



**IDBPI**  
**INSPECT DETECT BUILDING &  
PROPERTY INSPECTIONS**

# Duplicate

Inspection Date: 23 Jan 2025

Property Address: Carnegie



# Contents

---

Inspection Details	3
General description of property	4
Accessibility	8
<b>Property Inspection Report</b>	
Summary	11
Significant Items	13
Additional comments	29
Conclusion	40
<b>Timber Pest Inspection Report</b>	
Summary	42
Significant Items	43
Conclusion	71
Risk management options	72
Definitions to help you better understand this report	73
Terms on which this report was prepared	75

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

# Inspection Details

---

Property Address: Carnegie

---

Date: 23 Jan 2025

---

## Client

Name: IDBPI

---

Email Address: wayne.idbpi@gmail.com

---

Phone Number: 0402154121

---

## Consultant

Name: Wayne Meyer

---

Email Address: wayne.idbpi@gmail.com

---

Licence / Registration Number: DB-U 37048. HS/PPIB/142. CPPPMT3008A

---

Company Name: Inspect Detect Building & Property Inspections

---

Company Address: MillPark

---

Company Phone Number: 0402154121

---

# General description of property

---

Building Type: Unit

---

Storeys: Single storey

---

Building age (approx): 48 Years

---

Smoke detectors: 1 fitted, but not tested  
IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

---

Siting of the building: Towards the front of a small block

---

Gradient: The land is gently sloping

---

Site drainage: Repairs Required

---

Access: Reasonable pedestrian and vehicular access

---

Main utility services: Electricity, Gas, Sewerage, Mains water

---

Occupancy status: Unoccupied

---

Furnished: Staged Furniture

---

Strata or company title properties: Yes

---

Orientation of the property: The facade of the building faces south  
Note. For the purpose of this report the façade of the building contains the main entrance door.

---

Weather conditions: Overcast

---

## Primary method of construction

Main building – floor construction: Hardwood Flooring , Concrete Stumps

Main building – wall construction: Brick veneer (timber framed)

Main building – roof construction: Timber framed, Pitched roof, Finished with roofing tiles

Other timber building elements: Architraves, Skirting, Window frames, Timber Door Frames , Timber Doors

Other building elements: Shed/s

Overall standard of construction: Reasonable

Overall quality of workmanship and materials: Reasonable

Level of maintenance: Deferred Maintenance & Possible Upgrades Required

## Special conditions or instructions

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

Obstructed access inspection noted to property in general throughout.

It is essential that full access be gained to all areas for the purpose of a building and timber pest inspection as they may be concealing timber pest activities and infestations and damage to surrounding building elements.

A return inspection when property is vacant and clear of obstructions maybe required.

No notable termite treatment management plan noted to inspected property at the time of inspection.

A termite treatment management plan is strongly recommended to protect property from possible future and/or concealed present termite activities and infestations

## Accommodation and significant ancillaries

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

# Parking

<b>TYPE</b>	<b>OFF STREET PARKING SPACES (UNCOVERED)</b>	<b>GARAGE (COVERED)</b>	<b>CARPORT (COVERED)</b>
Attached	0	1	0
Detached	0	0	0
Totals	0	1	0

# 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

---

## 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

---

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

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

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

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

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

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

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

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

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- Outbuildings
- The site
- Concrete Slab

## 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:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Built up areas abutting the building
- Duct work
- Landscaping abutting the building
- Paved areas abutting the building
- Steps
- Pipe work
- Thermal insulation
- Leaves
- Builder's debris
- Building materials
- Vegetation
- Metal Flashing
- Construction on Boundary
- Height Restrictions
- Low Proximity to Ground

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
- Wall exterior due to obstructions
- Exterior Roofing Due To Access Obstruction

- Exterior roofing due to height restrictions
- Ceiling cavity in parts
- Subfloor In Parts
- Timber Framing

# Summary

---

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

Evidence of Serious Safety Hazard	<b>Found</b>
-----------------------------------	--------------

---

Evidence of Major Defect	<b>Found</b>
--------------------------	--------------

---

Evidence of Minor Defect	<b>Found</b>
--------------------------	--------------

---

## 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.

- Asbestor inspector
- Electrician
- Plumber
- Engineer
- Insulation installer
- Re-Stumpers
- Roofing Plumber
- Mould Specialist
- Roof tiler
- Carpenter
- Bathroom Specialist
- Plasterer
- Timber Pest/Invasive Inspection
- Sealants Specialist
- Termgaurd Specialist
- Drainage
- Cabinet Installer
- Plaster & Waterproofing
- Leak detection specialist
- Landscapers/concreter

- Bricklayers
- Painters
- Gas Plumber
- Garden Contractors
- Fencing Contractor
- Window Installers
- Household Pest Controller
- Floor/Wall Tilers
- Ventilation Specialist

## Undetected defect risk assessment

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 - 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.

# 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.

## Serious Safety Hazard

### Serious Safety Hazard 1.01

**Location:** Entry Hallway  
**Finding:** Electrical Upgrades

Old fuse box noted to meter box, upgrading to safety switches strongly recommended to prevent possible electrical overload, fire's to property and or electrocution to persons  
 A regulation under the residential tenancies act.  
 Old fuse boxes may not be covered by insurance policy



### Serious Safety Hazard 1.02

**Location:** Kitchen/meals  
**Finding:** Safety/fire hazard

Inadequate/non-compliant clearance noted between gas burners and overhead cupboards and exhaust fan.

AS/NZS 56011:2013

200mm clearance horizontally and 600mm from a combustible surface.

A non-combustible material must be applied to a 150mm height above top of burners.

A clearance height of no less than 600mm clearance from top of burners and 750mm to exhaust fans

All measurements should be taken from the closet burner horizontally and from the top of the tallest burner vertically.

See pics below



### Serious Safety Hazard 1.03

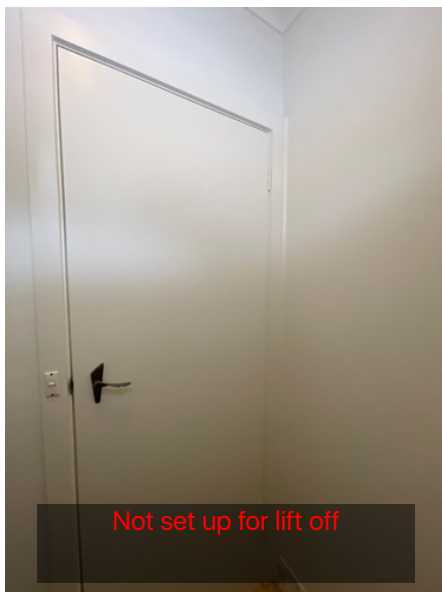
**Location:** Powder/Toilet Room

**Finding:** Lift-off door required

The toilet appeared functional and in relatively sound condition at the time of inspection. No notable structural damage noted. No notable plumbing leaks noted at the time of inspection

Where distance between leading edge of door and closest point of toilet pan less than 1200mm noted, lift-off hinges and sufficient gap between door and door frame header required to allow door removal in case of medical emergency

First introduced in 1996 may not have been a regulation at time of property build  
A requirement under the residential tenancy act for investment properties



Major Defect

## Major Defect 2.01

**Location:** Living Room

**Finding:** Creaking/Shifting Flooring

Creaking and bouncing flooring noted in parts throughout.  
AS 14.06: Squeaking floors

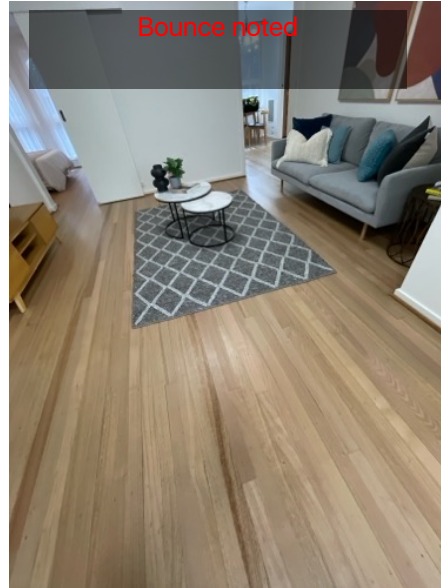
Floors that squeak in trafficable areas within the first 24 months are defective.

AS 14.07: Springy floors

Floors that bounce in a way that can be detected by a person walking normally across the area are defective unless the substructure has been constructed in accordance with AS.1684- Residential timber-framed construction.

An invasive inspection by disconnecting ductwork and other low hanging building components to subfloor may be required to determine cause of creaking to flooring.

Engagement of a licensed/qualified re-stumper recommended



## Major Defect 2.02

**Location:** Roof Exterior

**Finding:** Cracked Tiles/Roofing Repairs

Roofing in general appeared in need of some much deferred maintenance and resealing  
Capping tiles in general appeared functional at the time of inspection.

Some cracking/dislodgement of cement pointing noted in parts.  
Cracked tiles noted in general to all sides of roof.

Gaps noted between damaged tiles in parts, potential areas of moisture ingress into structure and damage to surrounding building elements.

Tiles appeared starved of sealants.  
Replacement of damaged tiles and resealing required to prevent tiles becoming porous.

Engage a qualified roof tiler to inspect for water tightness and rectify as required

Gutters and flashing appeared functional. Some foliage minor foliage debris noted in parts.

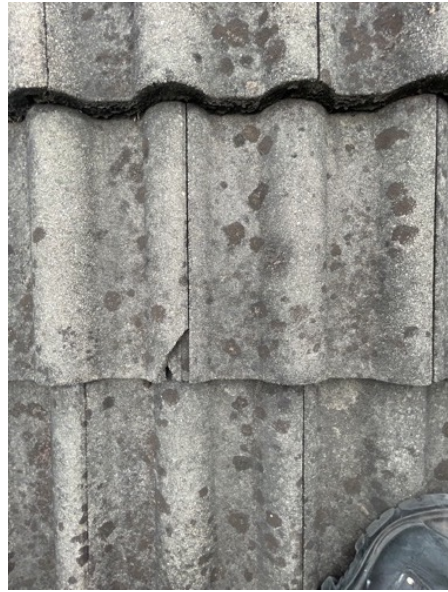
Regular cleaning required to function as intended and prevent possible moisture ingress into structure and damage to surrounding building elements.

Stored goods and corrosion noted to garage metal roofing.  
Some moisture damage noted to garage timber roof frame in parts ( see garage report)

Licensed roof plumber to inspect and advise

See pics below











## Major Defect 2.03

**Location:** The Site

**Finding:** Drainage Below Ground Level Repairs

Drainage is an integral part of property functionality. Poor drainage may lead to moisture ingress into foundations which may affect footing performance and/or damage to surrounding building elements and possible serious structural damage if left unchecked.

Ensure down pipes are securely fitted into storm water risers and risers are clearly located above finished landscaping heights.

Painting of PVC pipes (where applicable) recommended to prevent UV damage and deterioration

Debris noted to gutters in parts, regular cleaning required to function as intended and prevent possible moisture ingress into structure and damage to surrounding building elements

Down pipe spacing greater than current 12 meter maximum spacing.

Installation of additional drainage recommended to cope during heavy rainfall periods.

See pics below





## Minor Defect

### Minor Defect 3.01

**Location:** Kitchen/meals

**Finding:** Cabinetry Adjustments/Appliances Servicing

The kitchen appeared functional but in need of some much deferred maintenance and possible upgrades at the time of inspection.

No notable major structural damage noted at the time of inspection.

General wear and tear and scuff marks noted throughout.

Adjustments required to align cabinet doors and/or drawers in parts to function as intended and prevent possible damage from impact.

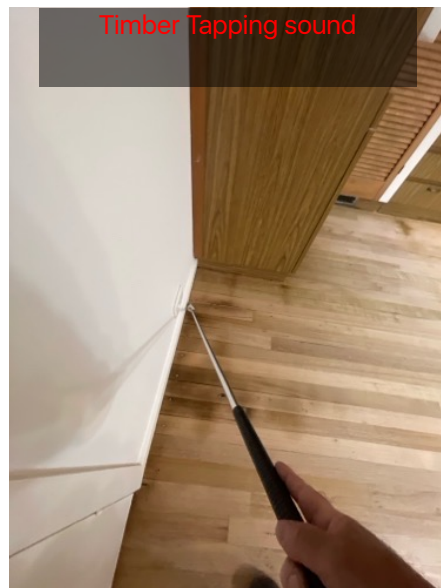
Appliances appeared well worn.

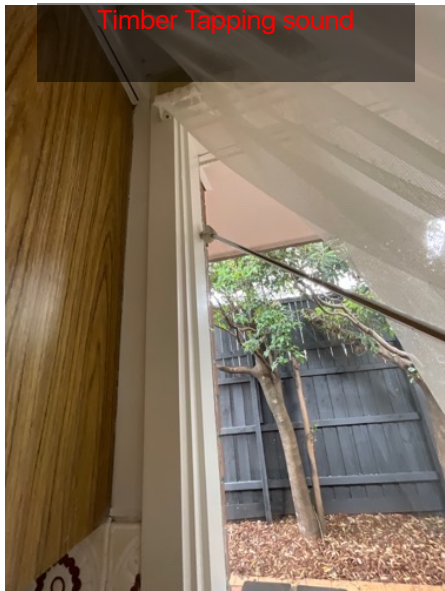
Cracked/dislodged grout noted to tile splash backs.

Door latch to hallway door misaligned to strike plate, adjustments required to function as intended,

Moisture readings taken at the time of inspection, appeared within tolerance at the time of inspection.

See pics below









Functional



No leak noted



As above



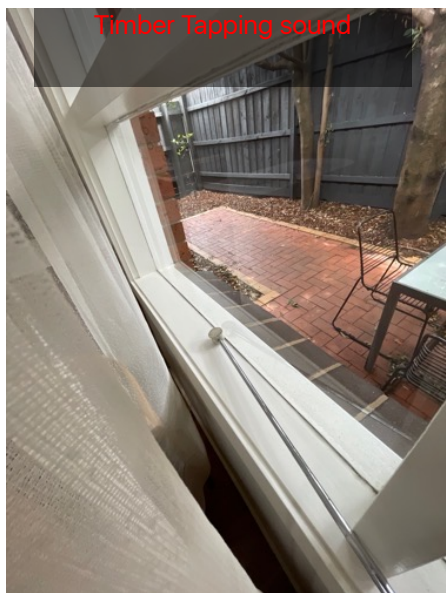
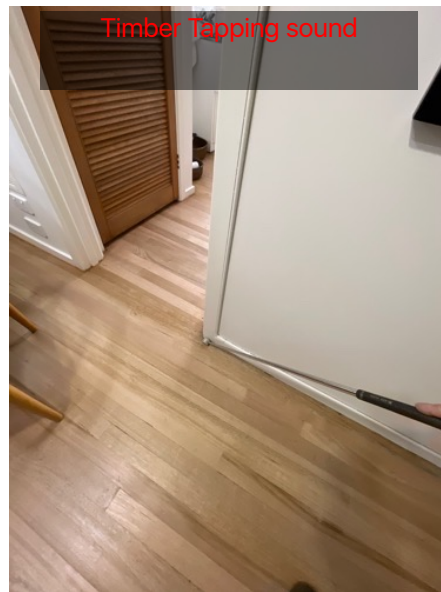
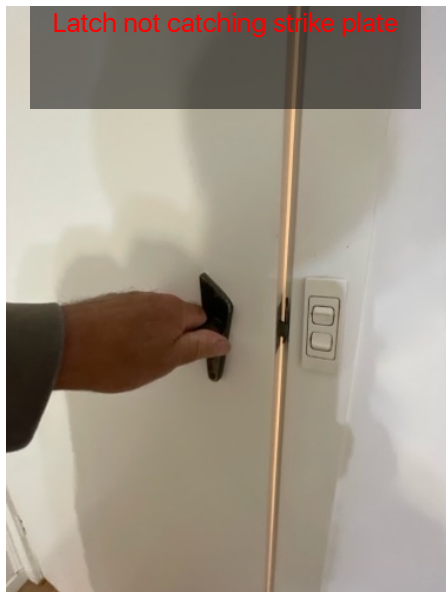
No major moisture damage visible



Moisture Staining to timber flooring

Fridge space





### Minor Defect 3.02

**Location:** Bedroom 1

**Finding:** Door/Window Adjustments

The bedroom appeared functional and in relatively sound condition at the time of inspection. No notable structural damage noted at the time of inspection. General wear and tear and cuff marks noted in parts.

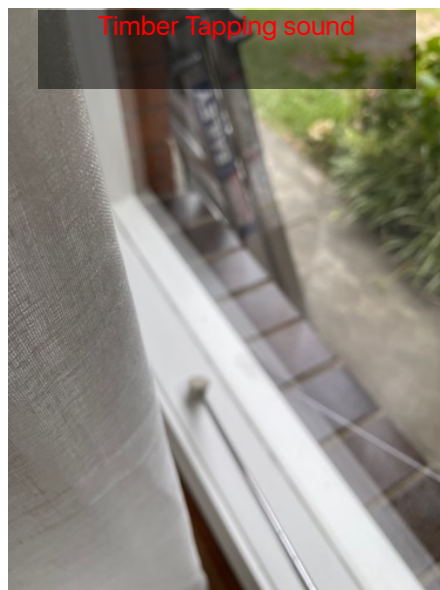
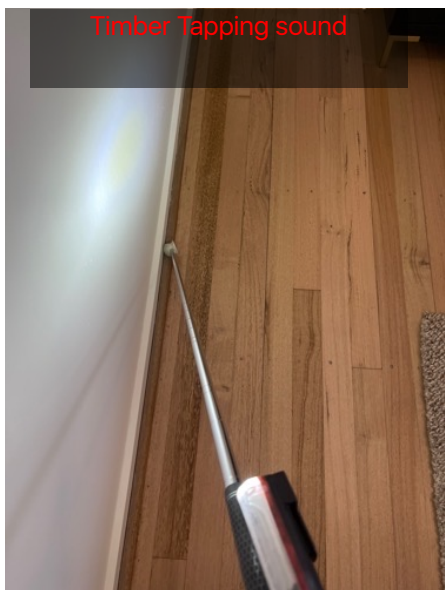
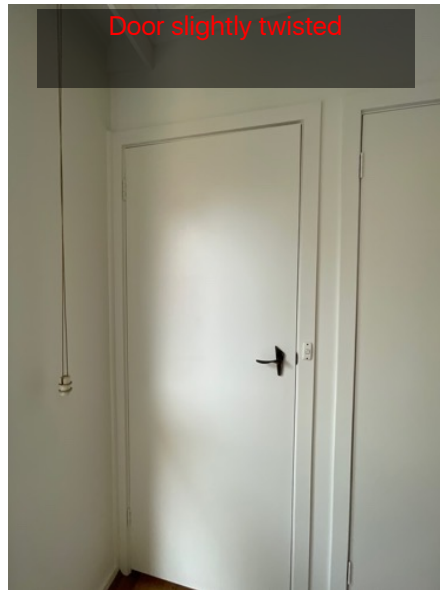
Entry door adjustments and possible window winder repair/replacement required to function as intended.

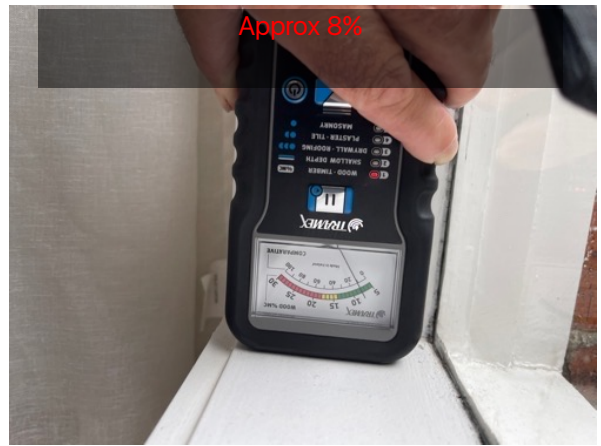
Where accessible and visual for inspection and tapping, accessible timber's tapped appeared in relatively sound condition.

Obstructed access inspection noted due to high volume of stored goods, furniture and/or personal items.

Moisture readings taken at the time of inspection, appeared within tolerance at the time of inspection.

See pics below





### Minor Defect 3.03

**Location:** External Walls

**Finding:** Brickwork Repairs

Repairs noted to face brickwork under 3rd bedroom window opening.

Possible infill of original subfloor access point.  
Access to this area would be deemed undersized.

Repairs to window sill and high moisture readings noted to window frames internally.

It may be probable that brickwork infill may be concealing damage.

Seek clarification from vendors in writing regarding reason for brickwork repairs and knowledge of termite activities, infestations and/or historical damage during vendors ownership of property



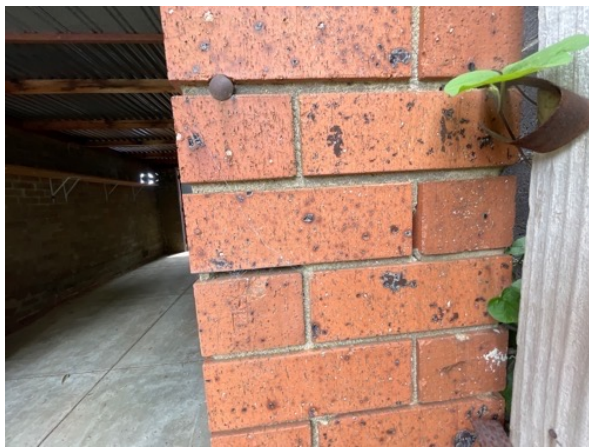
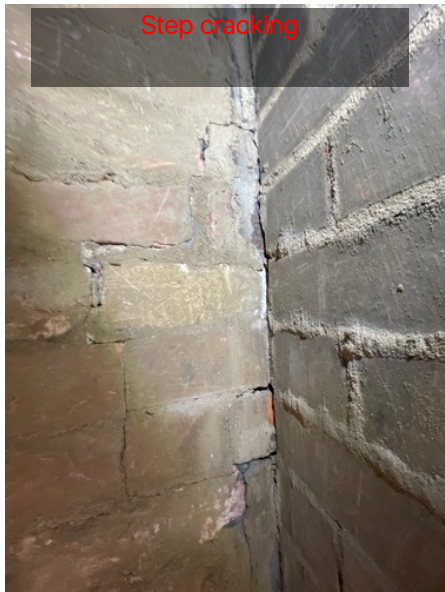
### Minor Defect 3.04

**Location:** Garage

**Finding:** Brickwork - Step cracking

Step cracking was identified to the brickwork in this area at the time of inspection. 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.

Mortar Displacement noted to brick piers in parts, qualified bricklayer to inspect and repair



## Additional comments

---

The inspected property appeared presently unprotected from possible termite attack.

-It is strongly recommended prompt installation of a termite barrier be acquired to protect from possible future termite activities and infestations.

-We recommend any plumbing issues noted be addressed as a matter of urgency to prevent further damage to surrounding building elements.

Where flexi hoses installed to plumbing water supplies, regular monitoring for leaks by property owners strongly recommended.

Flexi-hose common to most properties and fraying may occur over time

-We recommended vegetation be removed from around and/or against structures

-We recommend any termite conducive condition be addressed as a matter of importance to prevent possible termite activities and infestations

-We recommend an invasive inspection on external vegetation such as trees within 50 meters of structure be drilled for possible termite nests

- We recommend that 75mm of slab edge be exposed at all times as an inspection zone for possible termite ingress and or structural damage to slab

Failure to follow recommendations may allow un-impeded, concealed entry by subterranean termites.

Termite attack to property may result in damage to decorative and/or structural timber's resulting in significant cost and financial loss for repairs and/or loss of value to property far outweighing the cost of a protective treatment management plan.

-We recommend roof cladding/tiles be monitored constantly for leaks, roof tiles may become weathered and prone to slipping, chipping and cracking. Gutters should be cleaned regularly to function as intended and prevent possible moisture ingress into structure. Debris from gutters may dislodge and block stormwater down pipes and in-ground piping systems.

It is always recommended and good practice to seek clarification from Vendors in writing regarding any permits and/or compliance certification relating to- additions and/or add ons to original structure, structural changes, electrical and/or plumbing works and possible termite infestations, treatments and/or installed termite barriers. It is not uncommon for termite damage to be covered up by repairs and/or other means of concealment rendering it all but impossible in some cases to detect. Treatment notifications may be removed from meter boxes as a means of concealment and/or furniture or floor coverings placed to conceal damage

If Vendor/ property owner forwards to you false or misleading information, then in the event of discovery of deliberately concealment of know defects, you may have recall to take action for misrepresentation.

## For your information

### For your information 4.01

**Location:** Entry Hallway

**Finding:** Sound Condition

The entry hallway appeared functional and in relatively sound condition at the time of inspection.

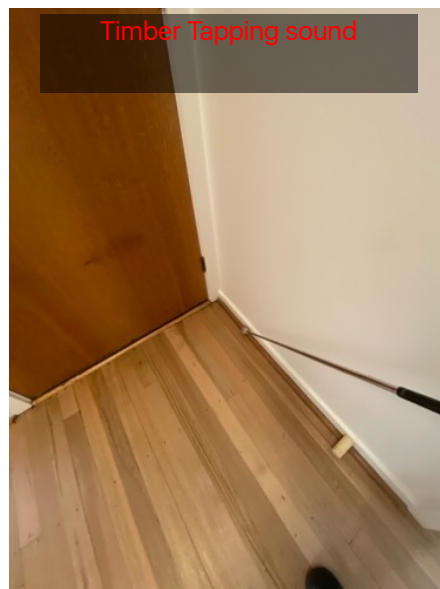
No notable major structural damage noted at the time of inspection.

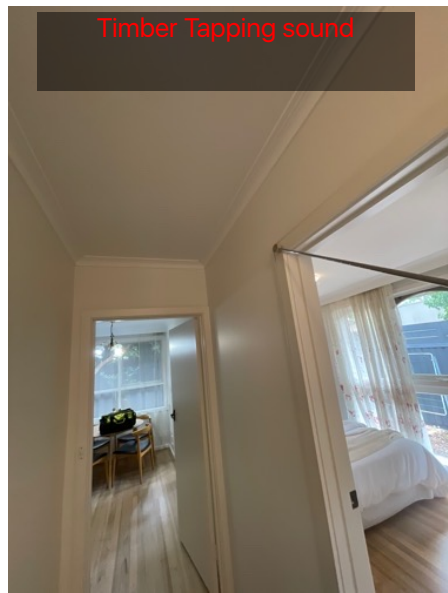
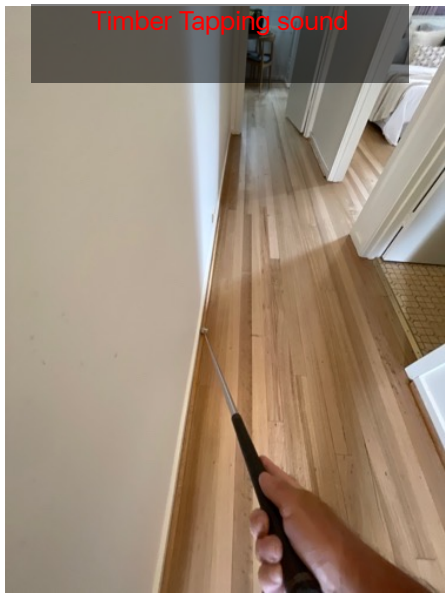
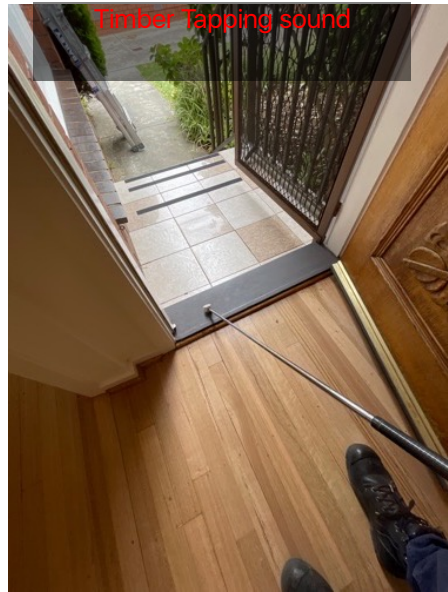
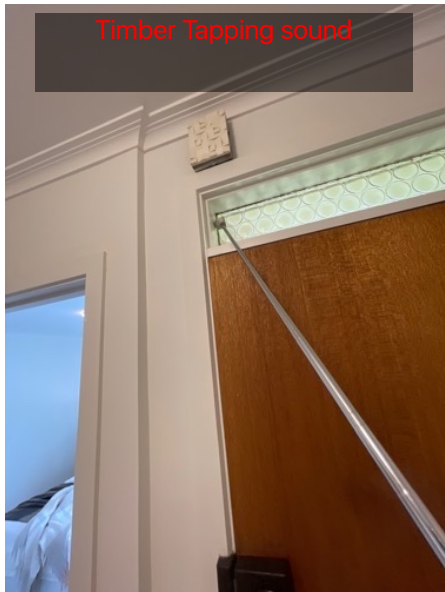
Fresh painting over general wear and tear noted throughout property.

Where accessible and visual for inspection and tapping, accessible timber's tapped appeared in relatively sound condition.

Moisture readings to timber components taken at the time of inspection, averages appeared between 8-12% at the time of inspection.

Readings consistent with property tolerance averages.







### For your information 4.02

**Location:** Heater  
**Finding:** Functional  
The heater appeared functional at time of inspection



## For your information 4.03

**Location:** Living Room

**Finding:** Functional Condition

The living room appeared functional and in relatively sound condition at the time of inspection. No notable structural damage noted at the time of inspection.

Patching/repairs and painting noted throughout, some paint blemishes noted.

Visible jointing lines noted throughout ceiling suggested possible hairline jointing cracking prior to repainting.

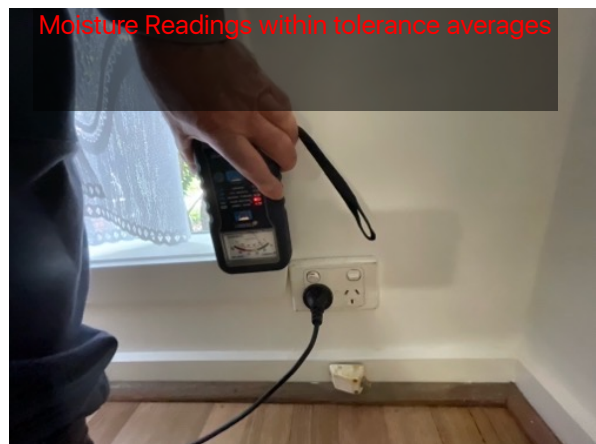
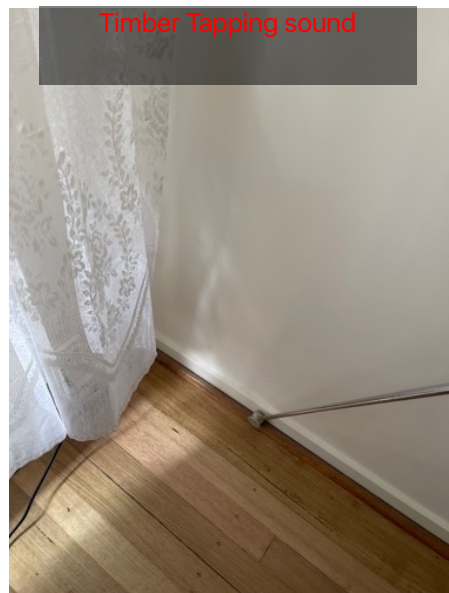
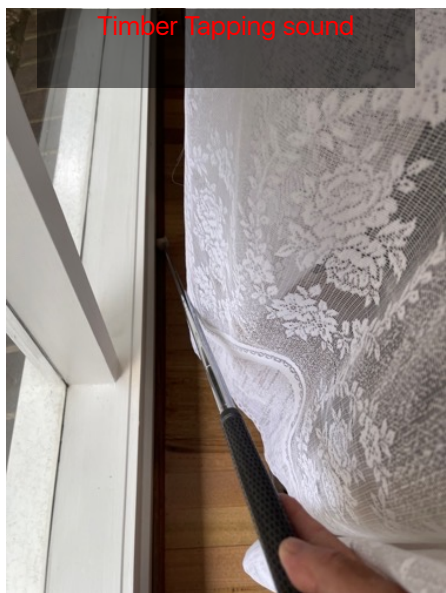
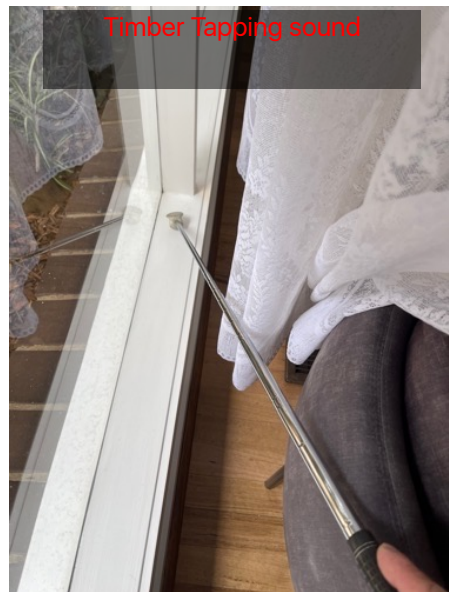
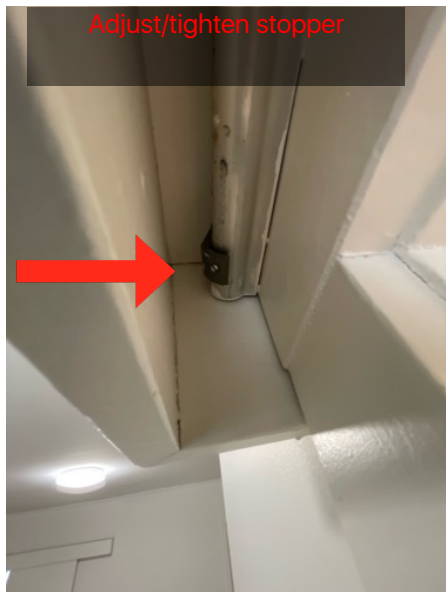
Where accessible and visual for inspection and tapping, accessible timber's tapped appeared in relatively sound condition.

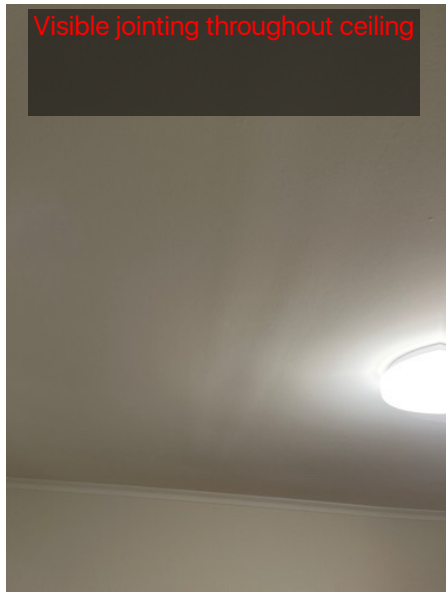
Obstructed access inspection noted due to high volume of stored goods, furniture and/or personal items.

Moisture readings taken at the time of inspection, appeared within tolerance at the time of inspection.

See pics below







### For your information 4.04

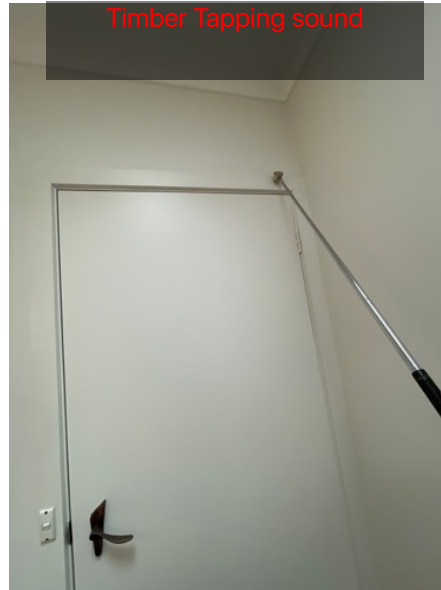
**Location:** Powder/Toilet Room

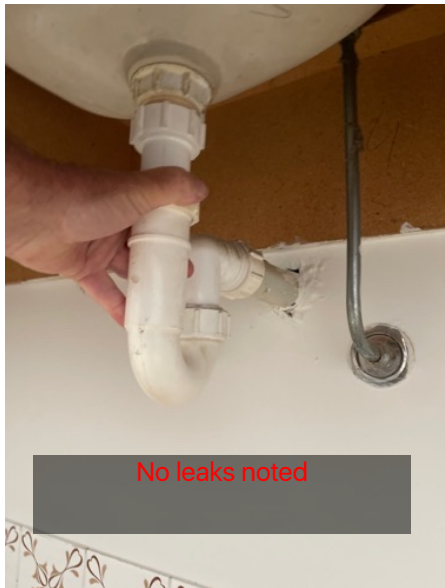
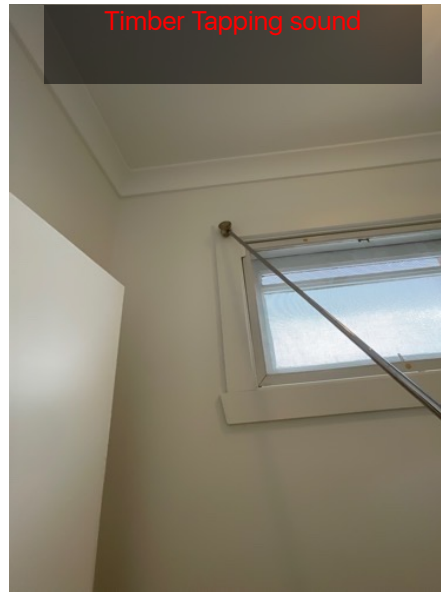
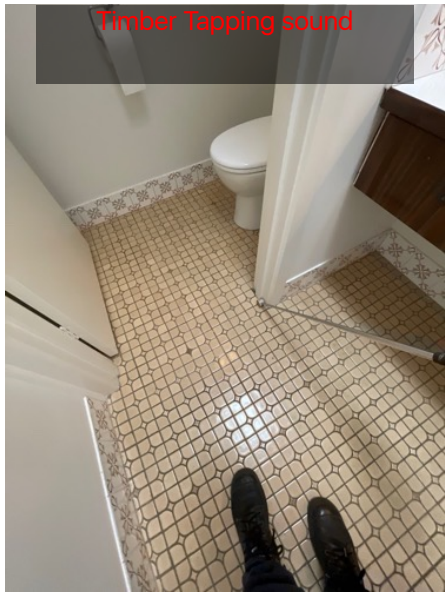
**Finding:** Functional Condition

The powder room and toilet appeared functional and in relatively sound condition at the time of inspection.

No notable structural damage noted.

No notable plumbing leaks noted at the time of inspection







## For your information 4.05

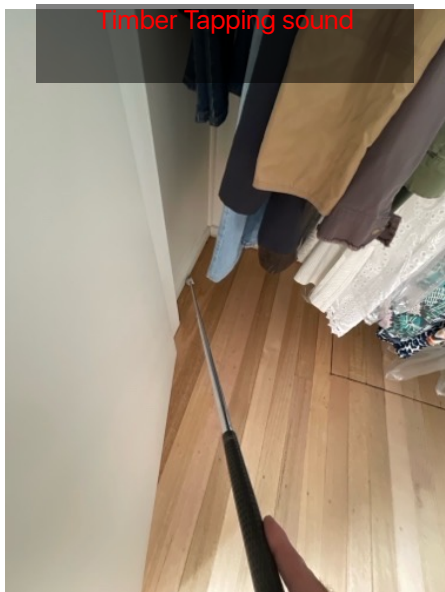
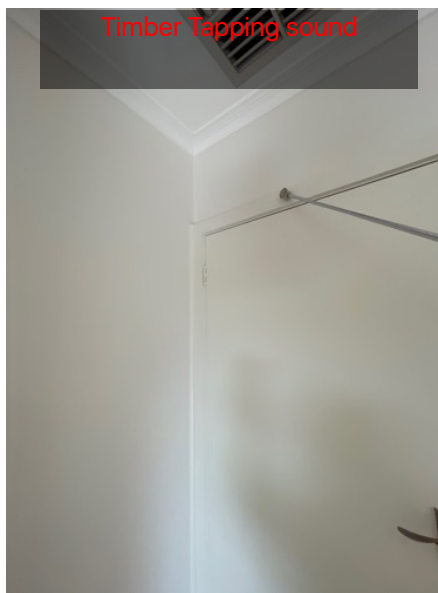
**Location:** Bedroom 2

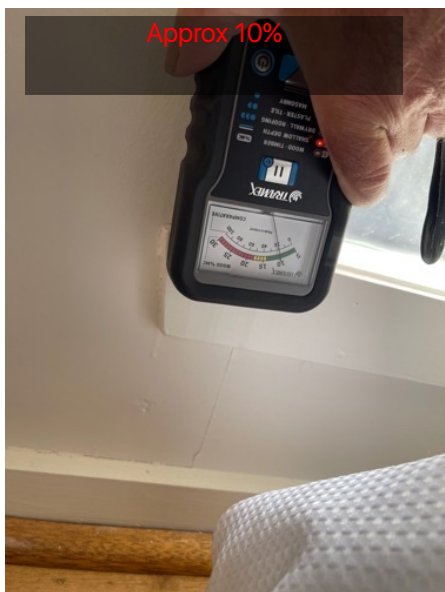
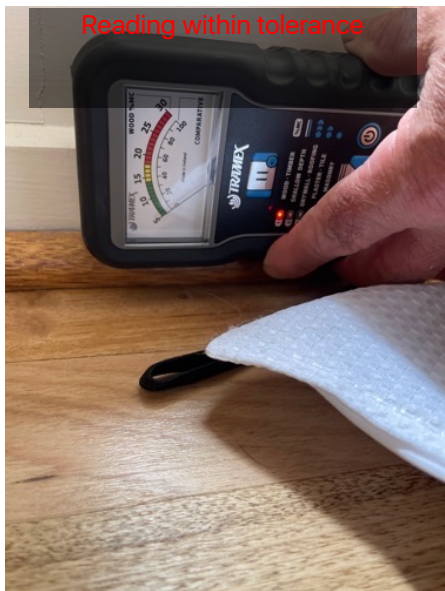
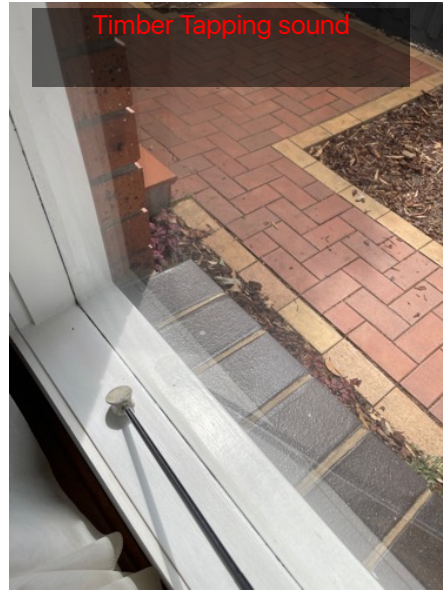
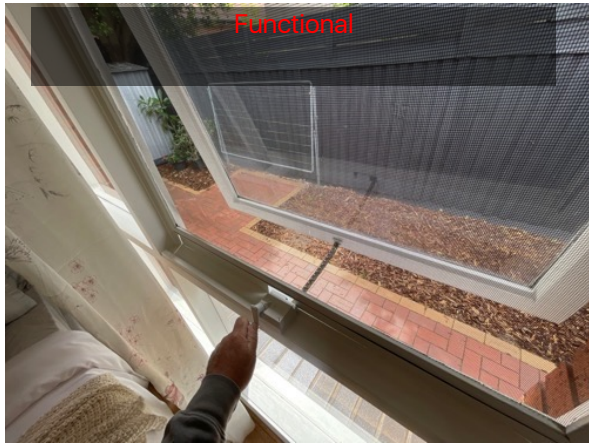
**Finding:** Functional Condition

The bedroom appeared functional and in relatively sound condition at the time of inspection. No notable structural damage noted at the time of inspection. General wear and tear and cuff marks noted in parts Where accessible and visual for inspection and tapping, accessible timber's tapped appeared in relatively sound condition.

Obstructed access inspection noted due to high volume of stored goods, furniture and/or personal items.

Moisture readings taken at the time of inspection, appeared within tolerance at the time of inspection.





## For your information 4.06

**Location:** Roof Space

**Finding:** Possible Asbestos

Old heater flue noted to roof space.

Possible asbestos

Potential area of moisture ingress into structure

Removal and disposal by a licensed asbestos contractor recommended



## Conclusion

---

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

In the opinion of this Consultant:

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

### **Above average**

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

### **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:

### **In Need Of Some Much Deferred Maintenance**

## Building consultant's summary

**The inspected property appeared functional but in need of some much deferred maintenance and potential upgrades.**

**No notable major structural cracking damage noted.**

**Plaster cracking (bedroom 3), creaking floors and brickwork repair noted during inspection.**

**Some areas of high moisture readings and/or moisture damage noted to property throughout inspection.**

**High moisture ingress into structure considered highly conducive to timber pest activities and infestations and damage to surrounding building elements.**

**Further investigation and/or invasive inspection maybe required to determine cause of moisture damage and high moisture readings and extent of damage and possible timber pest activities and infestations.**

**Obstructed access inspection noted to property at the time of inspection. It is essential that full access inspection be gained to all areas for the purpose of a building and timber pest inspection as they may be concealing timber pest activities and infestations and damage to surrounding building elements.**

**Some deferred maintenance items as noted in report**

**Please read report in full before contacting your inspector**

# Summary

---

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

Evidence of active (live) termites	<b>Not Found</b>
Evidence of termite activity (including workings) and/or damage	<b>Not Found</b>
Evidence of a possible previous termite management program	<b>Not Found</b>
Evidence of chemical delignification damage	<b>Not Found</b>
Evidence of fungal decay activity and/or damage	<b>Not Found</b>
Evidence of wood borer activity and/or damage	<b>Not Found</b>
Evidence of conditions conducive to timber pest attack	<b>Found</b>
Next inspection to help detect a future termite attack is recommended in	<b>1 Years</b>

## Undetected timber pest defect risk assessment

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

### **HIGH**

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

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

For further information including advice on how to help protect against financial loss due to timber pest attack.

# 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.

## Timber pest attack

### **ACTIVE (LIVE) TERMITES**

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

No evidence was found

### **TERMITE WORKINGS AND/OR DAMAGE**

No evidence was found

### **CHEMICAL DELIGNIFICATION**

No evidence was found

### **FUNGAL DECAY**

No evidence was found

### **WOOD BORERS**

No evidence was found

## Conditions conducive to timber pest attack

### **LACK OF ADEQUATE SUBFLOOR VENTILATION**

No evidence was found

### **THE PRESENCE OF EXCESSIVE MOISTURE**

## Conditions conducive to timber pest attack 5.01

**Location:** Bathroom

**Finding:** High Moisture Readings

The bathroom appeared functional but in need of some deferred maintenance and potential upgrades.

General wear and tear noted throughout.

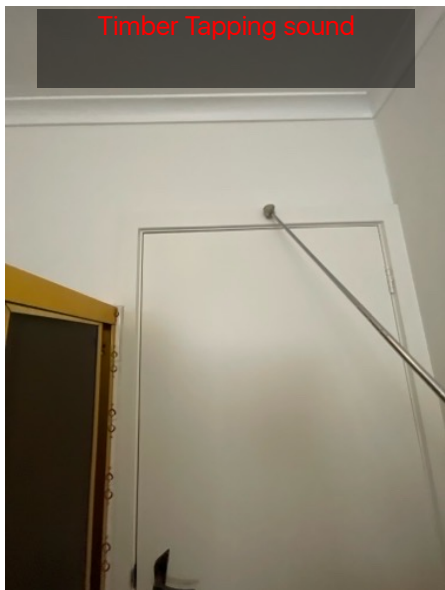
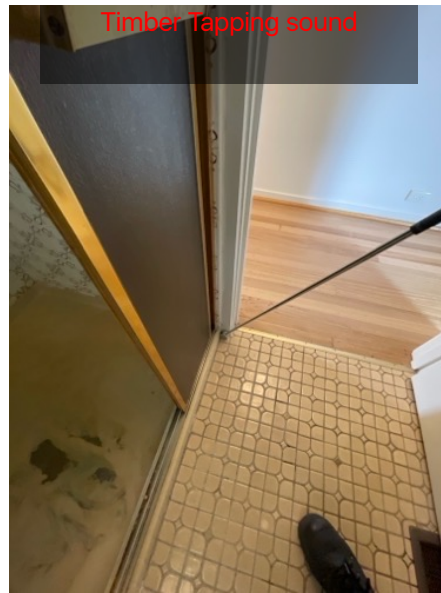
Cracked, drummy tiles and loose/missing grout noted to floor and wall tiles in parts throughout.

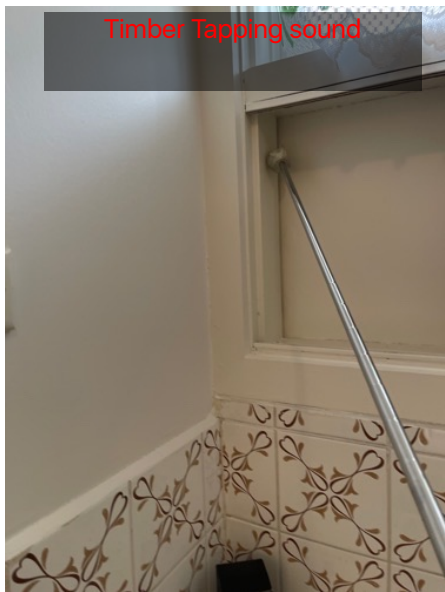
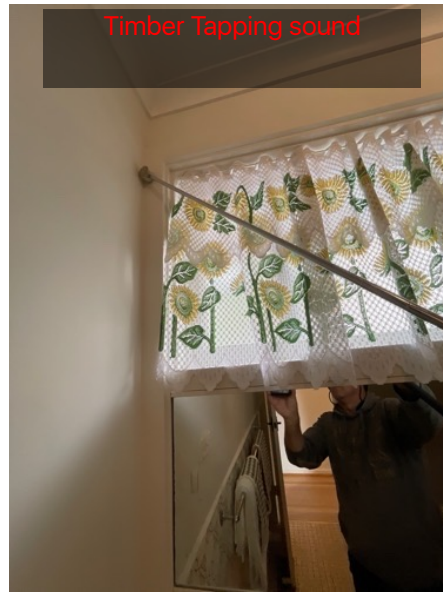
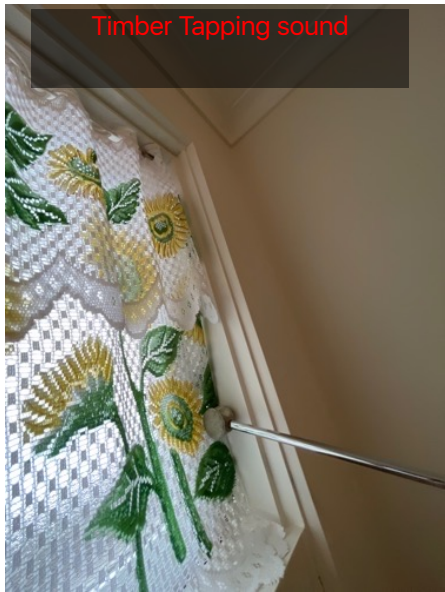
Variations to moisture readings noted to wall and floor tiles.

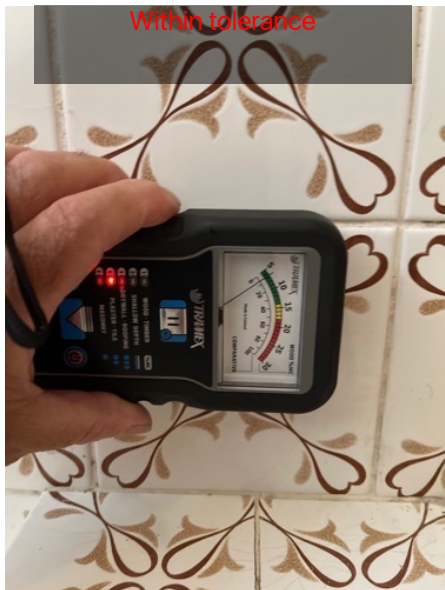
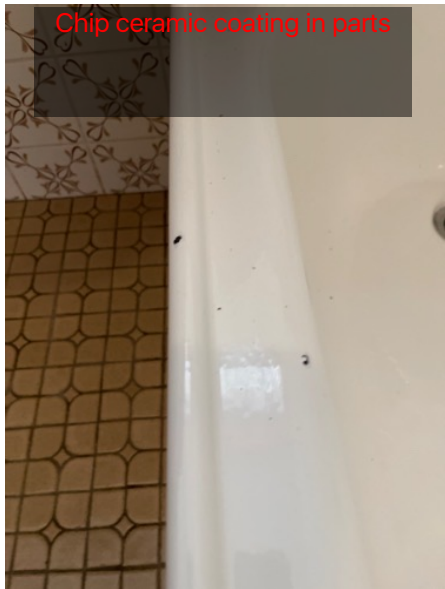
High moisture readings noted to bath hob outside shower and hob wall tiles inside shower.

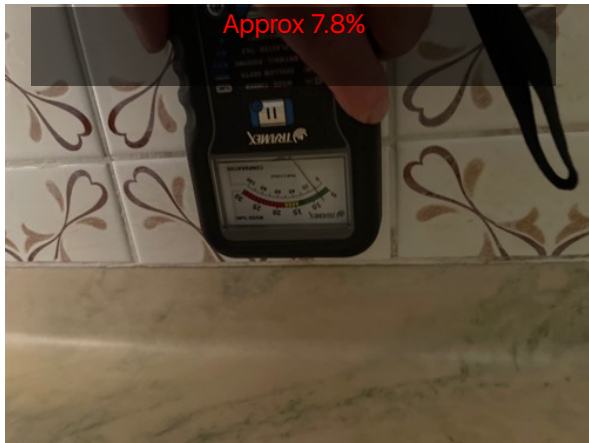
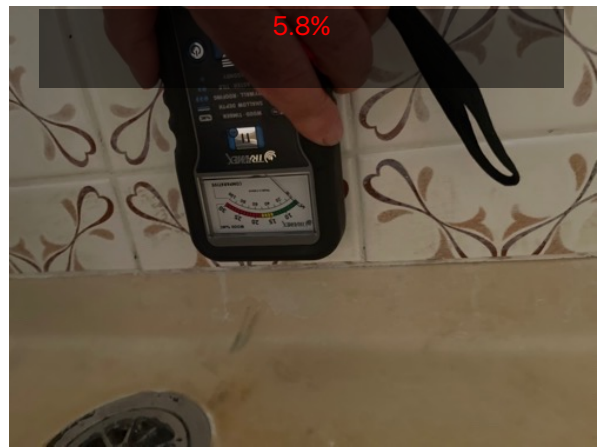
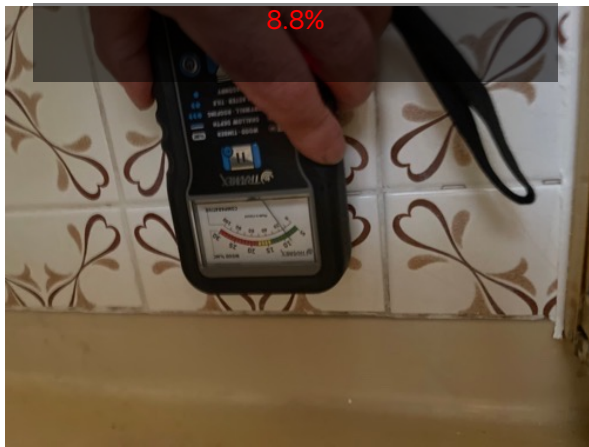
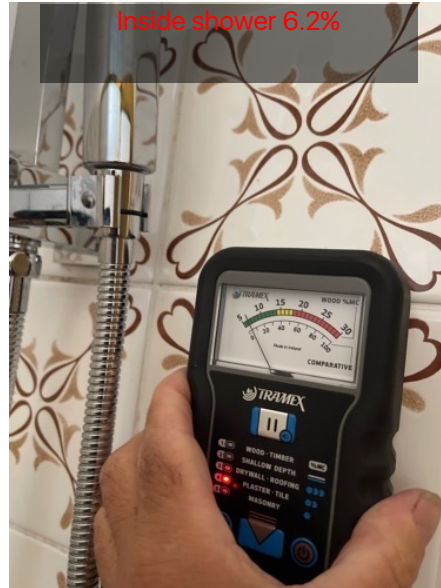
Tap penetrations to shower recess not silicone sealed as required to prevent potential moisture ingress into structure and damage to surrounding building elements.

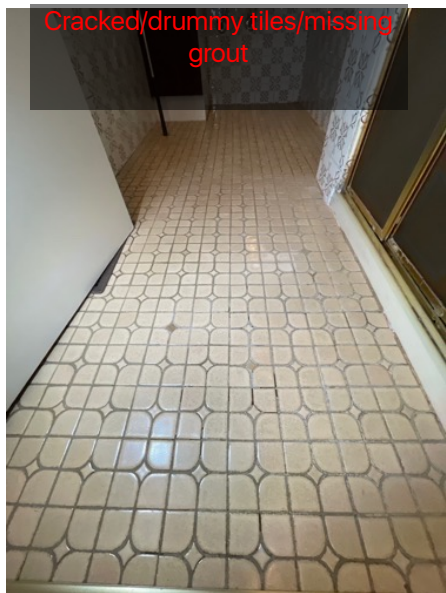
An invasive inspection may be required to determine cause of damage and high moisture readings and extent of damage and/or timber pest activities and infestations











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

No evidence was found

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

## Conditions conducive to timber pest attack 5.02

**Location:** The Site

**Finding:** Weathered Fencing

Fencing appears functional but weathered and leaning slightly in parts.  
Potential future body corporate costs to replace.

Replacement with a suitable durable material recommended



## OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

### Conditions conducive to timber pest attack 5.03

**Location:** Entry Hallway

**Finding:** Sealing of Door Edges/Weathered timber

Front and outer face of entry door appears weathered in parts.  
Chipped ply noted to internal bottom edge.

Top and bottom edges of door not sealed to prevent potential moisture ingress damage

Australian Standards 8.06

Door leaves are defective if they do not have all sides, top and bottom edges that are sealed to prevent moisture entering

See pics below



## Conditions conducive to timber pest attack 5.04

**Location:** Living Room

**Finding:** Flooring Level Defects

Variations of up to 18mm noted to flooring in parts throughout. (See pics below)  
Obstructed access inspection noted due to obstructed subfloor space access.

It may be probable to assume that property may require lift and packing at stumps if concrete stumps installed and in good condition.

Variations may be a result of Ob (ordinary building) hardwood shrinkage with shrinkage variations of approximately 25% possible.

Subfloor access obstructed due to low proximity of structure to ground levels and low hanging building components.

It is essential that full access be gained to all areas for the purpose of a building and timber pest inspection as they may be concealing timber pest activities and infestations

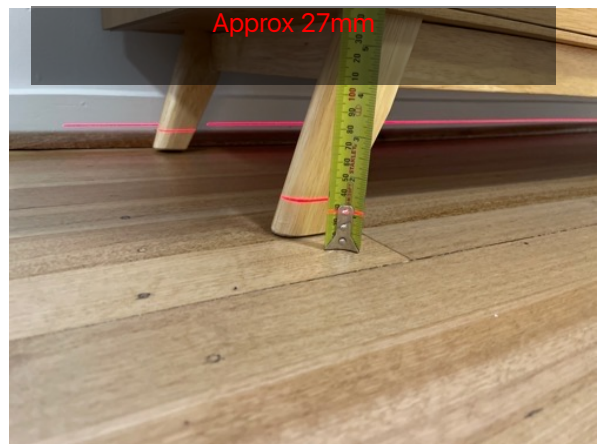
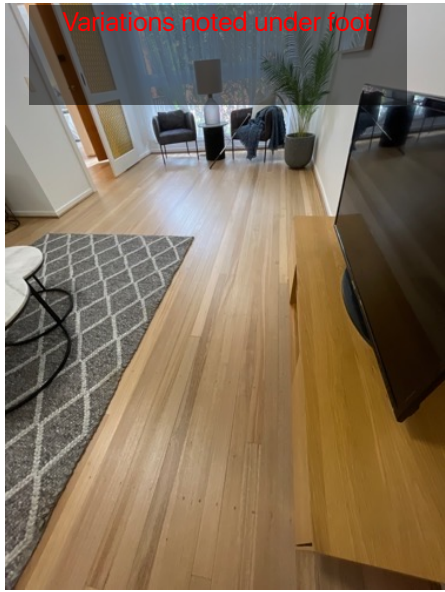
AS 14.08

Floor levels within a room or area are defective if they differ by more than 10mm in any room or area, or more than 4mm in any 2m length. The overall deviation of floor level to entire building footprint shall not exceed 20mm

It may be possible that a central wall was removed to open room historically.

Patching noted to plaster wall and cornices to west side.

See pics below





## Conditions conducive to timber pest attack 5.05

**Location:** Laundry

**Finding:** Unsealed Door/Mould Ingres

The laundry appeared functional and in relatively sound condition at the time of inspection. No notable structural damage noted.

No notable plumbing leaks noted at the time of inspection

Obstructed access inspection noted due to high volume of stored goods in parts.

Gaps noted to timber floor boards in parts, often associated with excessive moisture and common to laundry areas. Flooring appeared relatively sound.

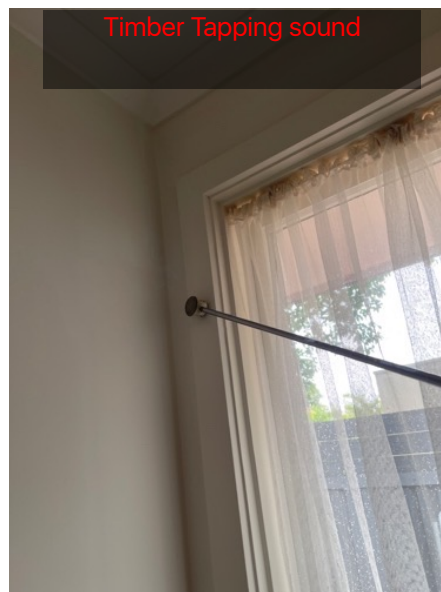
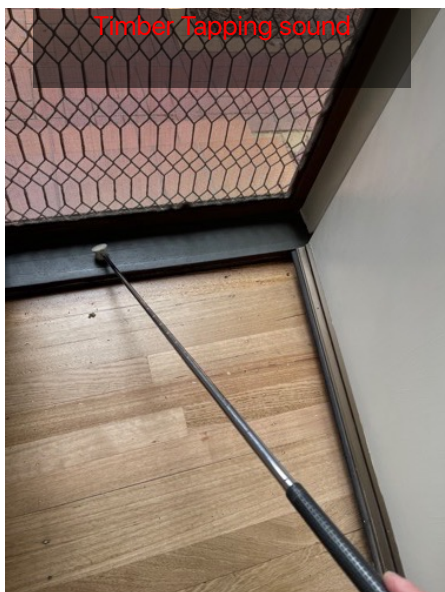
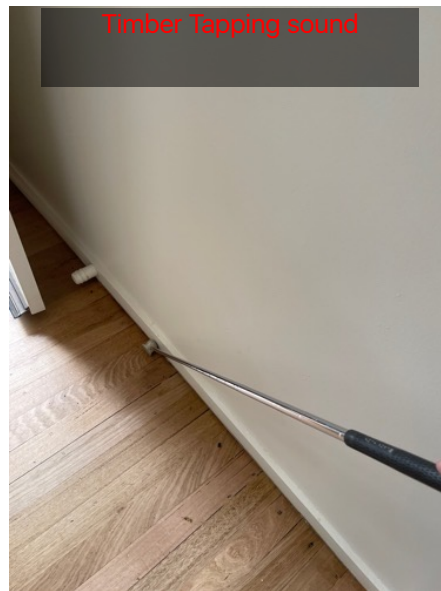
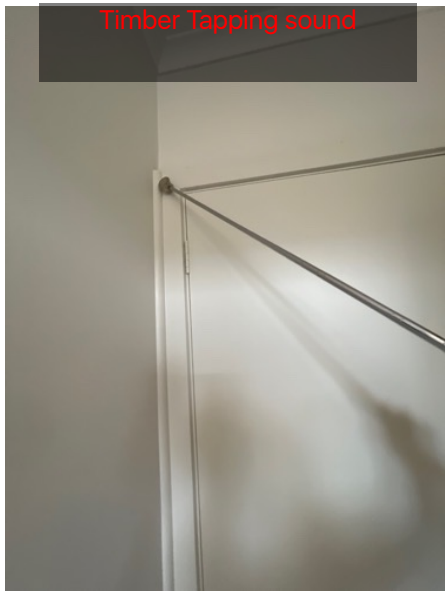
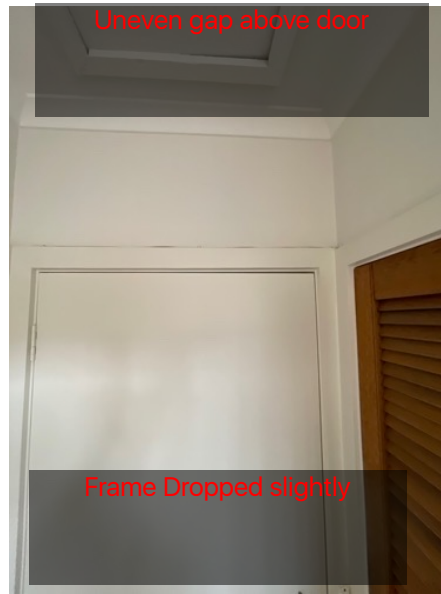
All edges of doors not sealed to prevent potential moisture ingress damage.

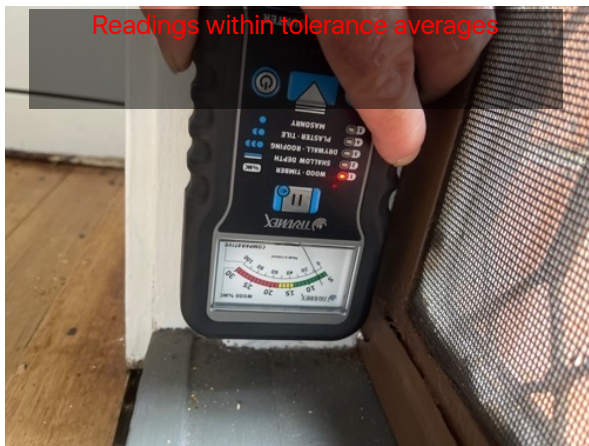
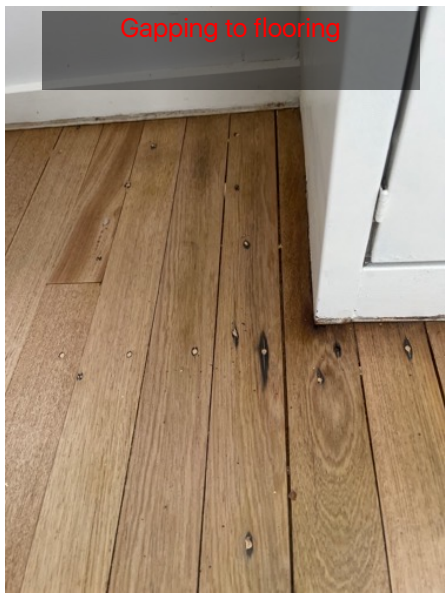
Patching and mould stain noted to broom cupboard ceiling.

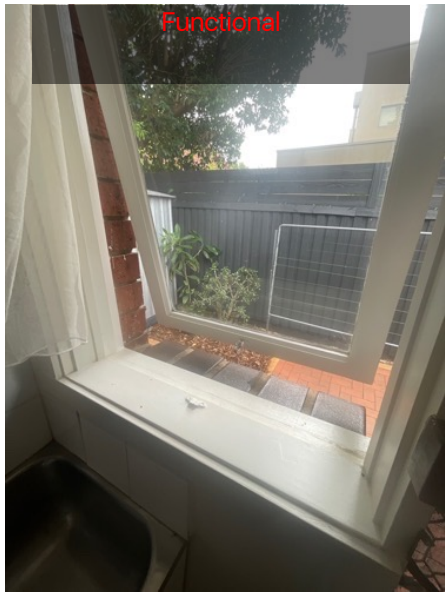
Old glue noted during roof space and exterior roof inspections suggested cupboard historically used for water heater/or heater storage.

Removal of old glue and roof tile replacement recommended.

Moisture Readings taken appeared within tolerances at the time of inspection



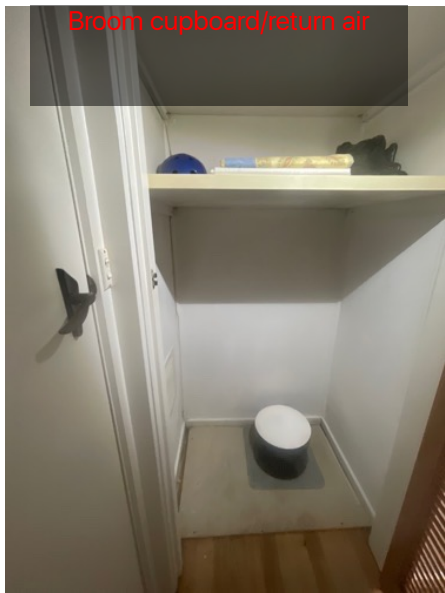




Functional



Functional



Broom cupboard/return air



Patching/Stain/mould



Moisture Readings within tolerance

## Conditions conducive to timber pest attack 5.06

**Location:** Bedroom 1

**Finding:** Gaps to Flooring

Done gapping noted to timber flooring in parts throughout property.  
Floor boards appear relatively sound.

Obstructed access noted to flooring in parts throughout property due to high volume of floor coverings and heavy furniture



## Conditions conducive to timber pest attack 5.07

**Location:** Bedroom 3

**Finding:** High Moisture Readings/Damage

The bedroom appeared functional and in relatively sound condition at the time of inspection. No notable major structural damage noted at the time of inspection.

Cracking and patching noted to plaster archway and to ceiling above entry doorway.

No notable visible cause of cracking noted.

Qualified plasterer to repair and if cracks reoccur, an invasive inspection may be required to determine cause.

General wear and tear and cuff marks noted in parts

Where accessible and visual for inspection and tapping, accessible timber's tapped in most parts appeared in relatively sound condition.

Changes to tapping sound noted to window frame sill to N/E side

Patching, blistering noted to window sill

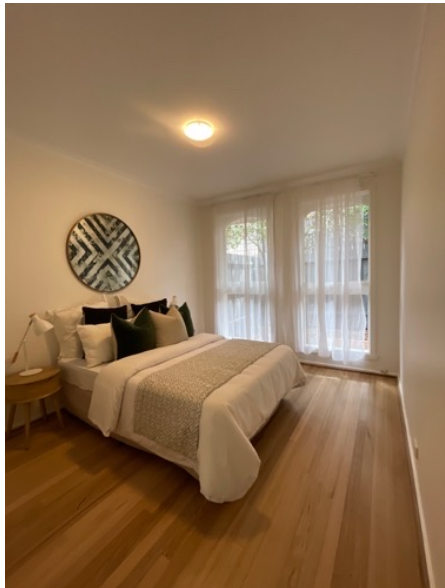
High moisture readings noted to window sill

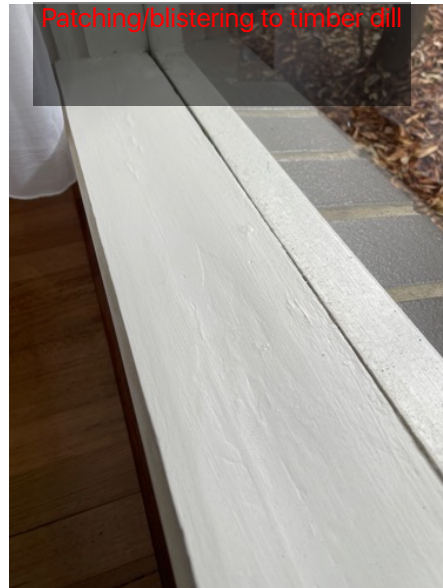
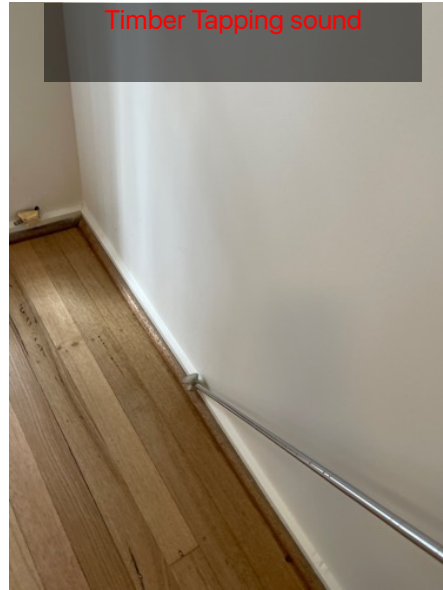
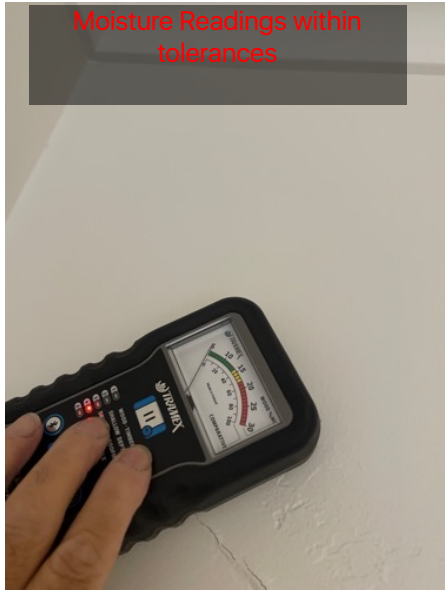
An invasive inspection may be required to determine cause of patching damage and high moisture readings and extent of damage and/or timber pest activities and infestations.

Window located above brickwork repair externally to north wall.

See brickwork report

Obstructed access inspection noted due to high volume of stored goods, window coverings, furniture and/or personal items.







Approx 12.5%



Approx 14%



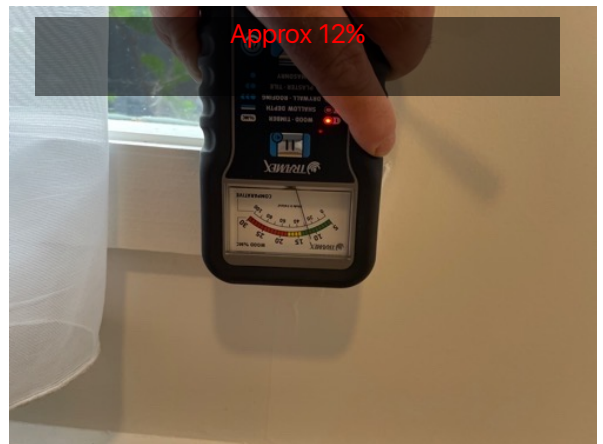
Approx 12%



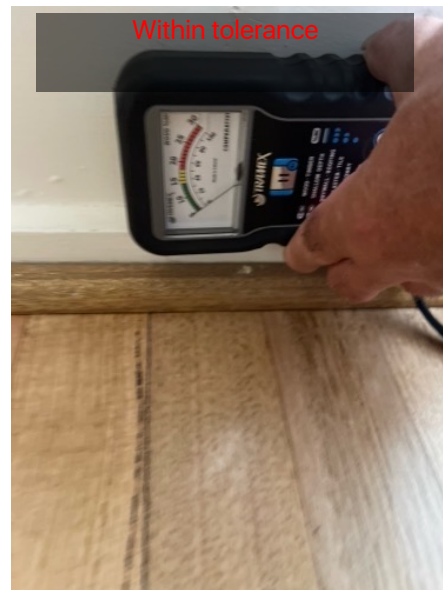
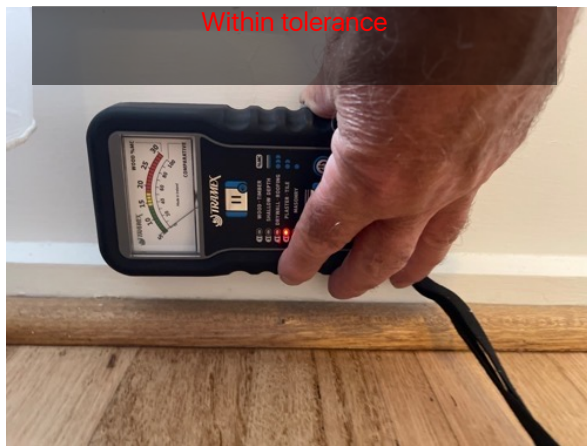
Approx 19%/high moisture reading



High moisture readings



Approx 12%



## Conditions conducive to timber pest attack 5.08

**Location:** Roof Space

**Finding:** Roof Space Obstructed Access

Where accessible and visual for inspection and tapping, timber framing members appeared functional and in relatively sound condition at the time of inspection. Obstructed access inspection noted due to high volume of stored goods including but not limited to: insulation, electrical and ductwork components and low framing members restricting crawl space. It is essential that full access be gained to all areas for the purpose of a building and timber pest inspection as they may be concealing timber pest activities and infestations and damage to surrounding building elements

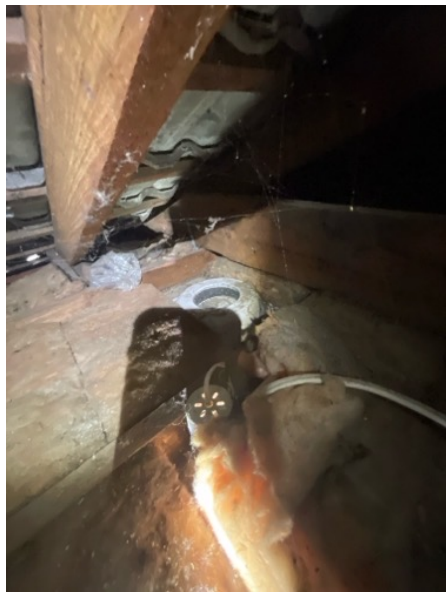
Some gaps noted to insulation in parts, reinstate to improve energy efficiency.

It may be probable to assume that insulation installed not to current R-value requirements

Engage a qualified insulation specialist to inspect and advise

Current regulations require roof spaces/exhaust fans and range hoods to be vented externally to prevent possible mould buildup and/or grease buildup resulting in potential fires





## Conditions conducive to timber pest attack 5.09

**Location:** External Walls

**Finding:** Brickwork/Loose Sill Tiles

The external brickwork walls in general appeared functional and in relatively sound condition, no notable major structural damage noted at the time of inspection

Loose sill tiles and cracking to tile mortar noted in parts throughout.  
Not uncommon for this type of construction.

Loose sill bricks potential areas of moisture ingress into structure and damage to surrounding building elements and conditions conducive for timber pest activities and infestations.

Engage a qualified bricklayer to inspect and advise on refitting costs.





## Conditions conducive to timber pest attack 5.10

**Location:** External Walls

**Finding:** Gaps to Openings

The external brickwork walls in general appeared functional and in relatively sound condition, no notable major structural damage noted at the time of inspection

Some gaps noted at window and/or door openings in parts throughout.

Installation of a suitable flexible sealant recommended to prevent moisture ingress into structure and damage to surrounding building elements



## Conditions conducive to timber pest attack 5.11

**Location:** Garage

**Finding:** Garage/Moisture Damage

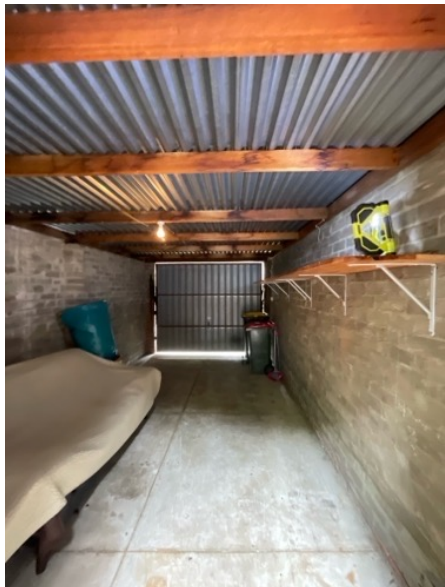
The garage appeared in functional condition. Where accessible and visible for inspection and tapping, accessible timbers in most parts appeared functional and in relatively sound condition at the time of inspection.

Moisture Ingress damage noted to roof timber framing in parts to garage perimeter. Timber appears soft to tap to southeast corner.

An invasive inspection required to determine extent of damage and/or timber pest activities and infestations.

Licensed roof plumber to inspect roofing for water tightness and repair as required.

Timber garage exit door damaged in parts. Repairs, replacement recommended. No working door lock noted.





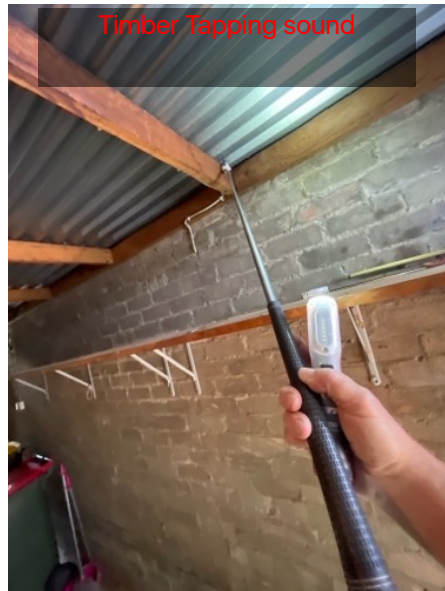
Insufficient screws to hinges



Door repaired



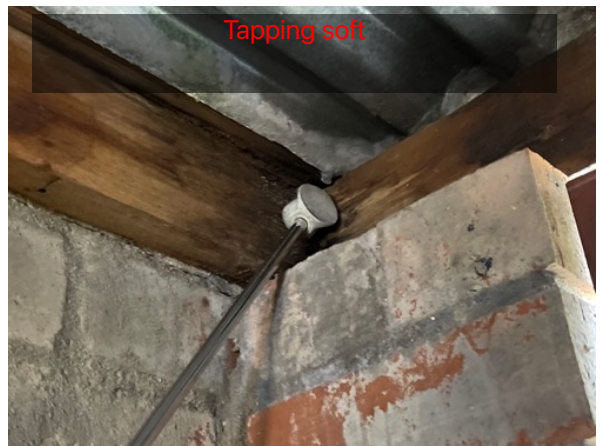
Paint sealed



Timber Tapping sound



Moisture ingress damage



Tapping soft

## Conditions conducive to timber pest attack 5.12

**Location:** Subfloor

**Finding:** Obstructed Access Inspection

Obstructed access inspection noted to subfloor due to location of access point, uneven ground, building rubble and debris, low hanging plumbing components and low proximity of structure to finished ground level obstructing reasonable safe access.

It is essential that full access inspection be gained to all areas for the purpose of a building and timber pest inspection as they may be concealing timber pest activities and infestations and damage to surrounding building elements

The Australian Standard 4349.3 defines reasonable access as "areas where safe unobstructed access is provided and the minimum clearance is 500x400mm.





### Conditions conducive to timber pest attack 5.13

**Location:** Meter Box

**Finding:** Termite Treatment

No termite treatment management plan durable notice noted to meter box/property at the time of inspection.

It may be probable to assume that inspected property may not be protected from termite activities and infestations.

A termite treatment management plan is always recommended to prevent possible future and/or concealed present termite activities and infestations



## Conditions conducive to timber pest attack 5.14

**Location:** The Site

**Finding:** Concrete Cracking/Conductive Conditions

Cracking noted to concrete pavement in parts.

Cracking to concrete at times unavoidable and should always be documented and monitored for movement over a period of time and if increases noted, engage a structural engineer to inspect and advise.

A drainage inspection of older properties recommended.

Timber garden mulch areas and large trees noted against and/or around structure deemed highly conducive for timber pest activities and infestations.

A termite treatment management plan strongly recommended to inspected property to protect property from possible future and/or concealed timber pest activities and infestations



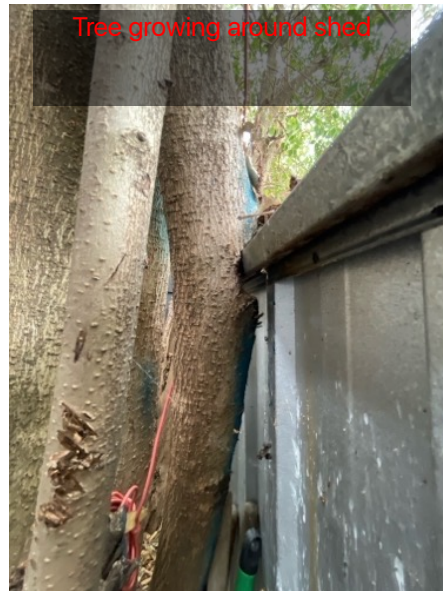


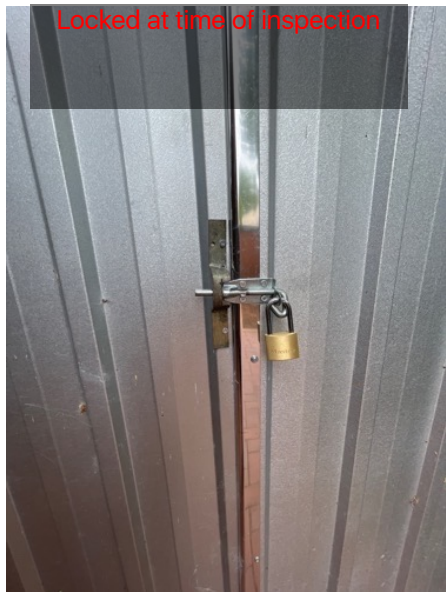
### Conditions conducive to timber pest attack 5.15

**Location:** The Site

**Finding:** Shed Obstructed Access

The shed poorly installed and leaning against trees. Trees growing over shed. Shed was locked at time of inspection obstructing full access inspection.





## Serious Safety Hazards

No evidence of Serious Safety Hazards were found

## For your information

### **SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL**

No evidence was found

### **PREVIOUS TERMITE MANAGEMENT PROGRAM**

No evidence was found

## Conclusion

---

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

The following Timber Pest remediation actions are recommended:

1. 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

---

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.

Signature of consultant -

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character.

# Definitions to help you better understand this report

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Minor Defect" A defect other than a Major Defect.

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

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

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

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

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

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

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

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

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

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

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

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

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

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

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

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

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

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

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

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

## Terms on which this report was prepared

---

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

### Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

### Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
  - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
  - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
  - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

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

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

#### Inspection Limitations

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

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

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

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

#### Exclusions

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

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

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

#### Workplace Safety

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

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

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

#### Acknowledgments

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

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

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

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

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

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

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

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

#### Service

1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

#### Scope of this Report

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

#### Scope of this Report

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

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

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

#### Inspection Limitations

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

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

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

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

(a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;

(b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out;

(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth;

#### Exclusions

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

(a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and

(b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.

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

#### Workplace Safety

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

#### Acceptance Criteria

## Acceptance Criteria

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

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

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

(a) Drywood termites. This species has extremely small colonies and is difficult to detect; and

(b) European House Borer (*Hylotrupes bajulus*). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

## Acknowledgements

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

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

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

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

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

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

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