



Building & Termite, Timber, Asbestos Pest Report

Inspection Date: 15 Feb 2020

Property Address:



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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.

Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property and Timber Pest Report comprising a Property Report and a Timber Pest Report.

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

“Building Consultant” means 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.

“Timber Pest Detection Consultant” means 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.

This Standard Property and Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

----- PROPERTY REPORT -----

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

“Structural Damage” means 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.

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

“Primary Elements” means 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.

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

“Major Defect” means 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.

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

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

“Serious Safety Hazard” means 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” means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness 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 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 - 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.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iiii) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiii) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/ materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for

any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

There are no special conditions or instructions

The parties

Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address:

Client's Email Address:

Client's Phone Number:

Consultant: Les Camilleri Ph: 0411807766
Email: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

Section A - Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with 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.

Property Report - summary

Evidence of Serious Safety Hazards	Found
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Evidence of Major Defects	Found
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Evidence of Minor Defects	Found
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Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE

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 the implementation of a preventative maintenance program see Section G 'Important Notes'.

Timber Pest Report - summary

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

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

HIGH

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

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

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

Additional specialist inspections

- As identified in the summary and the defect statements in this report.
- Electrician
- Plumber
- Pest Controller
- Registered / Licensed Builder
- Termite & Timber Pest Technician / Licensed Pest Controller

Section B - General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Building Type:	Detached house
Number of Storeys:	Single storey
Smoke detectors:	None fitted IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	The site appears to be reasonably drained, however some areas, as
Access:	Not Applicable
Main utility services:	Not Applicable
Occupancy status:	Unoccupied

Furnished:	Unfurnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces southwest Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	Skirting, Doors, Various Other Timbers As Too Many To Mention, Architraves, Timber decking
Other building elements:	Decking, Pergola, Garage, Carport, There are many other timber areas, at this property, Shed
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Poor
Level of maintenance:	Poorly maintained

Incomplete construction

The following evidence was noted:

Not Applicable

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Totals	0	0	0	0	0	0	0	0	

* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool

Section C - 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

- Roof space
- The site
- Roof exterior
- Building exterior
- Building interior
- Outbuildings

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:

- Ceilings
- Built-in cupboards
- Brickwork
- Earth abutting the building
- Landscaping abutting the building
- Thermal insulation
- Vegetation
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

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

Undetected defect risk

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

MODERATE

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 the implementation of a preventative maintenance program see Section G 'Important Notes'.

Section D - Property report

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

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.



1.02

Location: Bathroom

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.





1.03

Location: 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.



Major Defect – Inside

CEILINGS

No evidence was found.

INTERNAL WALLS

No evidence was found.

FLOORS

No evidence was found.

INTERNAL JOINERY (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence was found.

BUILT-IN FITTINGS (built in kitchen and other fittings, not including the appliances)

No evidence was found.

BATHROOM FITTINGS

No evidence was found.

OTHER INSIDE DETAIL (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence was found.

ROOF SPACE

No evidence was found.

SUBFLOOR SPACE

No evidence was found.

Major Defect - Outside

EXTERNAL WALLS

2.04

Location: Timber Work - All External Areas

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.



WINDOWS

No evidence was found.

EXTERNAL DOORS (including patio doors)

No evidence was found.

PLATFORMS (including verandahs, patios, decks and the like)

No evidence was found.

OTHER EXTERNAL PRIMARY ELEMENTS

No evidence was found.

OTHER EXTERNAL SECONDARY & FINISHING ELEMENTS

No evidence was found.

ROOF EXTERIOR (including roof covering, penetrations, flashings)

No evidence was found.

RAINWATER GOODS

No evidence was found.

THE GROUNDS

No evidence was found.

WALLS AND FENCES

No evidence was found.

OUTBUILDINGS

2.05

Location: Added Structures

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

I highly recommend that you further investigate this home as the roof space area, bathroom, toilet, kitchen, meals and pergola 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 roof space area, bathroom, toilet, kitchen, meals and pergola also has various elements that do not appear to comply and more importantly it also has had modifications and additions added inside that appear unsafe.

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

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

Also

There are many components of your construction which will likely require you to obtain a permit.

The Victorian building authority states that a permit is required for the following. -

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

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

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

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

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

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







2.06

Location: Timber Work - All External Areas

Finding: Wood Rot

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

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

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

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

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

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

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



Minor Defect

3.07

Location: All Areas - Various

Finding: Building Materials & Hardware That Is Worn / Aged and/or Damaged .
Building Materials & Hardware That Is Worn / Aged and/or Damaged .

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

Photos of the Building Materials, are in the photos attached.

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

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

Items like worn and damaged kitchens, door handles, damaged floor tiles, painting, etc, again is at the owners discretion.

Items like cracked glass mirrors, cracked glass windows and windows not operation smoothly are defects that should be repaired by the appropriate trades.

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







3.08

Location: All Areas - Various

Finding: Sub Standard Workmanship or Incomplete.

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

Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify.

The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices or are just visually displeasing.

Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements and surrounding structures, also the workmanship is VERY displeasing to the eye.

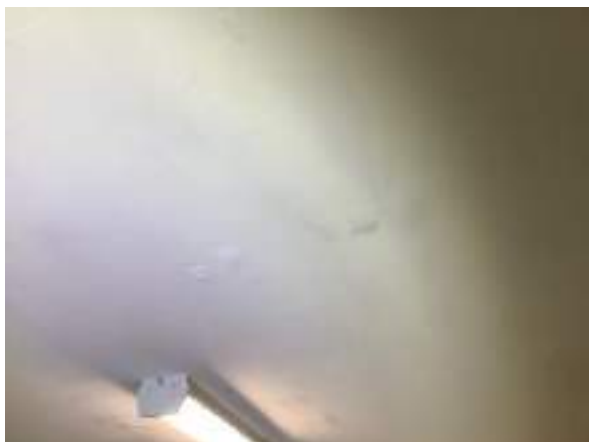
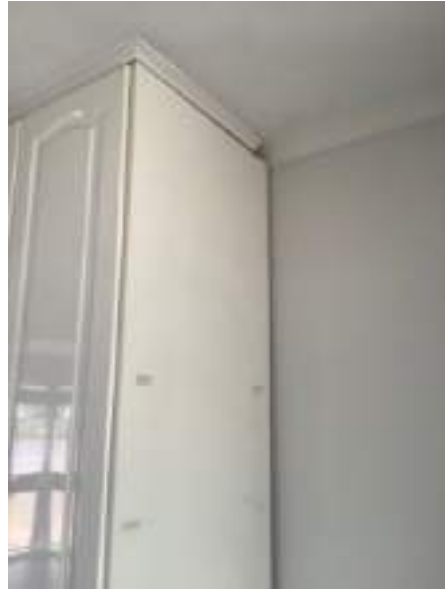
Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification works, which are advised as soon as possible.

The appropriate tradesperson or specialist should be appointed to complete the various items for repair and organise the appropriate QUALIFIED trades to repair and complete the works to illiminate or reduce further deterioration / disfunction.







3.09

Location: Internal Areas

Finding: Sub Standard Workmanship or Incomplete.

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

Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify.

There are areas that have been repaired as for example in bedroom 4 and the laundry and the toilet adjacent to bedroom 4. These areas appear to have repaired for some reason and the workmanship is substandard including the plasterwork and timber work.

It is unknown as to why these repairs have taken place, and may require further investigation at your discretion, possibly by a registered builder.



3.10

Location: Paint Internal Areas

Finding: Paint & Plaster Defects To Doors, Architraves, Walls & Ceilings, ETC.
It appears that the building has had a re paint or at least painted in areas.
There is the possibility that some or many cracks in the plaster or solid plaster may have been covered up and/or repaired, due to the selling of the home ?
There is always the possibility that the cracks in part or full will come back if the repairs have not been professionally done AND/OR the home has movement and/or subsidence continuing to the property.

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

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

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

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

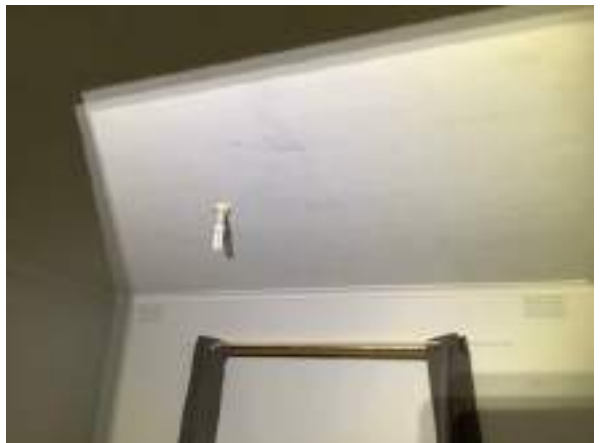
Incomplete areas of paint finish, holes in plaster, exposes the area to moisture, potentially accelerating the deterioration of underlying building materials especially in wet areas such as laundrys and bathrooms.

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

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

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





3.11

Location: Bathroom

Finding: Plumbing work - appears defective
The bath tub appears to be draining the water quite slowly and then may possibly be a blockage. I highly recommend a plumber looks of this and identifies the problem.

An instance of potentially defective plumbing work was identified.

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

The area of suspected non-compliance or poor workmanship should be referred to the builder and or the Building Surveyor or Certifier.

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

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



3.12

Location: Bathroom

Finding: Tiles - Drummy

Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached from their fixing.

Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship

The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

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

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

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

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

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

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





3.13

Location: Bathroom

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

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

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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

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

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

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

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







3.14

Location: Entry Hallway

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.

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

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

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



3.15

Location: Hallway

Finding: Door - Broken handle/latch

The door handle/latch in this area was found to be broken at the time of inspection. Replacement of the broken door handle is advised to improve the operational state of the associated door. A qualified carpenter or general handyman should be appointed to replace the door handle at the client's discretion.



3.16

Location: Bedroom 2

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

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

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

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

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

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



3.17

Location: Bedroom 3

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

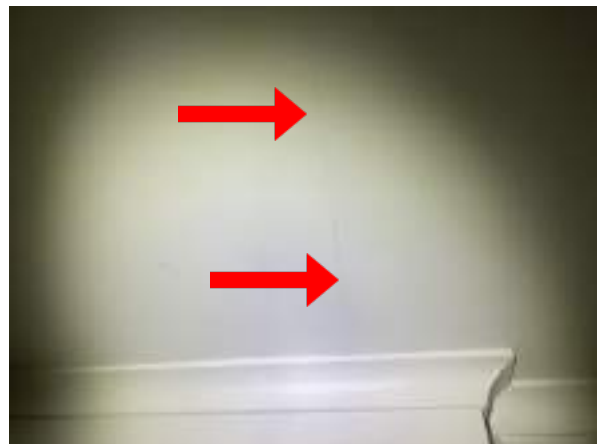
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Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

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



3.18

Location: Kitchen

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

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

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

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

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

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

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

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

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3.19

Location: Kitchen

Finding: Cabinetry - Loose hinges / Re-adjustment
Several cupboard / wardrobe doors are not level and detract from the operational state of the cabinetry and doors.
Upon further inspection, it was noted that the hinges to the cupboard doors have deteriorated or just need adjustment. This as a result over time that they have just come loose or deteriorated from their original fixing.

To improve operation of the affected doors, a general handyman / cabinetmaker/ carpenter may be appointed to replace the faulty hinges and/or adjust .

Such works should be completed at the discretion of the client, but we do recommend repairs so that there is no further damages to the existing cabinets or cupboards.



3.20

Location: Laundry

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

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

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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.

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

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

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3.21

Location: Laundry

Finding: Water Staining - Damaged Materials.
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.

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

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

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

Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

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

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

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



3.22

Location: Both Toilets

Finding: Painted surface - Bubbling

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

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

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



3.23

Location: Both Toilets

Finding: Toilet Pan - Loose

At the time of inspection it was noted that the toilet pan is loose and unstable, this has the potential to create a secondary defect , with plumbing connections / pipes and / or sewage pipes becoming loose and/or broken.

If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

It is highly recommended that a qualified plumber take a look at the toilet , so to determine if there are any other problems and/or concerns with water flow and/or damaged plumbing due to the movement over time.

It is recommended that the toilet pan be refixed to the floor with concrete , fixing screws or silicone and/or a combination of two elements of fixing mentioned .

Works are to be carried out by a licensed plumbing contractor.



3.24

Location: Both Toilets

Finding: Door stop - Missing

The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised as soon as possible to prevent any subsequent damage to the door or associated structures. A general handyman may be appointed to perform these works at client discretion.



3.25

Location: Living Room

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

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

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

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

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

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



3.26

Location: Roof Space

Finding: Insulation - Inadequate / Missing

Upon inspection of the roof void it was noted that there is a lack of adequate insulation and/or missing insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.





3.27

Location: External Areas

Finding: Rusted / Corroded - Building Materials

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

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

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

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

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



3.28

Location: Perimeter Of Building - Exterior

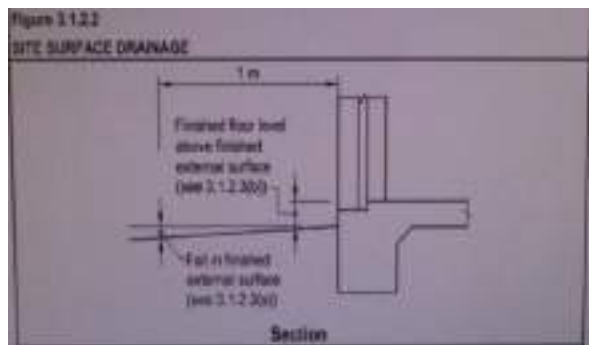
Finding: Drainage - Perimeter Building Ground Fall Defective.
At the time of the inspection it was noted that the surrounding perimeter soil does not fall away from the slab / building.

Surface water drainage

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

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

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



3.29

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.



3.30

Location: Brickwork - All Areas

Finding: Brickwork / Masonary - Step cracking and minor cracking
There are several cracks and/or step cracking evident throughout the exterior of the property . These cracks are commonly less than 5mm in width.

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

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

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

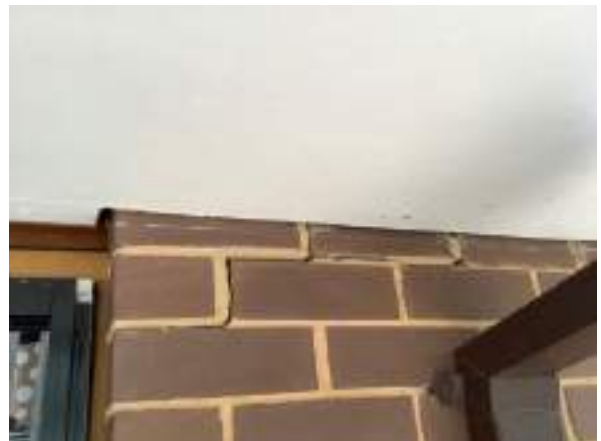
Cracking of this nature can generally be repaired with minor filling and should be conducted by a qualified bricklayer and/or registered builder.

Where step cracking is extensive or severe, the client is advised to consult a structural engineer.

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

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

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





3.31

Location: Brickwork - All Areas

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

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

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

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



3.32

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.

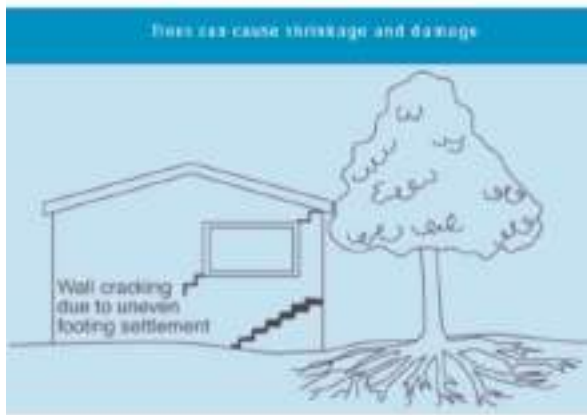
The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

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 DEFECTS	
Code	Description
A	Very good condition with only light up to 10% ground cover from overhanging branches
B	Slightly overhanging tree with only light ground cover from overhanging branches
C	Moderately overhanging tree with light to moderate ground cover from overhanging branches
D	Slightly overhanging tree with moderate to high ground cover from overhanging branches
E	Extremely overhanging tree with moderate to high ground cover from overhanging branches
F	Overhanging tree with moderate to high ground cover from overhanging branches
G	Overhanging tree with moderate to high ground cover from overhanging branches
H	Overhanging tree with moderate to high ground cover from overhanging branches
I	Overhanging tree with moderate to high ground cover from overhanging branches

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





3.33

Location: Roof / Gutters / Downpipes - All Areas

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

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

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

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

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

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





Section E - Timber pest report

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.

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found.

TERMITE WORKINGS AND/OR DAMAGE

1.01

Location: The Site

Finding: Identification Procedures Designed To Help identify Termite Activity - All OK.
All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

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

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

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

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

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

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

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

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





1.02

Location: Roof Space

Finding: Termite - Damage Identified.

It is suspected that termite activity is occurring or has occurred or 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.

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

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

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

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

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

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

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

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

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

Please Note :

NO termites were detected at the time of the inspection, however termite timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

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

I can not stress how important it is to severely 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.

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.



PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

CHEMICAL DELIGNIFICATION

No evidence was found.

FUNGAL DECAY

No evidence was found.

WOOD BORERS

1.03

Location: The Site

Finding: Timber Pest - Damage Identified.

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

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

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

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

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

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

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

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

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

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

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

Please Note :

NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

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

I can not stress how important it is to severely 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.

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.



FREQUENCY OF FUTURE INSPECTIONS

The next inspection to help detect termite attack is recommended in:

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found.

THE PRESENCE OF EXCESSIVE MOISTURE

2.04

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.





2.05

Location: Garden Areas - All Areas

Finding: Garden Plants - Overgrown .
PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;

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

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

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

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

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

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

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



2.06

Location: Roof / Gutters / Downpipes - All 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.



BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

2.07

Location: Perimeter Of Building - Exterior

Finding: Weep Holes - Bridging Or Breaching Of Termite Barriers Defective.
Bridging is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier.

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

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

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

Additionally build-up of moisture is likely to occur if weep holes are covered further attracting termite activity to these areas.

It is highly recommended that weep holes are left exposed 150mm from the bottom of the weep hole to the ground level and 75mm from the bottom of the weep hole to the top off concrete paving in all areas throughout the external property.

Therefore if any termite activity leading into weep holes becomes easily detectable during frequent pest inspections.

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



UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

2.08

Location: External 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.



2.09

Location: Garden Areas - All Areas

Finding: Timbers - In ground contact

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

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

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

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



OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

2.10

Location: The Site

Finding: Stored Timbers / Debris / Items - All Areas, Subfloor space or exterior external areas.
The storing of timbers / debris / items in the subfloor space or around the external property increases the risk of termite activity being present, as they are likely to come into contact with weather conditions or excessive moisture where wood rot is likely to develop on timbers that are not treated, or where debris or items are stored

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

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

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





Serious Safety Hazards

No evidence of Serious Safety Hazards were found

Section F - 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.

Property 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:

Higher than usual.

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

Average

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

Below average

Summary

Note : The Australian Standards for

prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover items such as footings belowground, concrete slabs belowground, concealed plumbing, appliances such as air-conditioners, ovens and the like, carpet, quality of paint and typical paint defects, fixtures and fittings, mirrors and all other typical minor defects to the interior of the home and the exterior of the home including landscaping.

In saying the above, we are proud to say that we go over and above in our inspections & reports to provide information on certain items above or not listed for a better understanding of the property.

The condition of the building when compared to similar buildings of its type and similar age in the immediate area and/or other areas, appears to be in AVERAGE condition .

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.

=====

The house appears to have had renovation works that would also suggest part re-building or extension. I highly recommend that you further investigate this property as it 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.

Whilst I can not stress enough the importance of engaging the appropriate legal services to guide you and also instruct you through the correct legal channels so that you purchase the home in the appropriate manner so that you do not possibly suffer the additional monetary funds and unnecessary stress after ownership of the said property.

Also it is important to make sure that the appropriate insurances will be in place at ownership and that the insurance company you engaged are well notified of all concerns that I have stated above.

My services are engaged for inspection of the property as a building consultant, I am not a professional in permits, insurance and legal documents, so I urge that you seek the appropriate organisations and also make sure that they are qualified in the important items all mentioned above.

=====

Please Note :

NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment

with a preventative maintenance program be put in place.

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

I can not stress how important it is to severely 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.

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.

Timber Pest Report

The following Timber Pest remediation actions are recommended:

1. Yes, as detailed in section E, 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, see section E.
3. Yes, as detailed in section E, 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 .

Section G - Important notes

Property Report - important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Timber Pest Report - 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.

Section H - Additional comments

IMPORTANT:

When you find this statement BELOW in the defects statements and/or findings in this report, it is important to further look for this item throughout the entire property for further areas of concern.

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

Noted Items

For your information

4.11

Location:	The Site
Finding:	General Site Photos & Compass General site photos and other areas of interest are provided for your general reference.





4.12

Location: Bedroom 2

Finding: Nail popping
Couple of nails are popping out in the window frame. This is generally due to timber shrinkage and is a minor repair. A handyman or carpenter can repair this item.



4.13

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.



4.14

Location: Garden Areas - All Areas

Finding: Garden trees and vegetation - Close to building.
PLEASE NOTICE THE ATTACHMENT PICTURES TO THIS DEFECT STATEMENT;
H = the height of the tree at its full potential height, not its height today.
D = the distance from the tree to the building at the trees full potential height.
D = varies pending on one tree to 4 trees or more.

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

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

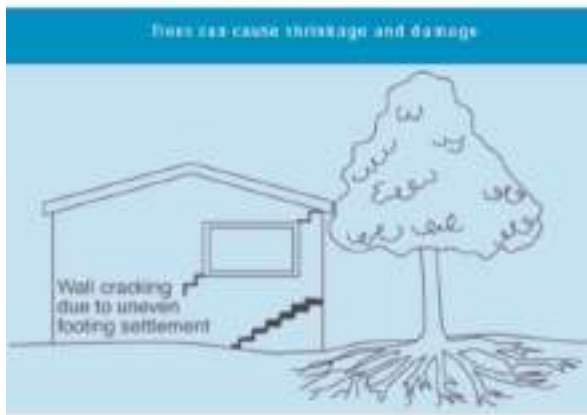
Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation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

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

GENERAL DEFINITIONS OF DEFECTS	
Class	Description
1	Very slight settlement due to shrinkage or ground movement from moisture changes
2	Slightly excessive rise and fall due to slight ground movement from moisture changes
3	Moderately excessive rise and fall due to slight to moderate ground movement from moisture changes
4	Slightly excessive rise and fall due to moderate to high ground movement from moisture changes
5	Excessively excessive rise and fall due to moderate to high ground movement from moisture changes
6 to 10	Other class
11	Structural defects and other defects due to shrinkage, heaving, poor construction, subsidence with soil collapse, and the other defects to structural building conditions or other defects caused by structural defects

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





4.15

Location: For Your Information To All Areas

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.

4.16

Location: For Your Information To All Areas

Finding: Electrical - A further Electrical Invasive Inspection recommended.
As we 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)

4.17

Location: For Your Information To All Areas

Finding: Advice Summary / Special Notes
This report contains a list of a number of defects that in our judgement require rectification.

Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. Nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

4.18

Location: Electrical - All Areas

Finding: Electrical - Appears Defective.

This is not an electrical inspection, however I would like to mention that it appears that certain items may not comply with AS3000 as per the photos attached.

I highly recommend that you engage a qualified electrician for a electrical inspection if you would like more information on the electrical.

Upon any electrical works the electrician must supply a safety certificate and also all works must comply with AS 3000.



For your information

4.19

Location: The Site

Finding: Termite Management System - NO evidence of installation
The application of a post-construction chemical termite barrier and/or baiting stations or the like is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

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

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

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



Section I - Annexures to this report

There are no annexures to this report

Section J - Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant and Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' and Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Name: Les Camilleri

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