



Vendors Report - Building & Termite/Timber Pest

Inspection Date: 7 Jul 2021

Property Address: Glenroy 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

Property Address: Glenroy area

Date: 7 Jul 2021

Client

Name: Private

Email Address: private

Phone Number: Private

Consultant

Name: Les Camilleri

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Essendon Victoria 3040

Company Phone Number: 03 93373884

General description of property

Building Type:	Detached house
Storeys:	Single storey
Smoke detectors:	1 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	The land is very steep
Site drainage:	Very Bad Drainage
Access:	Not Applicable
Main utility services:	Not Applicable
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Brick foundation walls, Suspended timber framed, Floorboards, Concrete Stumps, Stumps & Suspended Flooring, Suspended Concrete
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Main building – wall construction:	Timber framed, Brick veneer, Weather Boards
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Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
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Overall standard of construction:	Acceptable
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Overall quality of workmanship and materials:	Poor
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Level of maintenance:	Poorly 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

Terminology

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

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

Scope of inspection

BUILDING INSPECTION

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

TIMBER PEST INSPECTION

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

Accessibility

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

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

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

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

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

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

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

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

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- The site
- Subfloor In Part
- Roof Space - ONLY Partial
- Exterior roof- Partial
- 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.
- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Floor coverings
- Flooring
- Furniture
- Stored articles in cupboards
- Stored articles in wardrobes
- Built up areas abutting the building
- Decking
- Duct work
- Earth abutting the building
- Landscaping abutting the building
- Paved areas abutting the building
- Vegetation
- Leaves
- Above safe working height.
- Appliances and equipment
- Areas of low roof pitches preventing full inspection
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Wardrobes, as general clothing, boxing or similar, obscured inspection to these areas
- Cupboard areas, such as sink areas, bathroom cupboards and similar
- Plaster Installation is a HIGH obstruction in this particular property.
- Insulation In Roof Space
- Furniture
- Various stored items

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
- Subfloor part
- Subfloor, due to height restrictions
- Exterior Roof
- Under Decking

Summary

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

Evidence of Serious Safety Hazard

Found

Evidence of Major Defect

Found

Evidence of Minor Defect

Found

Additional specialist inspections

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

- As identified in the summary and the defect statements in this report.
- Termite & Timber Pest Technician / Licensed Pest Controller
- A specialist, who inspects all underground plumbing pipes.
- A registered builder, geotechnical engineer and/or a structural engineer, pending on certain circumstances and perhaps what a registered builder may say first and/or what a geotechnical engineer and/or a structural engineer say as well to determine which professionals you require and in what order.

Significant Items

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

Serious Safety Hazard

Serious Safety Hazard 1.01

Location: The Site

Finding:  No Smoke Detectors - Installation Required.

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

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

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

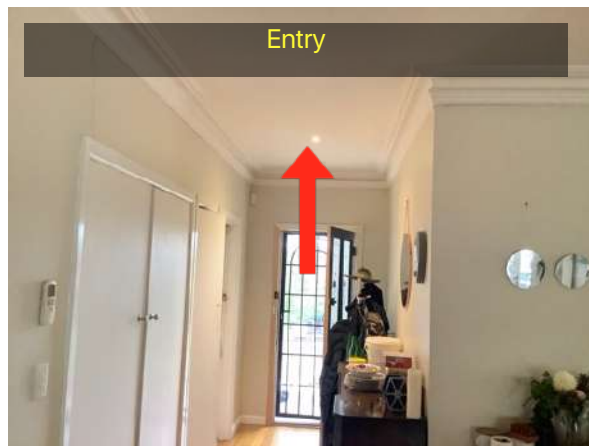
Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. Greater requirements for fire safety and detection exist for commercial buildings.

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

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

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

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



Serious Safety Hazard 1.02

Location: Electrical - All Areas

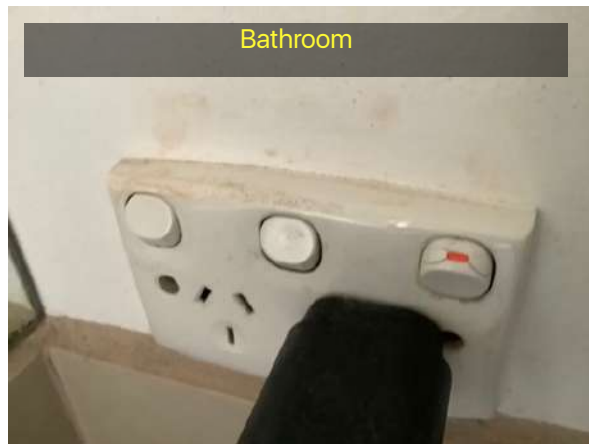
Finding: Electrical Power Points - Damaged/Faulty

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 1.03

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.

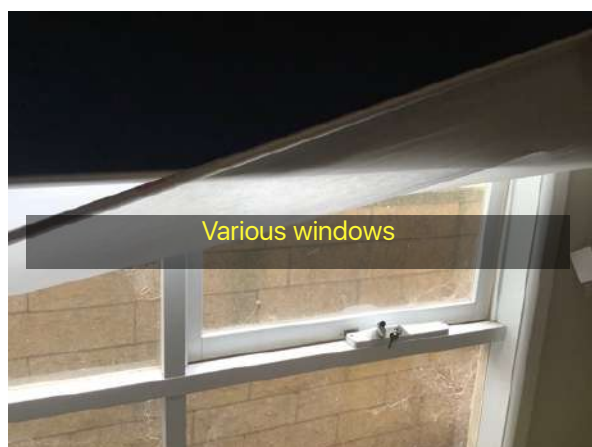
The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence (sinking) to subfloor structures or concrete slabs.

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 1.04

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 1.05

Location: Roof Space

Finding: Down Lights / Insulation - Fire Hazard.

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.

It appears that some of the down lights are completely covered and/or partially covered with the insulation as they do not appear to be visible in the roof void area.

This has the potential for a fire hazard and put the home at risk of lighting overheating.

All downlights and/or any other electrical items that have the potential to heat up or even not heat up **MUST NOT** be covered as again this is a fire hazard.

Any insulation within the vicinity of down light fixtures should be moved and re-applied to more appropriate sections of the roof void, thus ensuring the area is fire-safe. An insulation contractor should be appointed as soon as possible to perform any necessary works as required. As this is a potential safety hazard and fire hazard and it is highly advised that these works be conducted as a matter of urgency.

A minimum distance of clearance from the down light to the insulation is required pending on the type of light and we **HIGHLY RECOMMEND** that this fire hazard defect be attended to as a matter of urgency.

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



Serious Safety Hazard 1.06

Location: External Areas

Finding: Retaining Wall - Defective

The retaining wall in this area was found to be defective at the time of inspection. Generally, defective retaining walls are caused by poor original design or material use. However, deteriorated retaining walls may also be a result of substandard construction, poor site drainage or unmanaged stormwater flows.

If left unmanaged, the retaining wall may become a safety hazard if it continues to destabilise. Where retaining walls further rot and decay, an environment is created that is conducive to termite and pest infestation.

Significant repair and replacement should be expected. Where retaining walls are considered structural walls, a structural engineer / surveyor should be consulted regarding required remedial works. Otherwise, a landscaper or retaining wall installer may be appointed to repair or replace the wall, at the discretion of the client.



Serious Safety Hazard 1.07

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.



Serious Safety Hazard 1.08

Location: Subfloor

Finding: Silver insulation

The silver insulation under the subfloor area is a high safety hazard as this product is an electrical conductor and in the event electricity is to come in contact with this product, the subfloor area maybe come live with 240 V, putting potential lives at risk.



Serious Safety Hazard 1.09

Location: Asbestos - Various Areas

Finding: Asbestos - Suspected ACM Identified On Site.

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

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

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

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

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

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

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

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

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



Serious Safety Hazard 1.10

Location: Garden Areas - All Areas

Finding: Piled, Build Up - Garden/Materials - Potential Fire Risk & Vermin/Rodents/Snakes/Termites/Etc
Piled, Build Up - Garden/Materials - Potential Fire Risk & Vermin/Rodents/Snakes/Termites/Etc

There are areas of piles of garden cuttings, grass cuttings, timber, etc that have built-up over a very long period of time.

This type of buildup creates very high nitrogen and also creates a very high fire risk.

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

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



Serious Safety Hazard 1.11

Location: Bathroom And Laundry

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.



Serious Safety Hazard 1.12

Location: Garage
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.



Serious Safety Hazard 1.13

Location: Windows - Interior & Exterior

Finding: Rusted / Corroded - Building Materials

This building element (windows) shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture.

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

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

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

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



Serious Safety Hazard 1.14

Location: Subfloor Electrical
 Finding: Electrical - Defective / Unsafe / Non Compliant.

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

◆ there is a plugpack used as permanent wiring to the subfloor area this does not comply and in addition is a fire hazard.

Reporting on Electrical wiring and electrical installations to this property is outside the Scope of this Report as Under the Australian Standards for prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover electrical, however electrical wiring installations is very important in relation to safety concerns and/or hazards on all properties. Master Property Inspections Leading Building Consultant, Les Camilleri, holds a current registered A grade electrical license and in addition, holds a current contractors license.

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

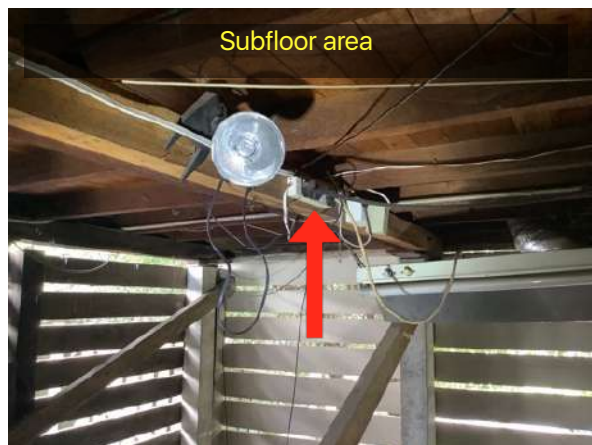
This handyman type work can have various unsafe electrical hazards, that ONLY a qualified electrician will know and identify with.

Without a qualified electrician performing an invasive inspection, meaning to take off power points and light switches to look at the actual condition of the wiring, they cannot determine a genuine assessment of the electrical installation & wiring to this property.

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

IMPORTANT:

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



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. THERE SHOULD NOT BE MORE THEN 10mm DIFFERENCE IN HEIGHT IN ANY ONE ROOM OR NOT MORE THEN 20mm ACROSS THE ENTIRE HOME AS PER Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

THIS PROPERTY INDICATES THAT THE FLOORING IS Severely OUT OF LEVEL AS PER THE AUSTRALIAN STANDARDS - Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

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

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

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

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

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

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

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

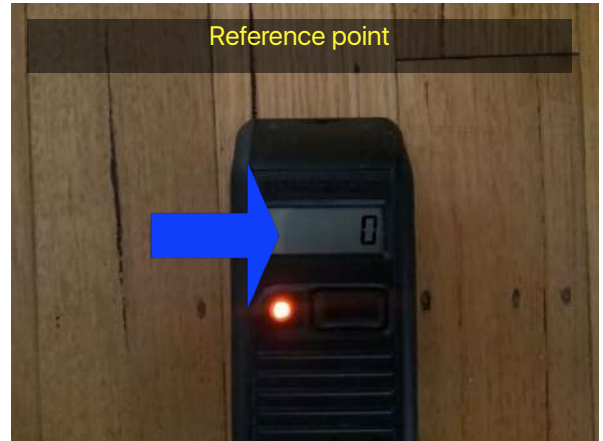
Whilst I have stated the above, there are other reasons why flooring can become out of level, such as wood rot, termite damage, timber shrinking, etc, however generally speaking subsidence over a home is generally related to the foundations and/or stumps moving.

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

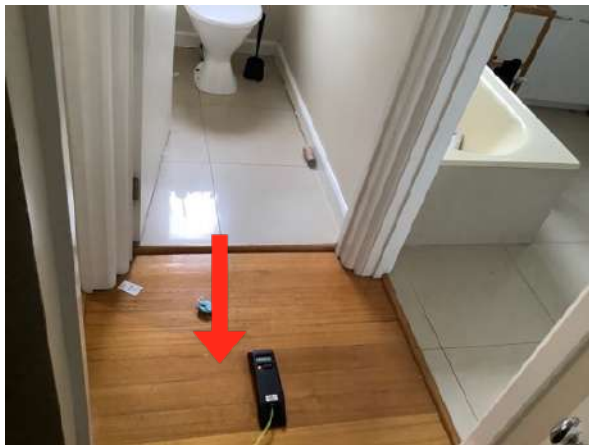
Where flooring has become uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising or understanding the sub floor structure and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

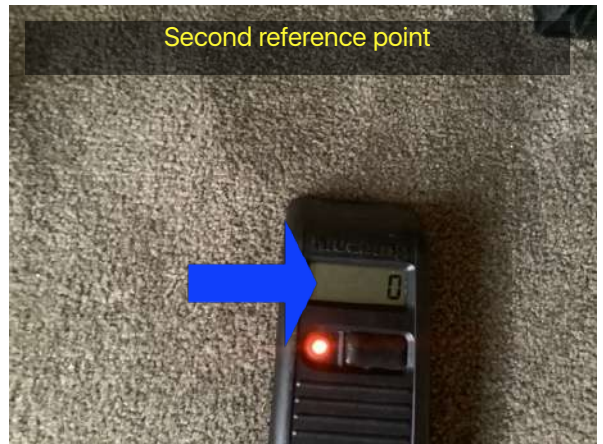
A Registered Builder who is experienced in flooring, stumps and re-stumping would then generally carry out works or be associated with re-stumpers as advised by a Structural Engineer and/or a geotechnical engineer, if required.

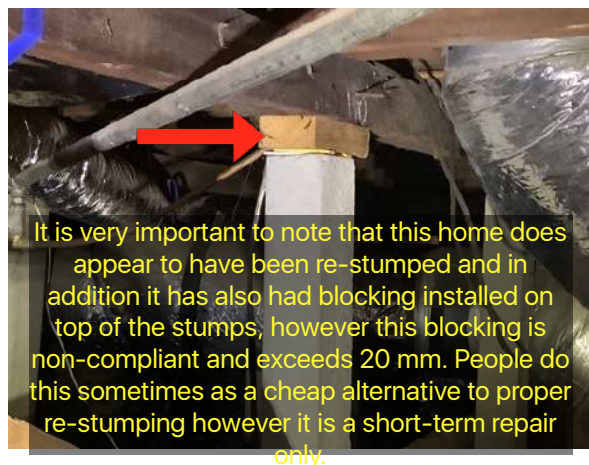
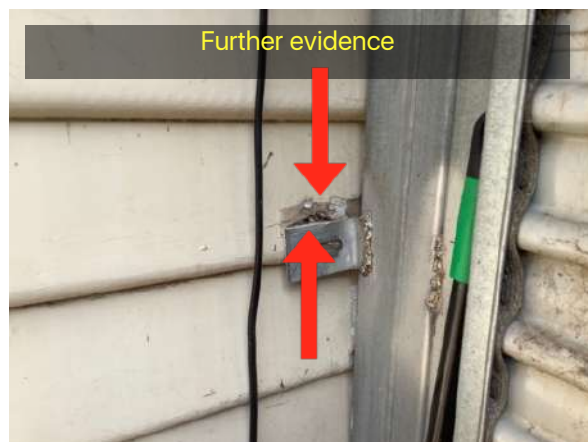
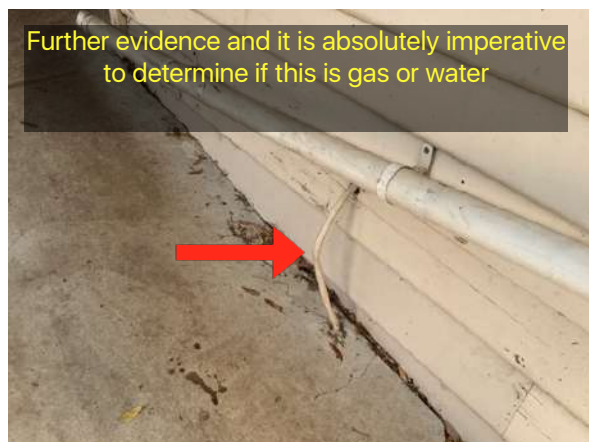
IMPORTANT TO NOTE : It will be important to note that the likelihood of cracking and movement to plaster, floor and wall tiles, doors requiring re-working, windows requiring re-working, kitchen cupboards, etc will be high once the home is jacked up and re-leveled to the correct height, the amount of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











Major Defect 2.02

Location: Plaster-Variou's Area's

Finding: Plaster Cracking / Timber - Damage Category 3 - Repair Required (5mm-15mm or a grouping or cluster of cracks of 3mm or more)

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

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

Extensive repair work is generally required when managing cracking of this degree. This may involve breaking out and replacing wall sections, especially over doors and windows. Doorframes and window frames are often distorted, causing windows and doors to jam and stick. The property may already be affected by leaning or bulging walls, and loss of some load bearing in the beams. This may also result if the source of the cracking is unmanaged. Service pipes may already be disrupted or could become disrupted in the future.

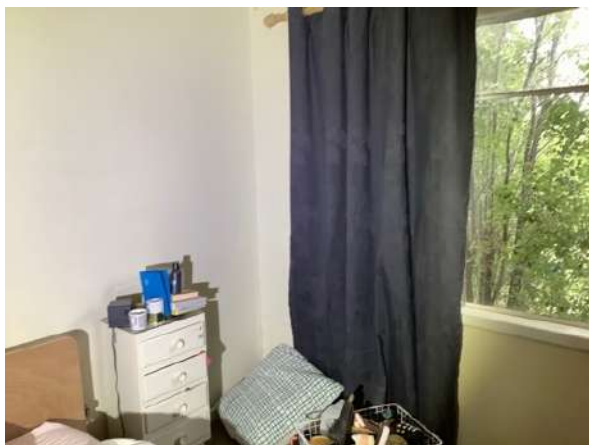
The cause and effect of cracking of this degree is almost always structural and related to movement of key structural elements.

A structural engineer should be appointed immediately to inspect the structural integrity of the affected areas and to assess the safety of the associated structures. The engineer can also nominate a scope of works required for rectification.

Always contact a building inspector or engineer should cracks widen, lengthen or become more numerous, even after reparation works.

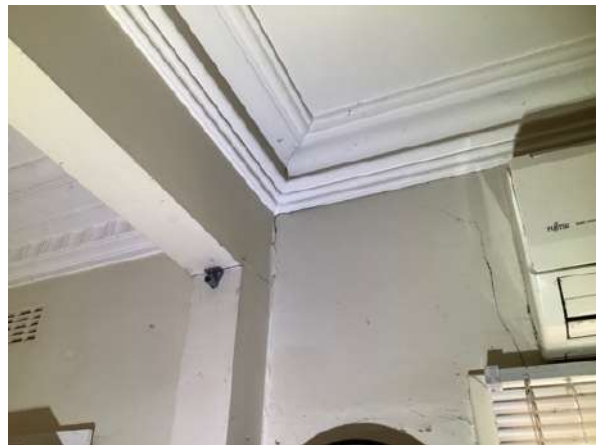
ALL AREAS should be checked carefully for this defect and attached are a few PHOTO

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

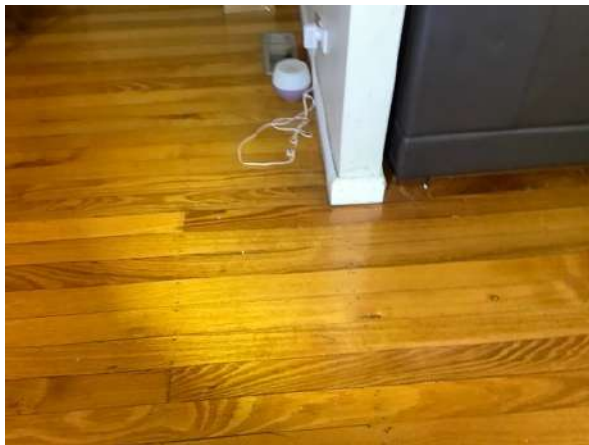


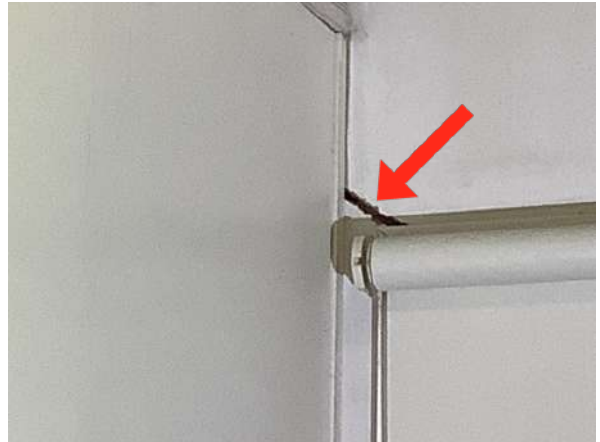












Major Defect 2.03

Location: Doors - All Areas
 Finding: Door - Binding / Jamming / Out Of Level

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

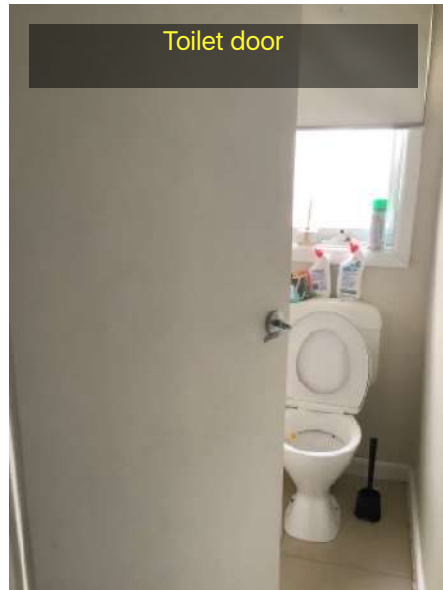
This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

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.



Major Defect 2.04

Location: Perimeter Of Building - Exterior

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

It is very obvious that there is severe drainage problems to this property as under the home is wet and damp and the design of this property is screaming out for drainage to protect this property, particularly since this property is so structurally compromised and any form of repairs to the foundation is fruitless until the Drainage and water problems are repaired first.

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.

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

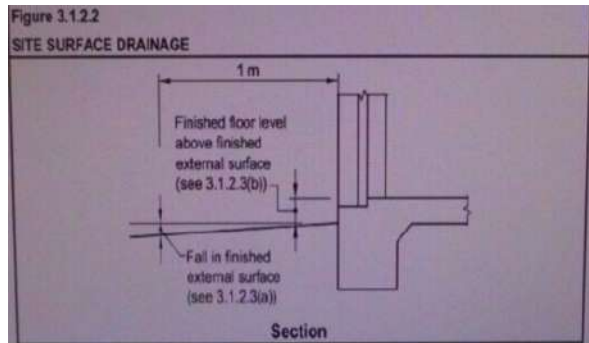
Surface water must be diverted away from Class 1 buildings as follows:

- (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

- (ii) 50 mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a); or
- (iii) 150 mm in any other case.

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

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





Major Defect 2.05

Location: Brickwork

Finding: Brickwork - Major / Structural Movement.

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

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

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

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

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

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

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

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

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

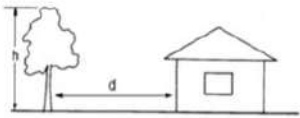
H = the height of the tree at its full potential height, not its height today.

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

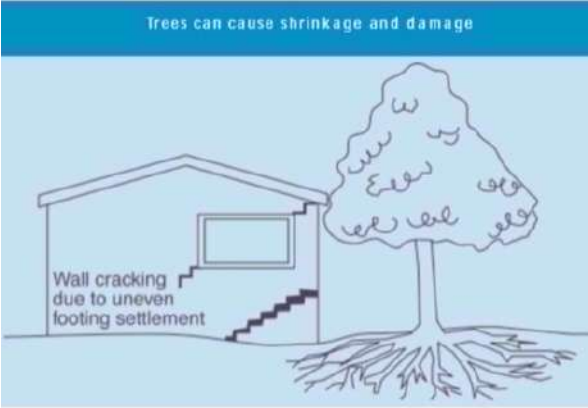
D = varies pending on one tree to 4 trees or more.

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

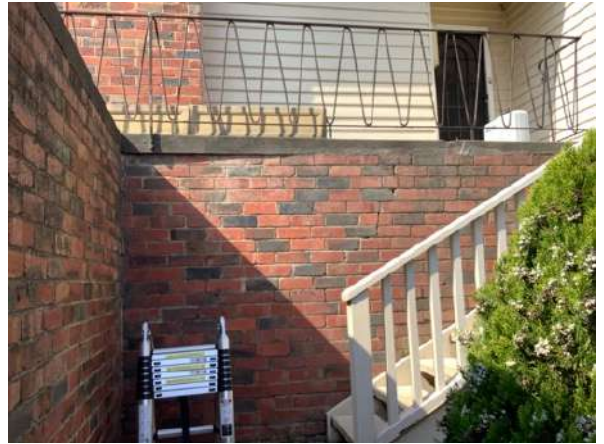
$d = 1.0h$ (single tree)
 $d = 1.5h$ (group of trees)
 $d = 2.0h$ (row of 4 or more trees)



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 P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslides; mine subsidence; collapsing soils; soils subject to erosion; and the sites subject to abnormal moisture conditions or sites which cannot be classified otherwise







Major Defect 2.06

Location: Brickwork

Finding: Brickwork - Efflorescence

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

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

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

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

While detracting from the overall appearance of the affected area.

Generally, soluble salt deposits can be removed by dry brushing with a stiff-bristled brush.

Repeated dry brushing is an ideal treatment for eliminating this forming of efflorescence, however this is when brick and brick mortar is a minor defect not a major defect.

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

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

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

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



Major Defect 2.07

Location: Lintels - Above All Exterior Openings.

Finding: Lintels - Rusted / Corroded

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

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

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

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

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



Major Defect 2.08

Location: Subfloor

Finding: DAMP & WET LEAK

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.

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

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

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

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

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

IN ADDITION.

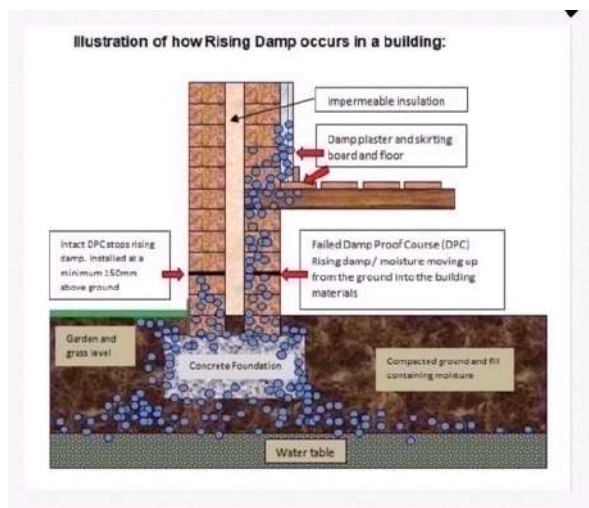
Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

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

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

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

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



Major Defect 2.09

Location: Garden Areas - All Areas

Finding: Garden trees and vegetation / Yakka Trees - Subsidence - Close To Buildings

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

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

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

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

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

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



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



Major Defect 2.10

Location: Subfloor Area And Garage

Finding: Subfloor Brickwork/Concrete - Efflorescence

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

Efflorescence appears to be affecting the brickwork, concrete. Efflorescence typically occurs when excess salts within the concrete or cement mortar is leached to the surface due to water transfer.

It is typically seen as white salt deposits on the surfaces of concrete pavement or mortar between bricks or tiles. While detracting from the overall appearance of the affected area, efflorescence is not always likely to develop into secondary damage if left unmanaged.

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

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

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



Major Defect 2.11

Location: Garage

Finding: Garage - Concrete Cancer

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

The structure appears to be in a state of decline. Evidence of the damage indicates that there is advanced corrosion to the metal elements and the concrete that encases the metal reinforcement is degraded.

We recommend an assessment by a Structural Engineer particularly and we also strongly recommend further assessment prior to purchasing the property.

Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete cancer may also originate from poor original water proofing.

In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

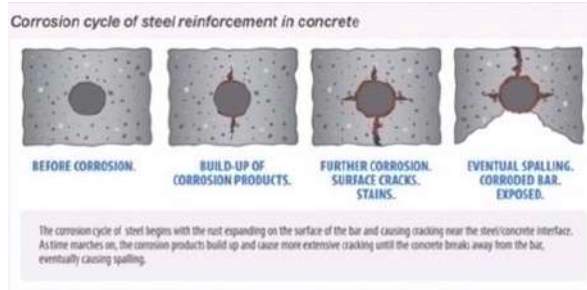
Ultimately, the cause of the concrete cancer (e.g. poor water proofing) must also be addressed, otherwise the problem is likely to recur. Treatment of concrete cancer can be expensive and, left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards.

The client is advised to exercise caution and to prepare for the potential cost of remedial and / or replacement works.

As noted above once again a structural engineer should be appointed to provide estimates on the required works.

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: Tiled Areas
 Finding: Tiles - Drummy (loose / structurally compromised)

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing. Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship. The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

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

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

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

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

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

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





Minor Defect 3.02

Location: Tiled Areas

Finding: Tiles - Cracked or damaged

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

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

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

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

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

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



Minor Defect 3.03

Location: Plaster-Variou Area's
 Finding: Plaster Ceiling - Drummy / Sagging

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

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

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

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

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

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

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

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



Minor Defect 3.04

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 WET AREAS.

◆ In noting the above areas, it is important to note that the wet areas are in ; poor 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.

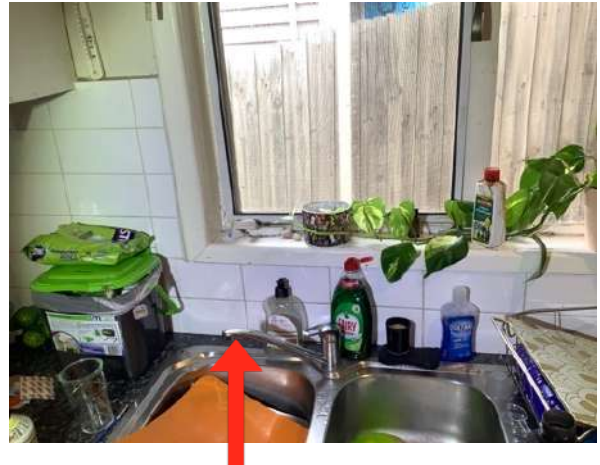
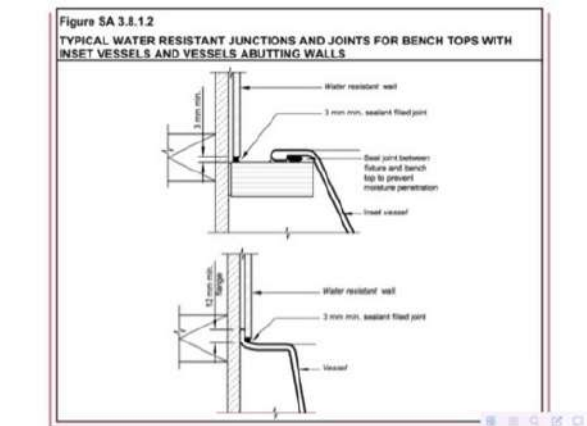
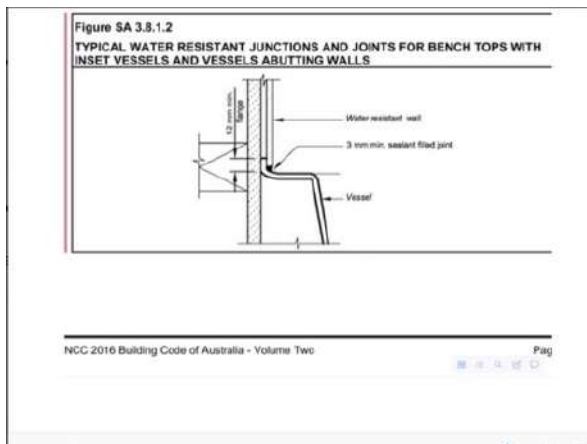
Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary 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.

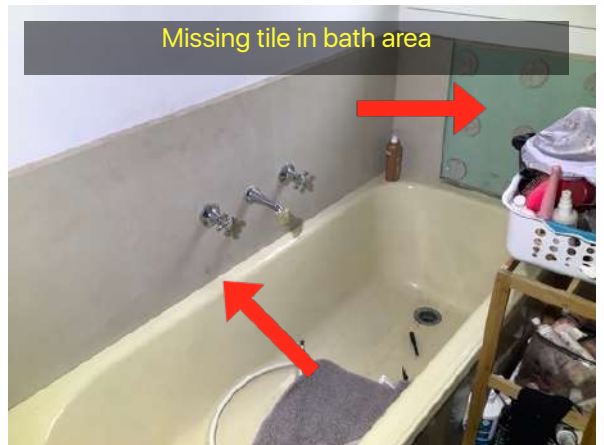
Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

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 3.05

Location: Bathroom

Finding: Basin - Cracked / Damaged

Cracking was evident to the basin at the time of inspection, which is suspected to have been by minor impact damage or wear and tear over time. While the cracking appears to be minor, any further impact damage sustained by the basin may lead to additional cracking.

As the cracking provides potential ingress for water, secondary water damage may occur to associated cabinetry, walls or flooring, if the cracking is left unmanaged.

Consultation with a plumber regarding basin repair or replacement is required. Remedial works may be required to protect against any further damage.



Minor Defect 3.06

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 3.07

Location: Roof Space

Finding: Insulation - Reduced in volume

Insul-fluff is common in many older homes and is a loose form of insulation that is 'blown' into roof voids. While this type of insulation was considered effective at the time of installation, modern materials have surpassed it as the preferred insulator.

This type of insulation is susceptible to settling and reducing in volume, detracting from its effectiveness and resulting in an overall loss of energy within the household. Additionally, the reduction in volume has led to an uneven distribution of insulation within the ceiling void, further detracting from its effectiveness.

It is highly advised that this insulation be removed and replaced with a more appropriate material. This will ensure that the property is adequately insulated and will promote an increase in energy efficiency within the property. An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.



Minor Defect 3.08

Location: Perimeter Of Building - Exterior

Finding: Water Leaking & Water Ingress - External Areas

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

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

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

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

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

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

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

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



Minor Defect 3.09

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 NOT 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 3.10

Location: Timber Work - All External Areas
Finding: Weatherboards - Rotting

It is important to note that some areas of the weather boards may look ok, however upon close investigations there are many areas where the timbers are rotted under the paint. The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.

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



Minor Defect 3.11

Location: Fencing

Finding: Fencing - Deteriorated

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



Minor Defect 3.12

Location: Bathroom And Toilet Areas

Finding: Water Rott / Water Staining - Timber Skirting & Door Frames

Water Rott / Water Staining was evident in this area or areas at the time of inspection.

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

It would appear that water has come particularly from the shower area, generally from damaged silicon, damaged shower screens and /or defective designs.

Sometimes water just comes from carelessness, meaning that people may just walk out of the shower and allow water to run all over the floor area.

Sometimes it may be a combination of defective items. Particularly silicon should be repaired as soon as possible to stop or reduce further water damage to the building materials, particularly if the floors are timber or the tiles are damaged allowing water to ingress into the floor areas through the damaged tiles and/or tile grout.

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

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

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

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

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





Additional comments

There are no additional comments

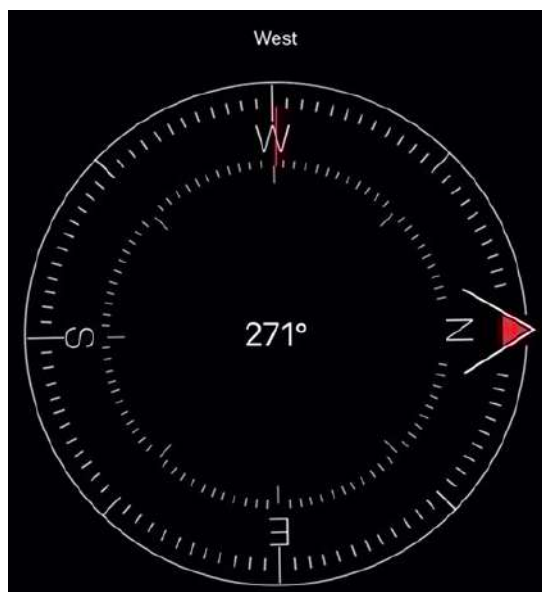
For your information

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: 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 4.03

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 4.04

Location: The Site

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

Polarity Testing

What is electrical polarity?

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

What is a polarity test?

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

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

IN ADDITION FURTHER TESTS AS BELOW.

Electrical Polarity On The Electrical Installation And Power Point Tests.

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

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

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

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

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

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



For your information 4.05

Location: The Site

Finding: Obstructions and Limitations

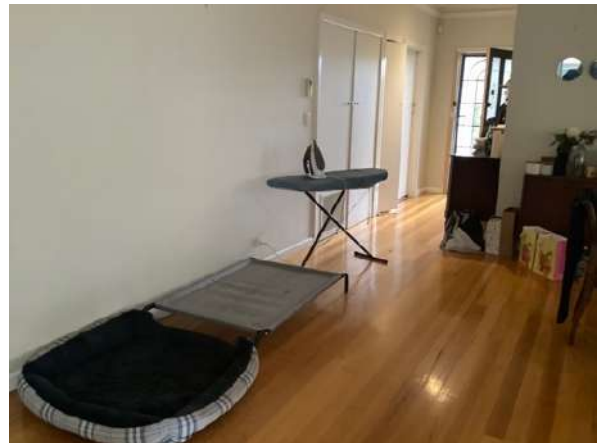
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

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.

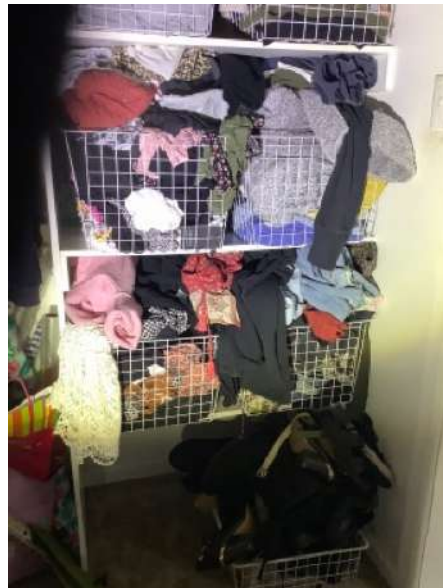
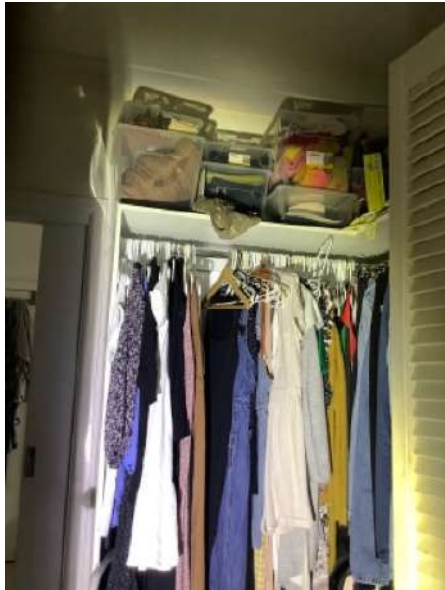
These photos in the report are for you to understand the type of obstructions and limitations on site, that restricted our inspection process.

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

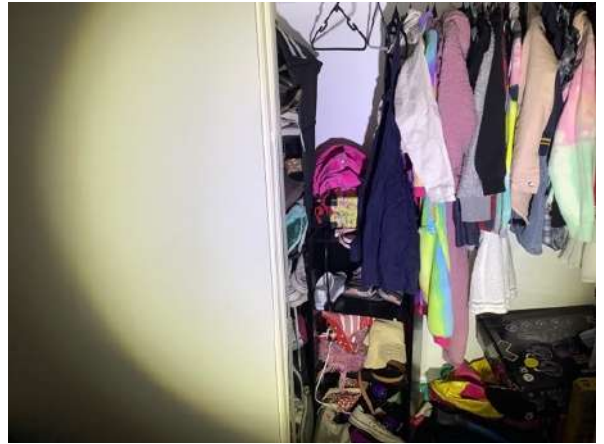


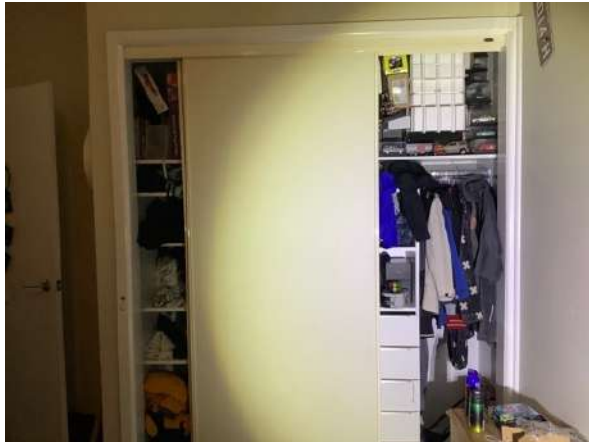
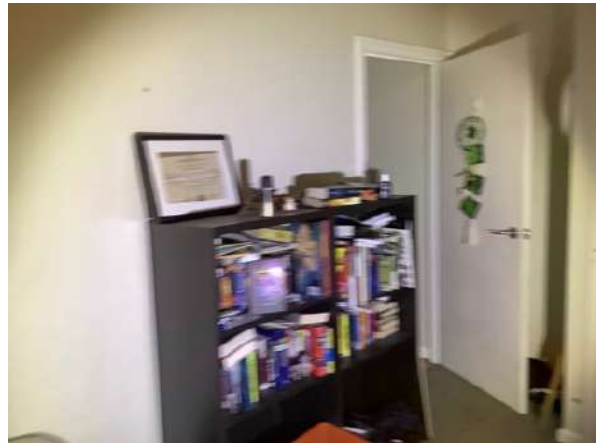












For your information 4.06

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 4.07

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.

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.

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

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 4.08

Location: Chimney - Internal & External

Finding: Fireplace Operation - Recommend Expert Inspection & Practical Testing

It is actually impossible to determine if the fireplace is working just by visually looking at it. A working fireplace has many aspects that must be determined, such as the flu design.

The brickwork set up through the chimney is vital as when the fire is operating the smoke needs to be drawn out of the building.

The only way this can be achieved is by having the fireplace actually working to determine if all the smoke is going outside.

Whilst I have explained Briefly the testing procedure to see if the fireplace is working, we actually also recommend that you engage a fireplace specialist as there are other determining factors of operation and visual inspection in which only an expert in the field would know which would also include the exterior brick chimney brick work from a design factor and a structural factor, also the exterior top of the chimney flu system.



For your information 4.09

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 4.10

Location: Added Structures

Finding: Pergola Areas - Non Compliant & Additional Structures Suspected To Be Built Without A Permit

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

The Pergola Areas also has various elements that do not appear to comply and more importantly it also has had modifications that appear unsafe.

Once again, this is outside the scope of my works to give advice and/or comment, however I would like to recommend that you contact your legal representative, whether it is a lawyer or conveyancer as they will be able to advise you further on this matter as they are the experts to assist and give you further information on this topic, particularly since I have now brought this information to you.

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

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

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

Also

There are many components of your construction which will likely require you to obtain a permit. The Victorian building authority states that a permit is required for the following. -

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

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

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

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

alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

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

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





For your information 4.11

Location: Exterior Roof & Stormwater Areas
 Finding: Guttering Roof Plumbing - Insufficient Capacity & Defective Gutters/Box Gutters.

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

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

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

Defective Gutters/Box Gutters.

NCC 2016 Building Code of Australia - Volume Two

3.5.2.4 Installation of gutters

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



For your information 4.12

Location: Subfloor
Finding: Subfloor Stumps - Packers Installed

It appears that the subfloor area stumps have had Packers installed.

Normally 20 mm Packers thick or high is the maximum that should be used and in this case it would appear in some areas that the Packers on the property are in excess of much more than 20 mm thick.

Some areas are 100 mm thick or high, which far exceeds the maximum allowable packers that should be used.

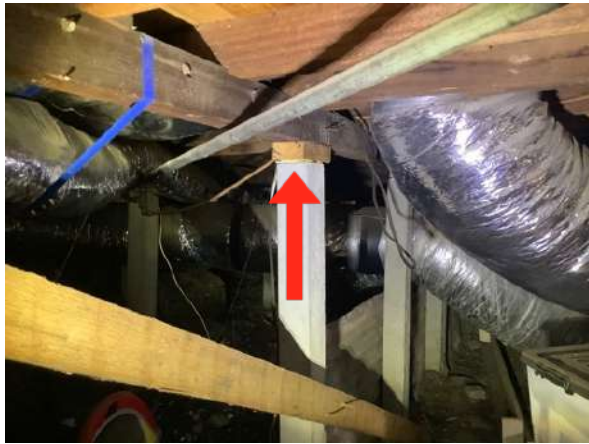
This repair method is very much temporary and in fact in most cases is just buying a little bit of time and the end result is that the stumps generally sink further into the ground creating bigger problems.

Packers is the material / item that goes on top of the stumps and underneath the timber bearers, So the Packers are installed inbetween the stumps and the timber bearers to the subfloor area.

Packers are normally installed when the house becomes out of level and this procedure is a quick and cheaper fix to re-level the home.

It is very important to note that packing a home does not fix the cause or the source of the problem and infact in most Cases installing Packers creates more pressure on the stumps creating more hydraulic force and causing the home to sink or subside further. The thick of the Packer the greater the issue.

Re-stumping is the ultimate repair method to level a home. Re-stumping is when the actual stumps are replaced and new stumps are installed and concreted in the ground, however it is very important to note that the source of the problem must be rectified first and in some cases the cause or the source can be water problems related to drainage, damaged plumbing, defective installation in the first place and various other reasons.



For your information 4.13

Location: Garden Areas - All Areas
 Finding: Garden trees - Overhanging and filling gutters

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

 Once you have read the report, please feel free to contact me at your convenience to discuss the report in detail as I promised you, you can call me as many times as you feel you need to now or in the future as required.

It is very important that you fully understand all aspects of the report.

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

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

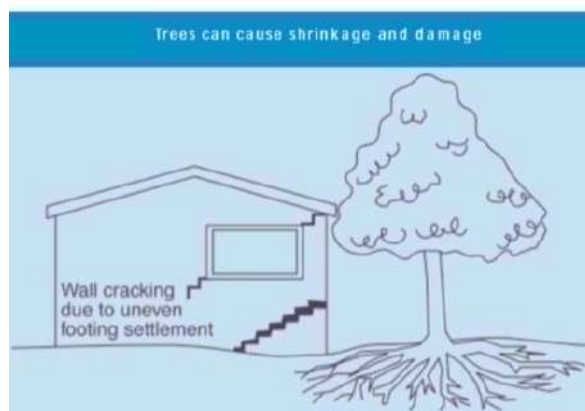
It is highly advised that all overhanging tree branches be removed as soon as possible to prevent any further damage. Repair and/or replacement of sections of damaged guttering may also be required where the extent of the damage necessitates.

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

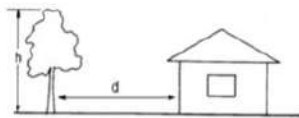
The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

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

GENERAL DEFINITIONS OF 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



$d = 1.0h$ (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:

Above average

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

Above average

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

Dilapidated State

Building consultant's summary

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 **EXCESSIVELY LESS THAN AVERAGE CONDITION, TO A POINT OF DILAPIDATED TO THE INTERNAL AND THE EXTERNAL OF THE PROPERTY**, with repairs and concerns as detailed in this report.

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 dampness, 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 Urgent Attention :

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

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

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

◆ RECOMMEND FURTHER UNDERGROUND INSPECTIONS ◆

=====

Recommend further stormwater/sewage/drain pipe invasive inspection

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

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

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

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

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

◆ TERMITE / TIMBER PEST INFORMATION ◆

=====

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

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

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

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

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

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

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

◆ ASBESTOS INFORMATION ◆ =====

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

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

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

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

Asbestos-Suspected ACM Identified on Site.

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

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

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

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

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

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples to the laboratory for definitive confirmation of the presence of Asbestos.

This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspections and take the samples to give you a comprehensive and definitive inspection report.

inspection report.

Summary

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

Evidence of active (live) termites	Not Found
------------------------------------	------------------

Evidence of termite activity (including workings) and/or damage	Found
---	--------------

Evidence of a possible previous termite management program	Not Found
--	------------------

Evidence of chemical delignification damage	Not Found
---	------------------

Evidence of fungal decay activity and/or damage	Not Found
---	------------------

Evidence of wood borer activity and/or damage	Not Found
---	------------------

Evidence of conditions conducive to timber pest attack	Found
--	--------------

Next inspection to help detect a future termite attack is recommended in

Undetected timber pest defect risk assessment

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

HIGH

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

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

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

Significant Items

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

Timber pest attack

ACTIVE (LIVE) TERMITES

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

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

Timber pest attack 4.14

Location: The Site

Finding: Termite - Damage Identified.

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

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

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

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

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

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

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

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

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

Please Note :

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

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

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

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

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

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







CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Conditions conducive to timber pest attack 4.15

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.

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

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

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

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 traps, 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).

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VBA VICTORIAN BUILDING AUTHORITY

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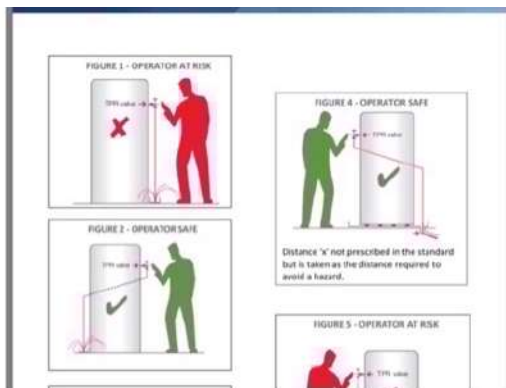
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Technical Solution Sheet 6.09

9. 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).



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 3500.4: 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.

3. Length

- Must comply with Table 1.

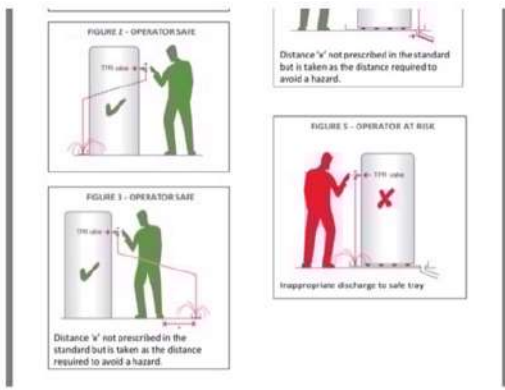
Note:
If these lengths cannot be met, a tundish must be provided in a position where the lengths can be met.

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
6m	6



Conditions conducive to timber pest attack 4.16

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 4.17

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 4.18

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .

PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

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

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

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

Please read the report carefully and 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 4.19

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 4.20

Location: Garden Areas - All Areas

Finding: Timbers - In ground contact

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

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

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

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



OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 4.21

Location: Storage-Creates Termite Conducive Environments

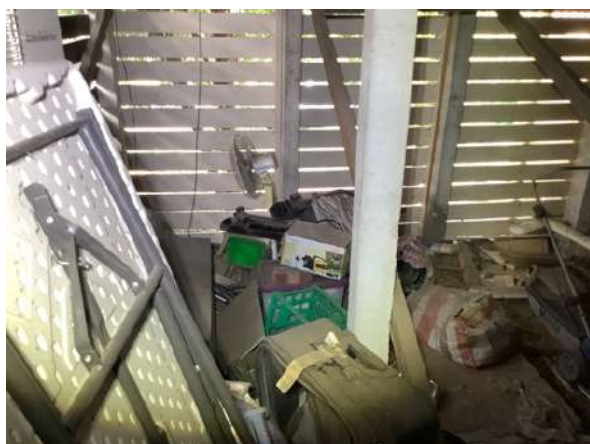
Finding: Stored Timbers / Debris / Garden Areas / Sheds - All Areas, Subfloor spaces or exterior external areas.

The storing of timbers / debris / items in all areas of the property increases the risk of termite activity being present, as they are likely to come into contact with weather conditions or excessive moisture where wood rot is likely to develop on timbers that are not treated, or where debris or items are stored

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

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

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



Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

Conclusion

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

The following Timber Pest remediation actions are recommended:

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

Risk management options

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

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

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

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

Definitions to help you better understand this report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.