



# Property and Timber Pest Report

Inspection Date: 6 May 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.

# Inspection details

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Property Address:

[REDACTED]

Date:

6 May 2020

Report Type:

Property and Timber Pest Report

## Client

Name:

[REDACTED]

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

## Consultant

Name:

Drew Woods Ph: 0487199478

Email Address:

drew@8pointbuildinginspections.com

Licence / Registration Number:

RAP-19-316907

Company Name:

8 POINT BUILDING INSPECTIONS

Company Address:

Nepean Hwy Parkdale

Company Phone Number:

0487199478

# General description of property

|                              |  |
|------------------------------|--|
| Building Type:               | Detached house   |
| Number of Storeys:           | Single storey  |
| Siting of the building:      | Towards the middle of a medium block   |
| Gradient:                    | The land is gently sloping   |
| Site drainage:               | The site appeared to be adequately drained but should be monitored.  |
| Access:                      | Easy Access  |
| Occupancy status:            | Unoccupied   |
| Furnished:                   | Unfurnished  |
| Orientation of the property: | The facade of the building faces south<br>Note. For the purpose of this report the façade of the building contains the main entrance door. |
| Weather conditions:          | Dry  |

## Primary method of construction

|                                     |  |
|-------------------------------------|--|
| Main building – floor construction: | Concrete Stumps, Suspended timber framed, Timber Stumps        |
| Main building – wall construction:  | Timber framed, External weatherboards                          |
| Main building – roof construction:  | Timber framed, Pitched roof, Finished with sheet metal roofing |
| Other timber building elements:     | Window frames, Doors, Architraves, Skirting                    |

|   |                   |
|---|-------------------|
| Other building elements:                      | Verandah          |
| Overall standard of construction:             | Acceptable        |
| Overall quality of workmanship and materials: | Acceptable        |
| Level of maintenance:                         | Poorly maintained |

Accomodation and significant ancillaries

| STOREY | LIVING ROOMS | BEDROOMS | BATHROOM / ENSUITE | SEPARATE TOILET | KITCHEN | LAUNDRY | POOL* | OTHER | NAME OF OTHER |
|--------|--------------|----------|--------------------|-----------------|---------|---------|-------|-------|---------------|
| Ground | 1            | 2        | 1                  | 0               | 1       | 1       | 0     | 0     |               |
| Totals | 1            | 2        | 1                  | 0               | 1       | 1       | 0     | 0     |               |

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

Special conditions or instructions

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

There are no special conditions or instructions

## Inspection agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Sent, and approved

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## Terminology

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

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

## Scope of inspection

### BUILDING INSPECTION

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

### TIMBER PEST INSPECTION

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

# Accessibility

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

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

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

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

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

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

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

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

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Roof Void - Part
- Roof Exterior - Part
- Yards & Fencing
- Building Exterior Part
- Building Interior - Part

## 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:

- Built-in cupboards
- Curtains / blinds
- Floor coverings
- Cladding
- Paved areas abutting the building
- Thermal insulation
- Sarking

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 preventing full inspection.
- Adjoining Walls
- Wall Exterior Part
- Roof Exterior Part



# Summary

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

|                                    |       |
|------------------------------------|-------|
| Evidence of Serious Safety Hazards | Found |
|------------------------------------|-------|

|                           |       |
|---------------------------|-------|
| Evidence of Major Defects | Found |
|---------------------------|-------|

|                           |       |
|---------------------------|-------|
| Evidence of Minor Defects | Found |
|---------------------------|-------|

## Additional specialist inspections

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

- Termite and Timber Pest Technician / Licensed Pest Controller
- Licensed Plumber
- Licensed Builder
- Licensed Builder - Specialist in Re Stumping
- As Identified in the defect statements

# Significant items

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

## Serious Safety Hazard

### Serious Safety Hazard 1.01

Location: All areas

Finding: Asbestos - Suspected on Site

I suspect, based on my experience in the building industry, that there is a higher risk of the identified building elements containing asbestos.

These area's include the sheeting in the heating unit.

Any exposed edges pose a higher safety hazard and should be painted to encapsulate as a matter of urgency.

As Asbestos Reporting/Testing is outside the scope of this report, I advise once the property is handed over that you consider getting the asbestos tested and if confirmed as asbestos then removed.





## Major Defect

### Major Defect 2.02

Location: Subfloor

Finding: 1 Timber stumps - Suspected deterioration

Although there was no access to the subfloor it was noted that the property has timber stumps. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. Where timber stumps are failing replacement of stumps may be required in the short- to medium-term future. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over time. The client should be prepared that in purchasing a property with timber stumps, that the need to restump the property in the short- to medium-term future is likely. It's advised a registered builder, Specialist in re-stumping be contacted for further invasive inspection and replacement of the affected stumps and any structural timbers which also maybe deteriorating. These works should be conducted as soon as possible.









## Minor Defect

### Minor Defect 3.03

Location: Roof exterior

Finding: Roof plumbing - Flashing inadequate  
The veranda roof is missing a section of roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in the weatherproofing of roof joins. Flashings that are not installed adequately or missing are likely to result in further water damage. A roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.







### Minor Defect 3.04

Location: Porch

Finding: Splitting of timber

Splits in sections of the porch timbers that extend to the end or side edge of the timber was evident. Works to replace or re-fix this timber is recommended as soon as possible. A registered builder can conduct these works.



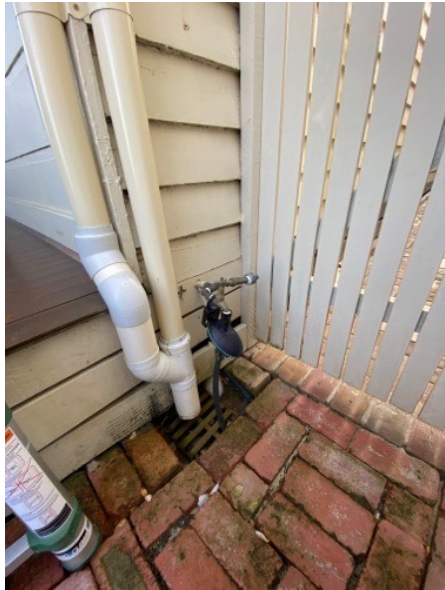


### Minor Defect 3.05

Location: All External Areas

Finding: Stormwater drain - Not connected

The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing. Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp. It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.







### Minor Defect 3.06

Location: All Internal Areas

Finding: Flooring - Uneven

The internal flooring in this area is out of level and uneven. Uneven flooring is likely to indicate defects such as expected movement of the foundations of the property or likely due to failing subfloor stumps. It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time, it is likely that this defect has been caused by expected movement of the foundations of the property. However, where flooring is still moving a further, more invasive inspection of the subfloor structures and stumps in this area is required.



### Minor Defect 3.07

Location: Bathroom

Finding: Tap - Water hammer

These taps shows evidence of water hammer being present. Water hammer, a pressure surge resulting when a fluid is forced to suddenly change direction, is a common defect in plumbing fittings, particularly those that are aged and not frequently maintained. A licensed plumber should be appointed as soon as possible to replace any affected tap hardware and perform any remedial works as necessary.



### Minor Defect 3.08

Location: Bathroom

Finding: Blocked drains

The wet area drain appears to be blocked at the time of inspection. Blockages prevent building elements from operating as intended. A licensed plumber should be consulted as soon as possible to perform any remedial works where required.



### Minor Defect 3.09

Location: Roof exterior

Finding: Roofing Screws - Missing

Roofing screws have not been installed on sections of the roof from the original renovation. All building elements play a role in the operation and function of the overall structure and its performance. Replacement of any missing roof screws should be conducted as soon as possible to ensure that no damage or functional issues occur to associated building materials.



### Minor Defect 3.10

Location: Roof exterior

Finding: Gutters - Blocked

Roof plumbing structures such as guttering and downpipes should be free of all debris to prevent blockages. Blocked gutters are likely to lead to high levels of moisture in the affected areas and will not only cause rust and decay but can also provide conditions that are conducive to termite and timber pest activity. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained. It is highly advised that blocked gutters be removed by the homeowner or a general handyperson as soon as possible.





### Minor Defect 3.11

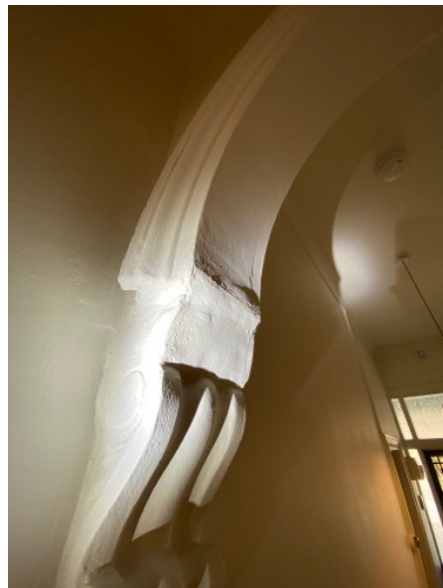
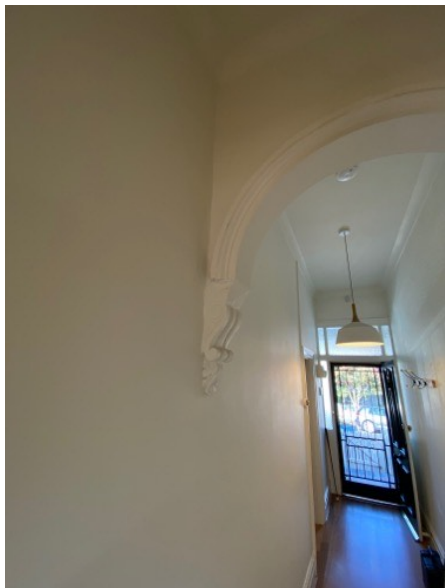
Location: All Internal Areas

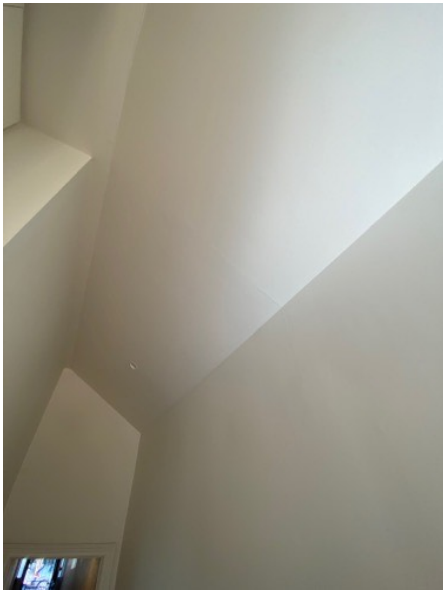
Finding: Cracks & Crack Repairs

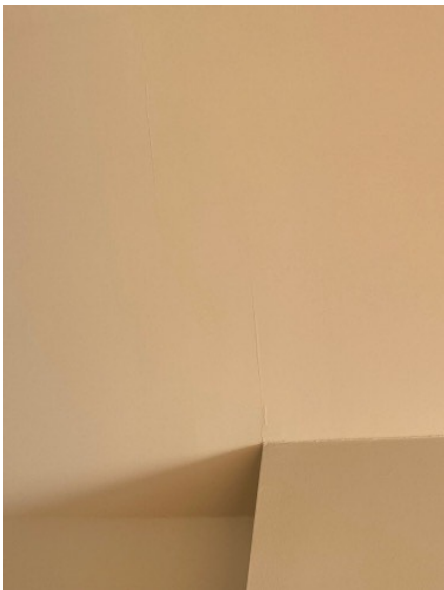
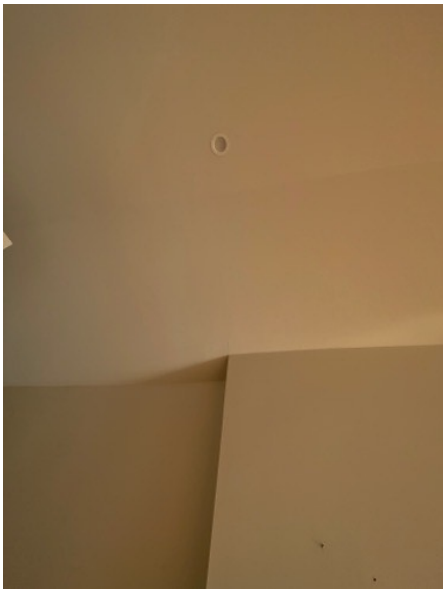
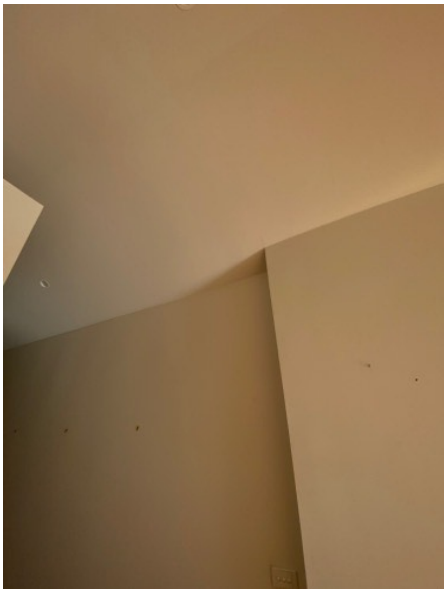
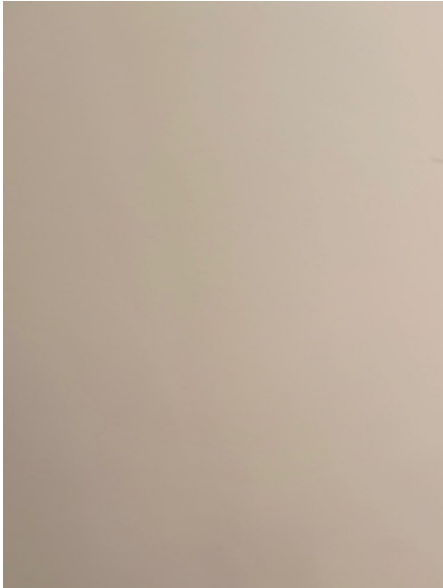
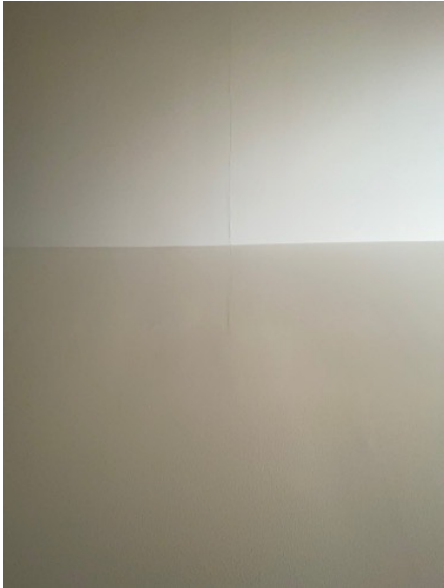
Although cracks and crack repairs are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. Generally, the cause of the cracks is due to general building movement, indicative of a separation between building materials and finishes (e.g. paint, plaster, etc.) along joins.

Cracking of this nature can generally be repaired with minor sanding, filling and/or repainting. Such works should be performed by a qualified painter or a general handyman.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.









### Minor Defect 3.12

Location: All External Areas

Finding: Wood rot

Wood rot and rot repairs was evident to these external timbers and windows. Wood rot which also known as Fungal Decay, occurs when timbers and other cellulose type building materials are exposed to damp conditions on a continual basis. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration. Where wood rot is found to be present to any structural timber, the replacement of the affected timber is required immediately. A qualified carpenter or registered builder may also be required to replace affected building materials.

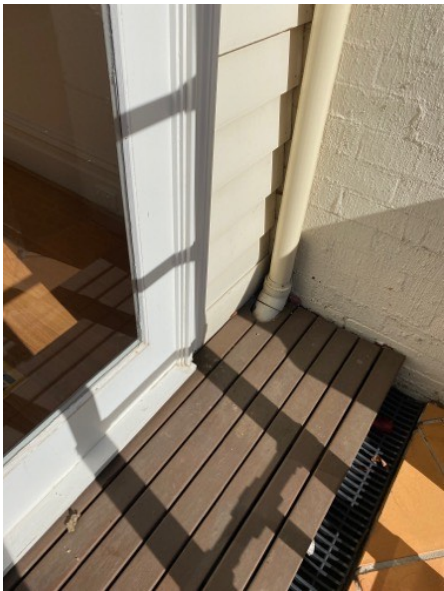
















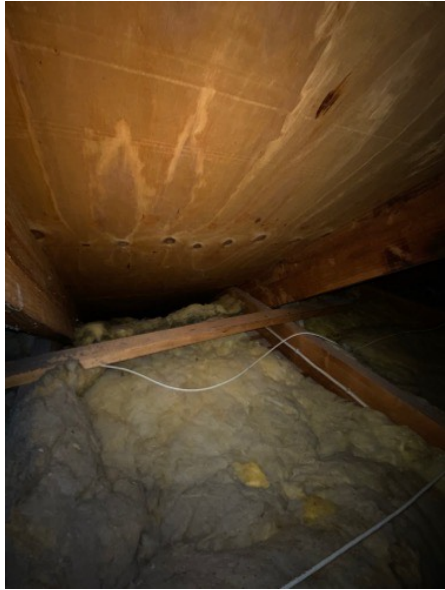
### Minor Defect 3.13

Location: Roofspace

Finding: Evidence of Vermin

Evidence of pests or rodents was present in the roof space at time of inspection. A licensed pest controller should be appointed to free the roof void of any pests and to install deterrents or seal access points to ensure that rodents cannot enter the roof space as easily.





### Minor Defect 3.14

Location: Wet Area's

Finding: Sealants Deteriorating

It was noted on inspection that sealant or grout is degraded to the tiled shower alcove and or other areas of the bathroom and kitchen which can allow water to reach the structural materials.

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

There appears to be mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout 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 your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible.





### Minor Defect 3.15

Location: All External Areas

Finding: Timber - exposed to weather  
External timbers/weather boards that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.







# Additional comments

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There are no additional comments

## Noted Items

## For your information

### For your information 4.16

Location: All areas

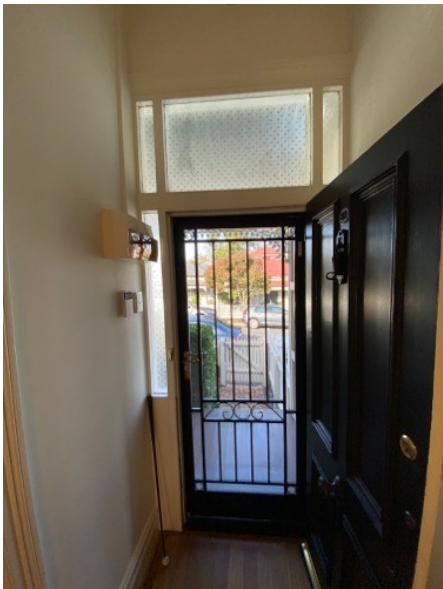
Finding: 1 Additional Photos - Obstructions and Limitations  
Additional photos are provided for your general reference.

Moisture readings are collected with a moisture meter in close vicinity and on the opposing walls of the shower area, where the plaster board can be accessed and not lined with tiles or obstructions. Although the readings cannot always be 100% accurate especially if the shower has not been used in some time. The readings as shown in the photos, have given readings of normal moisture levels in these areas.

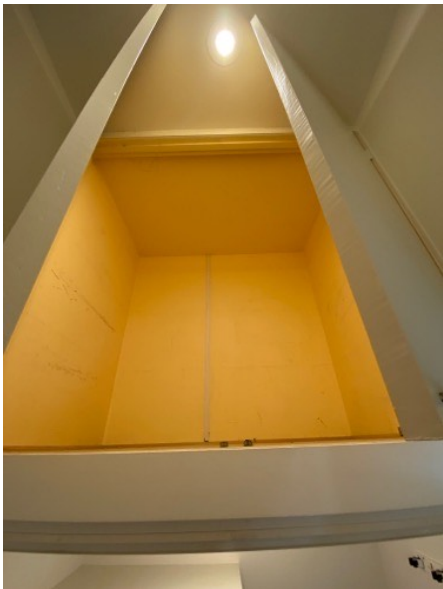
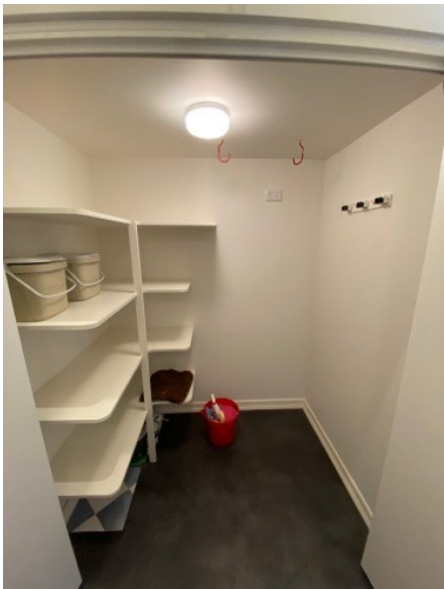
The additional photographs are an indication of the obstructions, stored items, limitations, health and safety limitations, which impeded full inspection of the property at the time of inspection. Obstructions as see in the photos can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





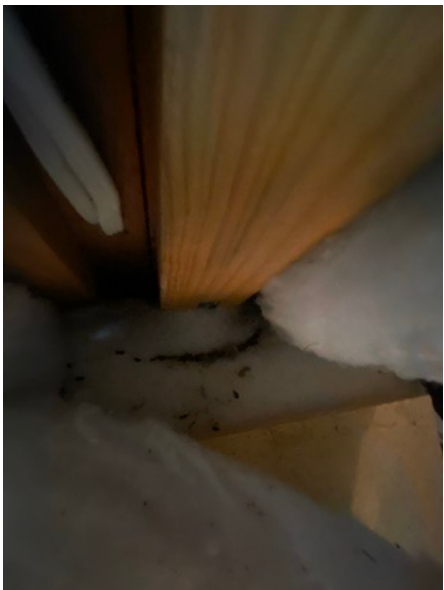
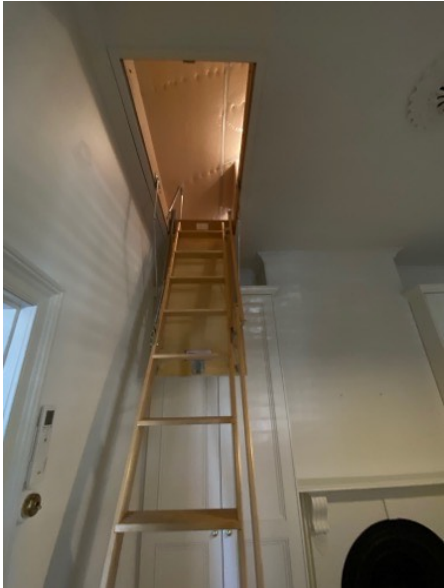


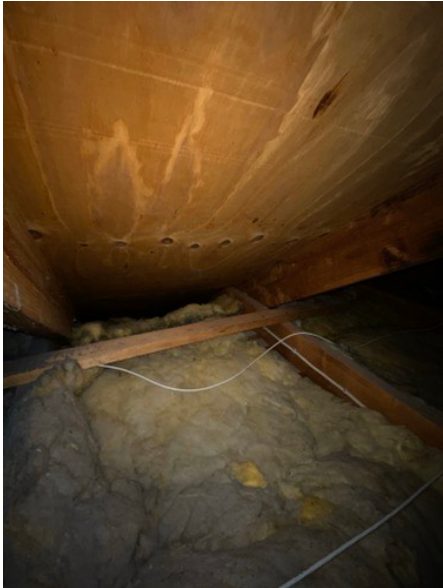




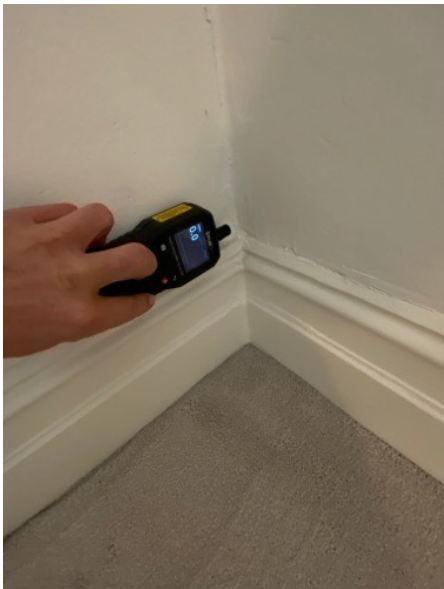
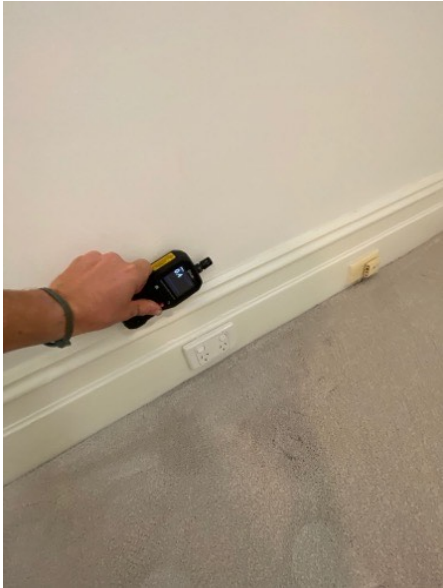






















## For your information 4.17

Location: All areas

Finding: Trades List  
Trades List

Plumber, Luke Bringham Bringham Plumbing 0401268197  
luke@bringhamplumbing.com.au

Electrician Michael Beal Beal Electrical 0430073942 bealelectrical@gmail.com

Handyman Josh Burchall Jim's Handyman 0438091927

Insurance Broker Aaron Green AG Insurance 0477122109 aaron@ag-insurance-services.com

Termite Controller Brett Bowey Termite Solutions 0417139760  
info@termitesolutionsvictoria.com.au

Re-Stumping Pete Kelly 0418506788

Builder Marty 0439644512

Landscape Gardener Dan, Bare Foot Grass 04333255223 dan@barefootgrass.om.au

Painter Spiro  
Steady Brush Paintng  
0421488408steadybrushpainting@gmail.com

Swimming Pool Inspection  
Gary Grommers 0450385900

Leak Detection Specialist  
Plan B Plumbing Plan B Plumbing 1300075262

Roofing Repairs & Gutter Cleans, Royce 1300911553 info@royceroofing.com.au

Draftsman & Design, John Blamey ArchigreenDesign 411123498  
john@archigreendesign.com.au

Asbestos Removal Chris, 0423 541 912 chris@jimsasbestosremoval.com.au

Jim's Cleaning, Bin Feng 0467628756  
bin.feng@jimscleaning.net.au  
Braeside/Mordialloc/Aspendale/Mentone/Sandringham/Cheltenham/Bonbeach.

# Conclusion

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

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:

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:

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

## **Average**

## Building consultant's summary

**Generally the dwelling was found to be in good condition with a major defect found. Minor defects and general wear are evident throughout the property.**

**All trades list in the report should be contacted as soon as possible for further inspection and rectification works.**

**No indication of termite activity was evident in any visible area's at the time of inspection, but due to timbers in contact with ground it's advised that termite treatment or regular inspections be conducted.**

**A residual current device was in place (safety switch) for electrical power.**

**General maintenance to exterior such as gutters being cleaned, and exterior timbers kept painted would help with any further deterioration to these elements.**

# Summary

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

|  |           |
|--|-----------|
| Evidence of timber pest attack                         | Not Found |
| Evidence of conditions conducive to timber pest attack | Found     |
| Evidence of serious safety hazards                     | Not Found |

# Significant items

---

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

## Timber pest attack

### ACTIVE (LIVE) TERMITES

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

No evidence was found.

### TERMITE WORKINGS AND/OR DAMAGE

No evidence was found.

### CHEMICAL DELIGNIFICATION

No evidence was found.

### FUNGAL DECAY

No evidence was found.

### WOOD BORERS

No evidence was found.

### FREQUENCY OF FUTURE INSPECTIONS

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

#### **1 Years**

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

### SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found.

### PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

### LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found.

### THE PRESENCE OF EXCESSIVE MOISTURE

#### Item 2.01

Location: Hot Water Cylinder

Finding: HWS Overflow - Not Connected

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

These damp conditions can lead to secondary defects such as rot, rust or corrosion of associated building elements, the formation of fungal decay, or pooling of water may also attract termite activity to this area.

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



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

No evidence was found.

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

### Item 2.02

Location: All External Areas

Finding: 1 Building materials in direct ground contact - conducive to termites  
Where stored timber and house barge boards are in contact with ground, they can retain moisture or dampness and become highly conducive to termite activity. External timbers when met with excessive moisture begin to decay, develop wood rot and become conducive to termite activity.  
It's advised the removal of any timbers that are not part of a building structure that may be conducive to termite activity. Due to the location of the property and building timbers in contact with ground it's highly advised that a termite treatment around the property is conducted as there was no evidence of a previous termite management system in place.



## OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

### Item 2.03

Location: All areas

Finding: Termite Techniques 1

All accessible areas of the dwelling are checked with particular attention paid to wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies. No evidence of termite activity was found inside the house at the time of the inspection.

In an attempt to identify the presence of hidden timber pest activity, a variety of techniques are adopted to identify irregularities including, a moisture meter reading of susceptible areas, sounding of timber elements using a device called a "donga" visual assessment 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 moisture and if this irregularity is found it can be grounds for further investigation. Wall paneling, wall paper, stored items, carpet and fixed cabinetry can obscure termite activity.

The application of a chemical termite barrier is highly recommended for all properties. 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. 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.

## Serious Safety Hazards

No evidence of Serious Safety Hazards were found

## Additional comments

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There are no additional comments

# Conclusion

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

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years.

# Risk management options

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

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

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

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



# Definitions to help you better understand this report

## Terms on which this report was prepared

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

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard 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 and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and 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 and 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.

**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) & (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;
- (iv) 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
- (xiv) 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.

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

**SERVICE** As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was 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.

**ACCEPTANCE CRITERIA** Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was 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 timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (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 (*Hyloterpes 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.