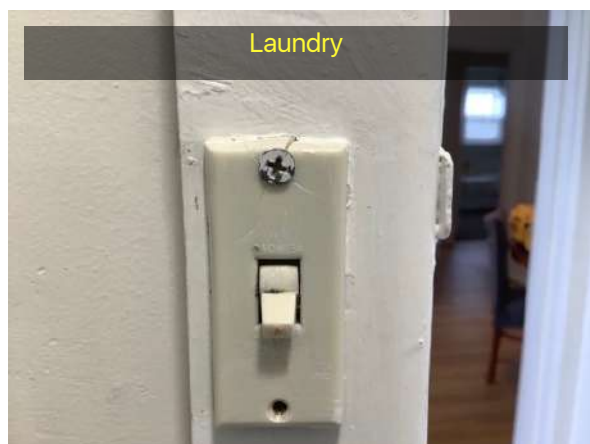
The switches in areas were found to be damaged or faulty at the time of inspection.

This occurs generally when the switch plate or the switch itself have either worn, decayed or burnt out as a result of electrical arching.

Repair and/or replacement of the switch is advised to ensure the fixture and it's associated structures are safe and fully operational.

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

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



## Serious Safety Hazard 1.04

Location: Electrical - All Areas

Finding: Electrical Power Points - Damaged/Faulty

The power points in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the power point plate or the switch mechanisms have either worn, decayed or burnt out as a result of electrical arching.

Repair and/or replacement of the power points is advised to ensure the fixture and it's associated structures are safe and fully operational.

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

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



## Serious Safety Hazard 1.05

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 professional 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.



## Serious Safety Hazard 1.06

Location: Windows - Internal Areas

Finding: Window - Cracked

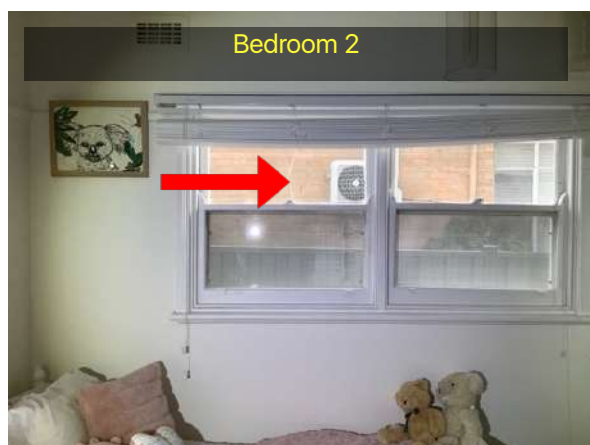
Cracks were identified in the windows. Cracking in windows is generally the result of impact damage, windows not operating smoothly and/or building movement and is likely to develop further when left unmanaged.

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

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

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

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





## Serious Safety Hazard 1.07

Location: Windows - Internal Areas

Finding: Window Sliding Up - Not Holding

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

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

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



## Serious Safety Hazard 1.08

Location: Roof Space

Finding: Exposed Electrical

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

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

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

Electrical wires exposed in roof void area .

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

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



## Serious Safety Hazard 1.09

Location: External Areas

Finding: Dilapidated - Structure

The structure is in a dilapidated state, that requires urgent attention of repairs or demolition in a safe manner.  
It is highly recommended that the repairs or demolition be performed by professional services or at a minimum a person that is handy.

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







## Serious Safety Hazard 1.10

Location: Subfloor

Finding: Mould - Present

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

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

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

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

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

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

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

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

## EXAMPLES as a GUIDE.



## Serious Safety Hazard 1.11

Location: Asbestos - Various Areas

Finding: Asbestos - Suspected ACM Identified On Site.

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

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

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

Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds. This is only the typical type scenarios in the homes up to 1990 in particular.

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

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

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

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

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

client we can perform the necessary inspection and take the samples to the laboratory to give you a comprehensive and definitive inspection report, with laboratory results.







Major Defect

## Major Defect 2.01

Location: Flooring - All Areas

Finding: Floor Levels—NOT Acceptable, Uneven / Defective

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

DIGITAL ELECTRONIC FLOOR LEVELLING ASSESSMENT.

THE PHOTOS WITH THE BLUE ARROWS INDICATE THE REFERENCE POINTS, WHICH DETERMINES IN MILLIMETRES IF THE OTHER LOCATIONS WITH RED ARROWS ARE HIGHER OR LOWER THEN THE REFERANCE POINT WITH THE BLUE ARROWS.

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

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

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

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

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

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

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

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

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

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

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

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



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

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

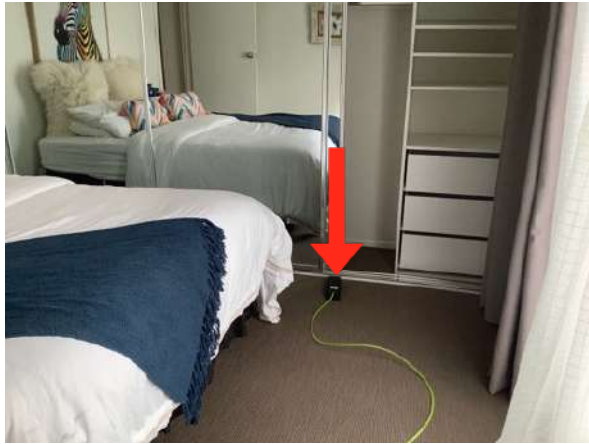
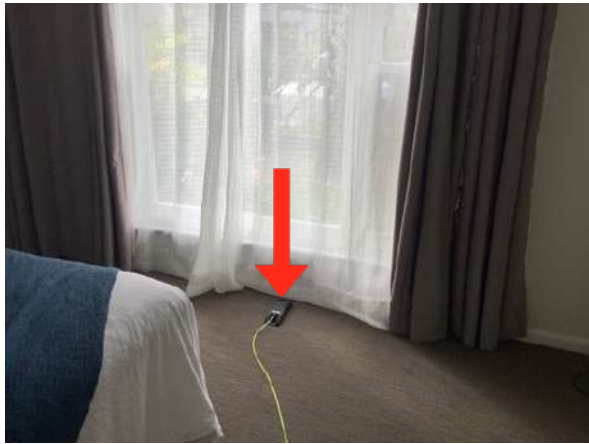
Where flooring has become uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising or understanding the sub floor structure and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

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

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

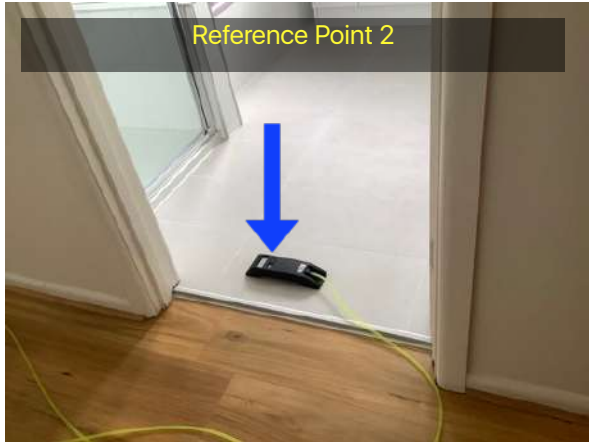














## Major Defect 2.02

Location: Garage  
Finding: Damp - Rising

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

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

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

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

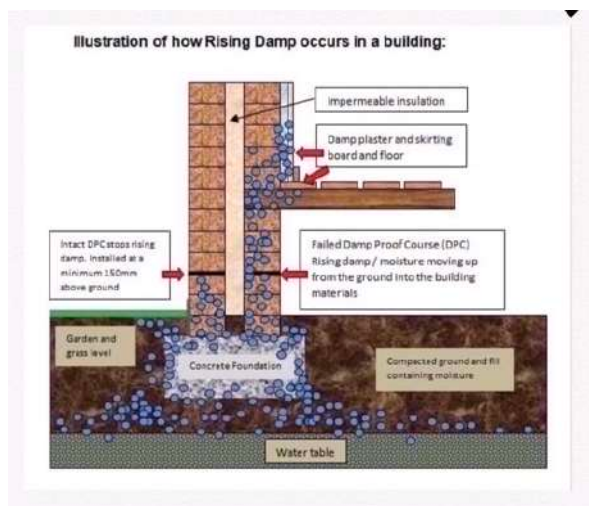
Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

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

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

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





## Minor Defect

### Minor Defect 3.01

Location: Sub Standard Workmanship or Incomplete-All Areas

Finding: Sub Standard Workmanship or Incomplete.

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

Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify, if you are unsure of the defect and repairs required.

The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices. Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements and surrounding structures.

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

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification works.

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

to repair and complete the works to illiminate or reduce further deterioration / disfunction.





## Minor Defect 3.02

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 - good condition - compared to most wet areas of this type and age.

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.

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 3.03

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 3.04

Location: Bathroom  
Finding: Bath tub installation – damaged

The bath tub has been damaged.

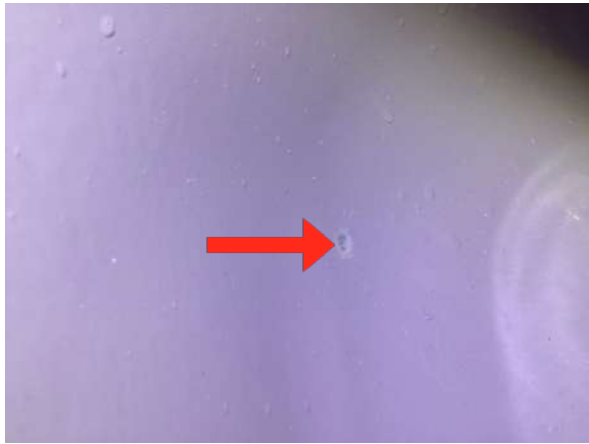
I highly recommended you engage a builder to repair or replace the bath tub installation and provide all certificates required such as the plumbers certificate for installation and the waterproofing certificate for waterproofing.

If this does not get repaired, It will only get worse in time and create secondary building defects, such as wood rott, to the frame or subfloor and can create a very conducive environment for termites.

Specialist trades are available for these types of services.

I highly recommended you engage a builder to replace the bath tub installation and provide all certificates required such as the plumbers certificate for installation and the waterproofing certificate for waterproofing or at your discretion you may just decide to monitor the bath tub over time, to see if you identify any cracks in the bath tub, to then take action.





### Minor Defect 3.05

Location: Roof Space

Finding: Heating / Cooling Ducts - damaged

The heating/cooling ducts were found to be damaged and not at a fully operational level. Generally, damage to ducts occurs as a result of ageing and material deterioration, but impact damage or pest damage may also be the underlying cause.

The damage sustained by the ducts detracts from the energy efficiency of the property. The airflow within the property is likely to be restricted, particularly in areas where ducting shows signs of major damage.

A heating/cooling specialist should be appointed to provide further advice on remedial work options and to perform any works deemed necessary.





## Minor Defect 3.06

Location: Brickwork

Finding: Brickwork - Deteriorated mortar - Minor

The mortar is deteriorating, into the brick mortar joints, however at this stage, it does not appear to be deteriorated at a level that is a structural concern.

This generally occurs as when the building was built, the bricklayers used to put a special chemical adhesive into the brick mortar mix as a waterproof, however it is now become apparent that over time on some homes the chemicals are eating into the brick mortar and this will continue in some cases, so I highly recommend that this item be monitored over time by an appropriate and competent person.

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

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

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar.

Where secondary structural defects have become evident, consultation with a structural engineer may be required.

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





## Minor Defect 3.07

Location: Timber Work - All External Areas

Finding: Timber, exposed to weather / External painting deteriorated

Much of the external paint work including but not limited to posts, windows, fascias, guttering, veranda and other external building elements have been neglected and require attention to prepare and re paint.

External timbers that are frequently exposed to harsh weather conditions require adequate protection ( paint ) in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Incomplete or missing paint finish IS NOT ALWAYS ONLY an appearance defect, it can in most cases lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building elements, meaning WOOD ROT (Decay) repair and/or replacement of this building element may be required, As if the wood rot is too severe repair of decayed timbers is generally too late.

It is important to note that when people are selling a home it can be common for them to cover the wood rot (decay) by means of using wood putty and paint over the existing timber wood rot (decay), not realising how dangerous this can be as covering up timber wood rot (decay) could be structurally compromising the building, or even more concerning is putting a persons life at risk.

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

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



### Minor Defect 3.08

Location: Timber Work - All External Areas

Finding: Fascias - Wood rot

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

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

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

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

Early intervention and regular maintenance will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

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

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

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



## Minor Defect 3.09

Location: Timber Work - All External Areas

Finding: Wood Rot

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

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

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

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

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

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

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







### Minor Defect 3.10

Location: Windows - External

Finding: Windows - Wood Rot

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

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

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

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

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



## Minor Defect 3.11

Location: Exterior Roof & Stormwater Areas

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

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

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

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

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

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

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





## Minor Defect 3.12

Location: Exterior Roof & Stormwater Areas

Finding: Roof Capping - Mortar Deteriorated.

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

The majority of the exterior ROF TILES are considered to be in ; WEATHERED, BUT REASONABLY GOOD CONDITION

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

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

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

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

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

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

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





### Minor Defect 3.13

Location: Fencing

Finding: Timber Fencing - Deteriorated

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





### Minor Defect 3.14

Location: Garden Areas - All Areas

Finding: Garden trees - Overhanging and filling gutters

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

H = the height of the tree at its full potential height, not its height today.

D = the distance from the tree to the building at the trees full potential height.

D = varies pending on one tree to 4 trees or more.

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

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

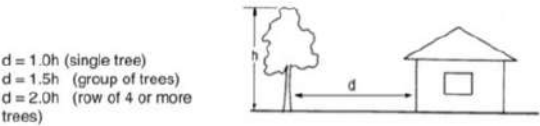
It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

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

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

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

GENERAL DEFINITIONS OF SITE CLASSES	
Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to F	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands, landfills, mine subsidence, collapsing soils, soils subject to erosion, reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise



# Additional comments

There are no additional comments

## For your information

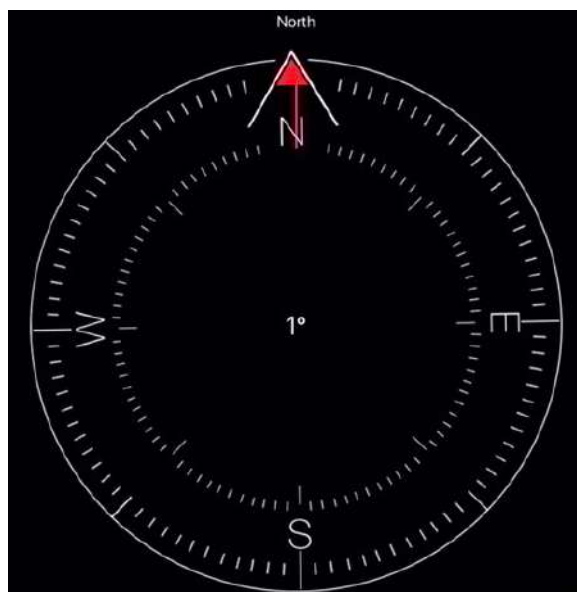
### For your information 4.01

Location: For Your Information

Finding: General Site Photos

General site photos and other areas of interest are provided for your general reference.





## For your information 4.02

Location:

For Your Information

Finding:

Electrical - A further Electrical Invasive Inspection recommended.

As we ONLY perform a VISUAL ELECTRICAL DEFECT INSPECTION.

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

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

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

## For your information 4.03

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 4.04

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.













## 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 ( lathe and plaster and/or horsehair plaster ) To The Doors, Various Timber's, Plaster Walls & Ceilings, ETC.

It is always something to consider when a property has had plaster/solid plaster work repairs and/or paint work completed, prior to the sale of a property.

It appears that the property has had plaster work repairs to various areas of the property.

It appears that the property has been completely painted in recent times.

The workmanship of the plasterwork and paint work is well below tradesman's quality standards and is very much the type of work that has been completed by a novice handyman of some description.

The workmanship may be substandard and visually unappealing, but generally this type of work is cosmetic, however areas of plasterwork may crack due to the defective workmanship over time.

There is the possibility that various plaster/solid plaster cracks may have been covered up and/or repaired, so there is always the possibility that the cracks in part or full will come back if the repairs have not been professionally completed AND/OR the property has movement and/or continuing subsidence to the property. It is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before the plaster & paint work was performed.

=====

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.

◆ IN ADDITION - IMPORTANT INFORMATION.

This home has lathe and plaster and/or horsehair plaster, which is typical for a home of this age.

This home has lathe and plaster and/or horsehair plaster, which is typical for a home of this age.

Lathe and plaster is a building process used to finish mainly interior dividing walls and ceilings. It consists of narrow strips of wood which are nailed horizontally across the wall studs or ceiling joists and then coated in plaster.

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

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

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

Most old buildings with ( lathe and plaster and/or horsehair plaster walls or ceilings ) have some or a lot of cracking that may not always be related to the buildings movement.

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

Finishes to (lathe and plaster and/or horsehair plaster walls or ceilings ) generally have many imperfections.

Ultimately an experienced professional can generally put you on the right direction before spending a lot of money on repairing ( lathe and plaster and/or horsehair plaster walls or ceilings )



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







## For your information 4.08

Location: Perimeter Of Building - Exterior

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

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

In addition, we have stated the drainage as defective and as a major structural defect is because we have found Mould to the sub floor area.

Due to the above statements, we highly recommend further invasive works to determine the concerns stated in this report and the repair methods as detailed in this statement below.

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

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

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

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

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls of the building.

Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains.

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

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

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

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

other forms of professionals be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

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

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

INFORMATION BELOW AS A GUIDE.

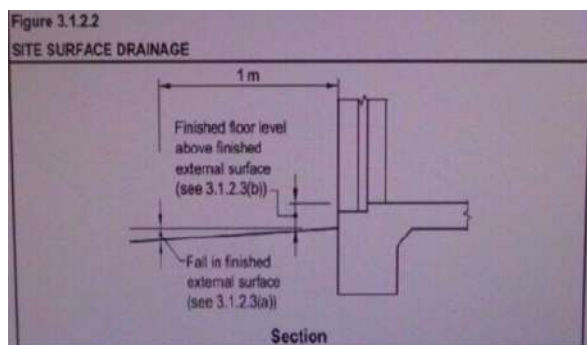
#### Surface water drainage

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

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

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

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





## For your information 4.09

Location: Garden Areas - All Areas

Finding: Garden Tree's / Yakka Trees - Close To Buildings

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

H = the height of the tree at its full potential height, not its height today.

D = the distance from the tree to the building at the trees full potential height.

D = varies pending on one tree to 4 trees or more.

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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 areas of Australia.



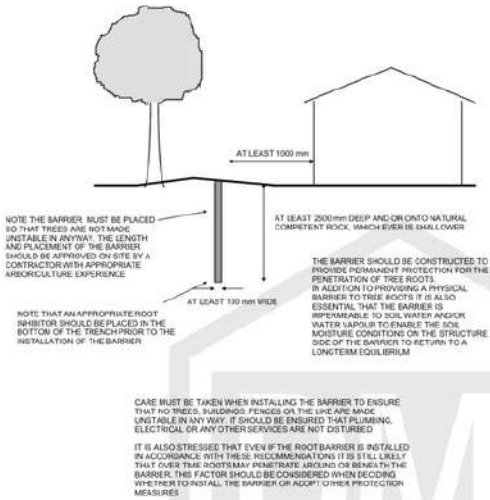
TABLE C 1  
CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit see Note 1	Damage category
Hairline cracks	0.1 mm	0 Negligible
Fine cracks that do not need repair	< 1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly.	< 5 mm	2 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 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 Severe

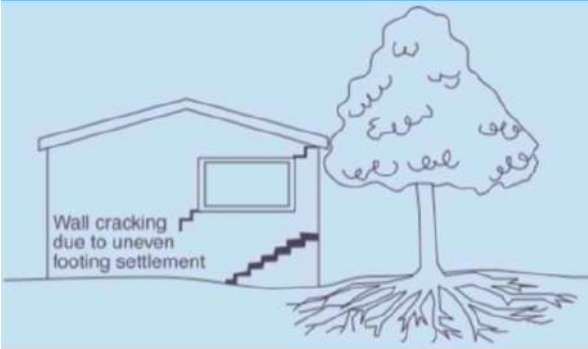
This table has been adapted from AS 2870 2011.

GENERAL DEFINITIONS OF SITE CLASSES	
Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to F	Filled sites
P	Sites which include soft soils, such as silt clay or silt or loam sands; landfills; mine subsidence; collapsing soils with subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

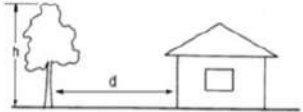
DETAIL OF ROOT/MOISTURE BARRIER  
SKETCH ONLY NOT TO SCALE



Trees can cause shrinkage and damage



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





## 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:

### Average

## 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 professional 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.**

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 AVERAGE condition, with repairs and concerns as detailed in this report.

It is very important to note that the subfloor area has concerns, as detailed in this report that need attention as a matter of urgency, in relation to the mould, but certainly not limited to.

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 - Requires 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.

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

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

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

### ◆ TERMITE / TIMBER PEST INFORMATION ◆

=====

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

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

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

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

reduce the risk and help identify termite evidence.

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

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

#### ◆ ASBESTOS INFORMATION ◆ =====

Asbestos in the older homes can be in the glue adhesive behind the wall tiles or floor tiles, Asbestos can be behind the wall tiles and floor tiles in relation to the cement sheet or the tile backing. Asbestos can be in the old wardrobes and cupboard areas, asbestos can be in the flu systems of the old hot water services or heater flu systems. Asbestos can be on the walls or ceilings. Asbestos can be in the eaves in the older homes and the exterior walls of the older homes. Asbestos can be found in the roof space areas in the floor space areas and in the old sheds. This is only the typical type scenarios in the homes up to 1990 in particular.

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

Asbestos-Suspected ACM Identified on Site.

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

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

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

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

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

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

# Summary

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

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## Undetected timber pest defect risk assessment

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

### **HIGH**

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

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



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

# Significant Items

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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**

## Timber pest attack 4.10

Location: The Site

Finding: Timber Pest - Damage Identified.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

eradication, which should be treated as HIGH PRIORITY.



## Timber pest attack 4.11

Location: Roof Space

Finding: Timber Pest - Damage Identified.

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

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

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

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

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

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

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

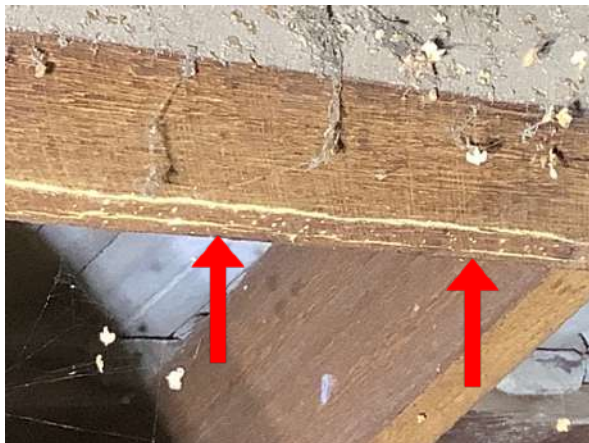
A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

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

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

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





## 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 4.12

Location: Perimeter Of Building - Exterior

Finding: HWS Overflow - Not Connected

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

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

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

**Technical Solution Sheet 6.09**  
6: Hot Water Plumbing

**Temperature Pressure Relief (TPR) Valve Drain Lines**

**AIM**  
The aim of this technical solution is to clarify some of the requirements relating to the installation of drain lines from Temperature Pressure Relief (TPR) valves. Substandard installation of drain lines is a common fault, and practitioners should familiarise themselves with the correct installation requirements.

**NOTE:** This technical solution should be read in conjunction with AS/NZS 3500-K: plumbing and drainage part 4: heated water services and other technical solutions.

**PLUMBING REGULATIONS 2008**  
The Plumbing Code of Australia (PCA) is adopted by and forms part of the Plumbing Regulations 2008. Part 82 of the PCA specifies the objectives and performance requirements related to the installation of heated water services. AS/NZS 3500:4 is a "deemed to satisfy" document listed in Part 82 of the PCA and contains a section on "Temperature Pressure Relief and expansion control valve drain lines".

**3. Length**  
• Must comply with Table 1.

**Note:**  
If these lengths cannot be met, a tundish must be provided in a position where the length can be met.

**4. Fall**  
• Must fall continuously to the termination point.

**TABLE 1 - MAXIMUM RELIEF DRAIN LENGTH**

Maximum Relief Drain length	Maximum Number of Bends >45°
9m	3
8m	4
7m	5

**drainage part 4: heated water services and other technical solutions.**

**PLUMBING REGULATIONS 2008**  
The Plumbing Code of Australia (PCA) is adopted by and forms part of the Plumbing Regulations 2008. Part 82 of the PCA specifies the objectives and performance requirements related to the installation of heated water services. AS/NZS 3500:4 is a "deemed to satisfy" document listed in Part 82 of the PCA and contains a section on "Temperature Pressure Relief and expansion control valve drain lines".

**TPR VALVE DRAIN LINE GENERAL INSTALLATION REQUIREMENTS**

- Material**
  - Must be copper or other suitable material.
- Size**
  - Must be the same size as the TPR valve outlet for the length of the drain.

**5. Interconnection of drain lines**  
• The only form of interconnection permitted is with the drain line from a cold expansion valve fitted to the same water heater.  
• Drain lines from multiple relief valves shall not be interconnected but may discharge over a tundish on a common drain line.

**6. No taps, valves or other restrictions in drain line.**

**7. Discharge must be readily discernable (visible).**

**8. Must not discharge directly to a safe-tray (see Figure 5).**

**Maximum Relief Drain length**

Maximum Relief Drain length	Maximum Number of Bends >45°
9m	3
8m	4
7m	5
6m	6

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**VBA VICTORIAN BUILDING AUTHORITY**

**Technical Solution Sheet 6.09**

**3. Termination**  
• AS/NZS 3500:4 does not specify a termination distance but introduces a performance measure to eliminate risk of injury to the operator during the activation of the TPR valve (see Figures 1, 2 and 3) the discharge must:  
• Not damage buildings.  
• Be directed away from building footings.  
• Not pose a risk of injury to persons (see Figures 1 and 5).  
• A gravel pit may only be used subject to the above and must be minimum 100mm diameter in a paved surface.  
• The TPR drain must discharge 75mm minimum or 300mm maximum above the gravel pit.

**Where discharge is to an overflow relief gully (ORG) it must be 75mm minimum or 300mm maximum above the ORG and must not obstruct the operation of the ORG grille.**

**10. Other issues**  
• Where a water heater is being changed over, the plumbing practitioner must ensure that any existing drain line complies with the above requirements.  
• In the situation where a previous water heater TPR valve drained over the outlet of the safe tray, provision must be made to ensure there is no risk of damage to the safe tray waste pipe or the existing safe tray (see Figure 4).

**FIGURE 1 - OPERATOR AT RISK**

**FIGURE 2 - OPERATOR SAFE**

**FIGURE 4 - OPERATOR SAFE**  
Distance 'x' not prescribed in the standard but is taken as the distance required to avoid a hazard.

**FIGURE 5 - OPERATOR AT RISK**





## Conditions conducive to timber pest attack 4.13

Location: Exterior Roof & Stormwater Areas

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

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

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

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

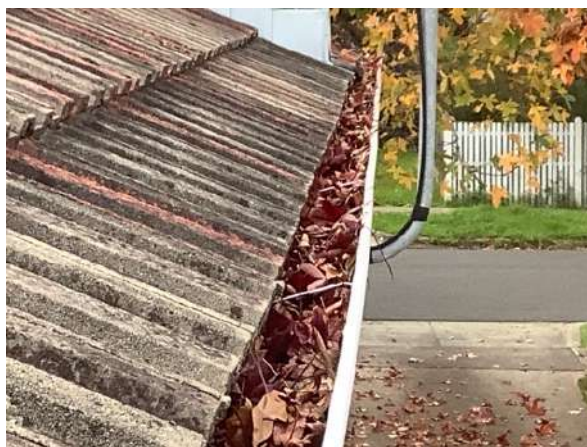
Depending on the location of the blockage and the building elements affected, a licensed plumber may be required to perform necessary remedial works.

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

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

Immediate clean up is required.

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



## Conditions conducive to timber pest attack 4.14

Location: Garden Areas - All Areas

Finding: Garden Beds - Conditions Conducive to Termites

Garden beds were found to be evident in areas of garden areas.

These garden beds can include untreated timber, bark, excessive old vegetation and with a combination of moisture from watering hosing can make conditions very conducive to termite activity and termite ingress.

It is always important to keep the garden beds as clean as possible and take out excess old bark from the trees, leaves and keep bark mulch to a minimum or better introduce rocks or some item that does not create an conducive environment for termites and hold excess moisture.

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





## Conditions conducive to timber pest attack 4.15

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

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

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

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

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



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

## Conditions conducive to timber pest attack 4.16

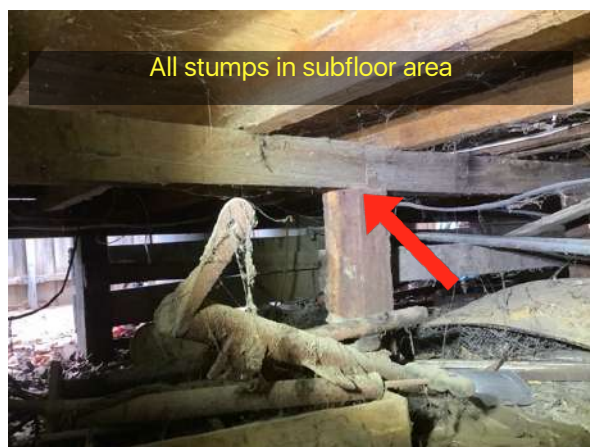
Location: Subfloor

Finding: Ant caps - Not Installed

Ant caps have not been installed to the subfloor structure at the time of inspection. Generally, ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify any signs of termite or timber pest workings.



**UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT**

## Conditions conducive to timber pest attack 4.17

Location: Garden Areas - All Areas

Finding: Timbers - In ground contact

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

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

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

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

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

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

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

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



## OTHER CONDITIONS CONDUCTIVE 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 4.18

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 4.19

Location: The Site

Finding: Identification Procedures Designed To Help Identify Termite Activity

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

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

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

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

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

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

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

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

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



## PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found



# Conclusion

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

The following Timber Pest remediation actions are recommended:

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

## Risk management options

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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

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## ----- 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

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

#### Scope of this Report

4. This Report is limited to the findings of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

#### Inspection Limitations

7. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

8. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out;
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth;

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and
- (b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report or management proposal which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

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

#### Acceptance Criteria

## Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species:

- (a) Drywood termites. This species has extremely small colonies and is difficult to detect; and
- (b) European House Borer (*Hylotrupes bajulus*). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

## Acknowledgements

17. The Client acknowledges that the contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

18. The Client acknowledges that this Report does not assess the structural integrity of the building or site.

19. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

20. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency unless specified otherwise.

21. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.