

Inspection Report

provided by:



Professional Building Report Services Pty Ltd

ABN: 36 167 846 540

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www.pbrs.com.au

QBCC Licence No. 1275457

Property Address:

Sample Street

BRISBANE QLD 4999



Report Information

CLIENT INFORMATION

Building Inspection

This report Complies with Australian Building Standards AS 4349.0 - 2007, Inspection of Buildings - General Requirements, AS 4349.1 - 2007, Inspection of Buildings - Pre-Purchase Inspections - Residential Buildings and if applicable with AS 4349.3 - 2010, Inspection of Buildings - Timber Pest Inspections.

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Client Name

Sample Report

Ordered By

Sample report

1) TYPE OF INSPECTION

COMBINED BUILDING & PEST INSPECTION

PROPERTY INFORMATION

Building Type

Detached House

Construction Type

The wall cladding is Timber.

Roof Cladding

The roof is clad with CORRUGATED METAL SHEETS.

Roof Design

GABLE roof design.

Footings Type

Slab On Ground Construction

Storeys

The home is a TWO STOREY DWELLING.

Property Occupied

The home was OCCUPIED.

Property Furnished

The home was FULLY FURNISHED.

Note: Furnished properties restrict the visual inspection and may conceal defects.

People Present

The VENDOR was present.

INSPECTION INFORMATION

Report Number

00012345

Inspection Date

23rd April 2013

Inspection Time

8.45am

Weather Conditions

The weather was OVERCAST AND DRY at the time of the Inspection.

Recent Weather Conditions

The Recent Weather Conditions were occasional Showers at the time preceeding the building Inspection.

APPLICABLE AREAS TO BE INSPECTED AND RESTRICTIONS

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include:

- **The Site:** The site including fencing that is up to 30 meters from the building and within the boundaries of the site, sheds and other structures within the property boundary.
- **Building Interior:** The interior of the building including ceilings, walls, floors, windows, doors & frames, kitchen, bathroom, WC, en-suite, laundry, stairs & damp problems.
- **Building Exterior:** The exterior of the building including walls (including lintels, claddings, doors & windows), timber or steel frames & structures, chimneys, stairs, balconies, verandas, patios, decks, suspended concrete floors, and balustrades.
- **Roof Exterior:** The roof including tiles, shingles & slates, roof sheeting, gables, flashings, skylights, vents, flues, valleys, guttering, downpipes, eaves, soffit, fascias and barges.
- **Roof Void:** The roof covering including roof framing, sarking, party walls, and insulation.
- **Sub-Floor:** The timber floor including supports, floor, ventilation, drainage, dampness, and suspended concrete floor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics or roof voids with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic or roof void is only partially accessed, thereby limiting the review of the attic or roof void area from the hatch area only. Inspectors will not crawl the attic or roof void area when they believe it is a danger to them or that they might damage the attic or roof void insulation or framing. There is a limited review of the attic or roof void area viewed from the hatch only in these circumstances

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure..

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 meters, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder using safe work practices and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

2) THE ACTUAL AREAS INSPECTED WERE

The Site, Building Interior, Building Exterior, Roof Exterior and Roof Void.

AREAS WHERE FULL INSPECTION RESTRICTED

PLEASE NOTE

PLEASE REFER TO EACH INDIVIDUAL AREA RE SECTIONS THAT WERE INCAPABLE OF BEING INSPECTED.

Since a complete inspection of **SOME AREAS** listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that

defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out.

Therefore, there will be an element of risk that defects/damage/termites/termite or timber pest damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.

WE DO NOT GUARANTEE IN ANY WAY that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas **NOT ABLE** to be inspected.

3) Restricted Areas Were Building Exterior, Building Interior, Garage, The Site,

APPARENT CONCEALMENT OF POSSIBLE DEFECTS

4) Were apparent Concealments seen. No apparent concealments were able to be identified at the time of Inspection

Special Note

1) If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied and You are not the owner occupier of the property, You agree to:

a) Obtain a written statement from the owner as to:

- i. any timber pest activity or damage;
- ii. any timber repairs or other repairs;
- iii. alterations or other problems to the property known to them;
- iv. any other work carried out to the property including timber pest treatments; and
- v. copies of any paperwork issued and the details of all work carried out, and if possible, provide such paperwork to the inspector prior to the inspection being carried out.

b) Indemnify the inspector from any loss incurred by You relating to the items listed in clause above where no such statement is obtained

2) The Report DOES NOT and CANNOT make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg; In the case of shower enclosures the absence of any dampness at the time of the Inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing or electrical work; durability of exposed finishes; detection and identification of flood level data related to the Inspected property; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the Inspector.

UTILITY STATUS

Water Was connected at time of inspection

Electricity Electricity was connected at the time of Inspection

Gas Gas was connected at the time of Inspection

REPORT SUMMARY PAGE

This is only a summary of the inspection and should not be relied on.

We strongly recommend you read the Inspection Report in its entirety.

Section	Condition#	Comment
SITE	6	COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.
EXTERIOR	35	Of areas visible, MINOR MAINTENANCE and general "wear and tear" issues were evident. These are generally considered aesthetic issues by the Inspector assessing the dwelling. Minor works may be required at your leisure. Please read below for details.
GARAGE - CARPORT	46	GENERAL AGE DETERIORATION - The window frame/components showed evidence of ageing and wear. <i>Recommendations:</i> General maintenance works required.
GARAGE - CARPORT	47	MINOR HAIRLINE TO 1 MM SLAB CRACKS - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a licensed Structural Engineer or qualified concreter for further advice.
STAIRS - PERGOLA - DECKS - BALCONIES	52	DECKING BOARD SURFACES ARE WEATHERED - <i>Recommendations:</i> We recommend cleaning and maintenance as needed.
STAIRS - PERGOLA - DECKS - BALCONIES	65	CEILING LINING JOINT CRACKS - Minor (hairline to 5mm) ceiling joint cracks visible. <i>Recommendations:</i> I recommend you contact a licenced plasterer for further advice and recommendations.
INTERIOR	87	BINDING HALL WINDOW/S - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.
INTERIOR	99	BINDING WINDOW/S - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

INTERIOR	142	BINDING WINDOWS - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.
TIMBER PEST INSPECTION REPORT	223	YES. Please Read this Report in its entirety.
TIMBER PEST INSPECTION REPORT	224	Yes. Please Read The Report In Its Entirety
TIMBER PEST INSPECTION REPORT	244	Extent of Rot Damage is considered to be Moderate to High.
TIMBER PEST INSPECTION REPORT	258	<p>The overall Risk of Timber Pest Infestation to this Property appears to be Very High - See Section 3.2 of this Report and Notes Below:</p> <p>The Overall Degree of Risk of Timber Pest Infestation is a subjective assessment by the Inspector at the Time of Inspection taking into account many factors which include but in no way limited to location and proximity to bushland and trees, the presence of evidence of Timber Pest damage or activity close to the Inspected structure, conducive conditions that raise the potential of Timber Pest attack such as timbers in contact with soil, inaccessible areas not able to be visually Inspected, slab on ground construction etc, or other factors that in the Inspector's opinion, raise the risk of future Timber Pest attack.</p> <p>It Should be noted that even if a Risk Factor is High, this is not meant to deter a Purchaser from purchasing the Property, it is to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of Inspections should be headed by any Property Owner.</p> <p>Often by reducing or eliminating some of the Conducive Conditions, the Risk Factor may be Lowered.</p>

1 SITE

RETAINING WALLS

Type

Retaining Walls are of concrete block construction

5) Retaining Wall

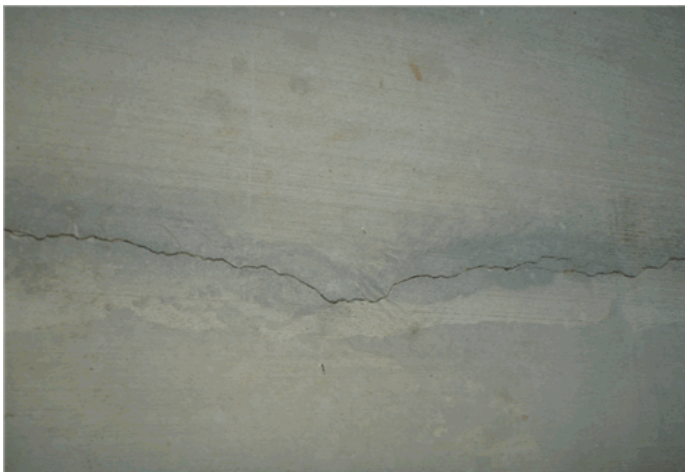
On visual inspection, the general condition of the Retaining Walls is Acceptable for the age.



DRIVEWAY

6) Driveway

COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.



PATHWAYS

7) Pathways

The paths around the home are in reasonable condition for the age of this dwelling with no major defects visible.



SURFACE DRAINAGE

8) Surface Drainage

Of the visible areas, the Surface Drainage is Acceptable

FENCES AND GATES

9) Fences

On visual inspection, the general condition of the Fences and Gates area is Acceptable for the age.

ENTRY PORCH

10) Overall Area

On visual inspection of the Porch area was Acceptable for the age.

11) Column - Post

POST RUST

Recommendations: Engage a licenced builder or trades person to carry out the necessary repairs or maintenance.

12) Roof

On visual Inspection the Porch Roof area was acceptable for the age

13) Ceiling Lining On visual Inspection the Roof area was acceptable for the age.

SHED

14) Shed The Shed is in Fair and Usable condition

WATER TANK

15) Tank 2 x 10,000 Litre above ground Poly Tanks with Pump connected to 3 outlets under constant pressure



CERTIFICATIONS

16) Smoke Detectors Have sighted certification documents

17) Wet Area Waterproofing Have sighted certification documents

18) Glazing Have sighted certification documents

19) Engineering Have sighted certification documents

20) Electrical Have sighted certification documents

21) Energy Have sighted certification documents

22) Gas Not Applicable

23) Swimming Pool Not Applicable

2 ROOFING

ROOF COVERING

Roof Covering Type	The Roof Covering is of Corrugated Sheet Metal material
27) Overall Area	Of the visible areas, the general condition of the Roof is Acceptable condition for the age.
28) Roof Cladding	The visual Inspection of the Roof Covering did not reveal any issues at the time of Inspection.
29) Flashing	The Flashing that was able to be viewed as part of the Inspection is Intact

The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.g. flashing, at this dwelling will not leak in the future.

3 GENERAL PLUMBING

HOT WATER UNIT

30) Hot Water Unit Findings	The hot water system appears to be in working condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.
System Location	The hot water unit is located OUTSIDE .
System Type	The hot water unit is an ELECTRIC STORAGE system.
System Make	The make of the hot water unit is RHEEM.
System Capacity	400 litre
System Year of Manufacture	UNABLE TO ASCERTAIN.

GUTTERING

General Disclaimer

Leaks in guttering and down pipes can at times only be visible during periods of prolonged rainfall. Many times, this situation is not present during the inspection. Thus, the gutters should be regularly inspected by you during a period of rainfall to assess for any leaking. Leaks should be rectified as they have the potential to cause further deterioration of the dwelling. Blocked gutters should be cleaned regularly as this can cause blocking of down pipes, overflowing into eaves or the home and will also expedite rust in gutters and down pipes.

31) Guttering	All visible guttering appears in reasonable and acceptable condition with no apparent defects at the time of inspection. <i>NOTE Periodic maintenance checks should be carried out for rust penetrations and leaks.</i>
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DOWN PIPES

32) Downpipes	On Visual inspection no apparent defects were noted to the down pipes, However no comment can be made with regard to blockages , connections to stormwater or functionality in the absence of rain <i>NOTE: Periodic maintenance checks should be carried out for rust penetrations and leaks.</i>
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4 EXTERIOR

Limitations.

Limitations of the Exterior Inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

PLEASE NOTE - If any wall cracking/cracks/openings are found at this dwelling, **WE CANNOT OFFER ANY GUARANTEE** that any visible wall cracks **WILL NOT** widen or lengthen over time or in the future as this is impossible to predict, we strongly recommend you contact a Structural Engineer for further advice.

WALLS

33) Exterior Wall Material Weatherboard

EXTERIOR WINDOWS

Window Information

NOTE: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the Consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

35) Windows Of areas visible, **MINOR MAINTENANCE** and general “wear and tear” issues were evident. These are generally considered aesthetic issues by the Inspector assessing the dwelling. Minor works may be required at your leisure. Please read below for details.

EAVES OR SOFFIT

38) Eaves or Soffit The Eaves are in good order with no notable defects

FASCIA AND BARGE BOARDS

39) Fascia and Barge Boards

On visual inspection, the general condition of the Fascia / Barge Boards is Acceptable.

5 GARAGE - CARPORT

GARAGE - CARPORT

Type	Attached Garage
Areas Restricted	Areas within the Garage were not Reasonably Accessible due to Storage of cupboards and other goods.
40) Overall Area	The Overall Area was acceptable for where no access restrictions existed, however there were areas that could not be reasonably accessed.



42) Wall Claddings	On visual inspection, the general condition of this area is Acceptable for the age.
43) Doors	On visual inspection, the general condition of this area is Acceptable for the age.
44) Ceilings	On visual inspection, the general condition of this area is Acceptable for the age.
45) Internal Walls	On visual inspection, the general condition of this area is Acceptable for the age.
46) Windows	GENERAL AGE DETERIORATION - The window frame/components showed evidence of ageing and wear. <u>Recommendations</u> : General maintenance works required.
47) Floors	MINOR HAIRLINE TO 1 MM SLAB CRACKS - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you

monitor these cracks and if worsening occurs contact a licensed Structural Engineer or qualified concreter for further advice.



6 STAIRS - PERGOLA - DECKS - BALCONIES

STAIRS - STEPS

48) Overall Stairs - Steps

The Steps/Stairs appear to be functional with no notable defects



**49) Riser 115mm - 190mm
Going 240mm - 355mm**

Rise and Going within acceptable standard

DECKING FINDINGS

50) Overall Decking

Of areas visible, there was no evidence of any major structural or safety issues to the decking

51) Deck Framework

On visual inspection, the general condition of this area is Acceptable for the age.

52) Decking Timber

DECKING BOARD SURFACES ARE WEATHERED - *Recommendations:* We recommend cleaning and maintenance as needed.

VERANDAH FINDINGS

63) Verandah

At the time of Inspection, no safety or obvious structural issues were sighted.

64) Verandah Frame

On visual inspection, the general condition of this area is Acceptable for the age.

65) Verandah Ceiling

CEILING LINING JOINT CRACKS - Minor (hairline to 5mm) ceiling joint cracks visible. Recommendations: I recommend you contact a licenced plasterer for further advice and recommendations.



66) Verandah Posts

On visual inspection, the general condition of this area is Acceptable for the age.

67) Verandah Rails and Balustrading

The visual Inspection did not identify any unsafe or non-compliant issues with respect to the Verandah Rails and Balustrading.

68) Verandah Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

7 ELECTRICAL

LIMITATIONS

Your Inspector will make comment on the electrical condition of your property in a manner in keeping with the requirements of a visual only, non-invasive inspection procedure as required. This will mean panels and covers will not be removed to conduct any inspection process.

Your PBRS Inspector is a qualified electrician.

METER BOX

69) Location Outside near Garage

SWITCHBOARD

70) Location Switchboard is located inside the dwelling

71) Access Access to the switchboard is restricted by stored items

Power Circuits 6 Circuits

Lighting Circuits 4 Circuits

72) Safety Devices All General Power Outlet and Lighting Circuits. Other equipment circuits not protected, however they are also not required to be protected.

WIRING

73) Roof Void Cables that were able to be observed appeared to be installed in an untidy and unsafe manner. We would recommend a licenced electrical contractor be engaged to address cable these issues.

74) Sub-Floor Cables that were able to be observed appeared to be installed in a tidy and safe manner.

General On visual inspection, the general condition of this area is Acceptable for the age.

FITTINGS

75) Power

All Power Outlets appear to not be cracked or damaged. Our Inspection cannot identify electrical functionality or safety.

76) Lighting

All Lighting Switch Plates appear to not be cracked or damaged. Our Inspection cannot identify electrical functionality or safety.

EARTHING

77) Earth Stake

Located at the Southern end of the house at a location near the Garage

Earth Bonding

The Earth Bonding connection visually looks OK. This Inspection does not perform electrical measurements and as such cannot be used to confirm correct Earth Bonding.

Good Earth Bonding is the basic requirement to have a safe electrical condition of a property. The earth bonding cable and bonding clip should always be maintained in good condition.

8 INTERIOR

DOORS

81) Front Entry Doors The Doors are in functional state with no notable defects observed

82) Other Doors Other doors such as Sliding , Side entry etc.. are functional

LIMITATIONS

NOTE: Any Reported Cracking to the interior walls in this report should be referred to a Structural Engineer for further evaluation.

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible portions of floors is included in this inspection. Water leaks at windows and other areas and penetration are difficult to detect when it is not raining. consult with the vendor as to any existing leaks that may be present. Check with owners for further information.

Where fitted, wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

HALL

83) Overall Area The Hall is in acceptable condition with no notable structural defects

84) Door On visual inspection, the general condition of this area is Acceptable for the age.

85) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

86) Walls On visual inspection, the general condition of this area is Acceptable for the age.

87) Windows **BINDING HALL WINDOW/S** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently.

If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

88) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

STUDY

89) Overall Area

The Study is in acceptable condition with no notable structural defects

90) Door

On visual inspection, the general condition of this area is Acceptable for the age.

91) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

92) Walls

On visual inspection, the general condition of this area is Acceptable for the age.

93) Windows

On visual inspection, the general condition of this area is Acceptable for the age.

94) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

LOUNGE ROOM

95) Overall Area

The Lounge Room is in acceptable condition with no notable structural defects

96) Door

On visual inspection, the general condition of this area is Acceptable for the age.

97) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

98) Walls On visual inspection, the general condition of this area is Acceptable for the age.

99) Windows **BINDING WINDOW/S** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

100) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

DINING

101) Overall Area Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

102) Door On visual inspection, the general condition of this area is Acceptable for the age.

103) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

104) Walls On visual inspection, the general condition of this area is Acceptable for the age.

105) Windows On visual inspection, the general condition of this area is Acceptable for the age.

106) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

RUMPUS

113) Overall Area Of the visible areas, the general condition of the Rumpus/ Theatre Room is Acceptable with no notable defects visible

- 114) Door** On visual inspection, the general condition of this area is Acceptable for the age.
- 115) Ceiling** On visual inspection, the general condition of this area is Acceptable for the age.
- 116) Walls** On visual inspection, the general condition of this area is Acceptable for the age.
- 117) Windows** On visual inspection, the general condition of this area is Acceptable for the age.
- 118) Flooring** On visual inspection, the general condition of this area is Acceptable for the age.

STAIRS

- 119) Stairs** The Interior stairs are in a Serviceable condition with no notable defects sighted

BEDROOM 1

- 120) Overall Area** Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.
- 121) Door** On visual inspection, the general condition of this area is Acceptable for the age.
- 122) Ceiling** On visual inspection, the general condition of this area is Acceptable for the age.
- 123) Walls** On visual inspection, the general condition of this area is Acceptable for the age.
- 124) Windows** On visual inspection, the general condition of this area is Acceptable for the age.

125) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 2

126) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

127) Door On visual inspection, the general condition of this area is Acceptable for the age.

128) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

129) Walls On visual inspection, the general condition of this area is Acceptable for the age.

130) Windows On visual inspection, the general condition of this area is Acceptable for the age.

131) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 3

132) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

133) Door On visual inspection, the general condition of this area is Acceptable for the age.

134) Ceilings On visual inspection, the general condition of this area is Acceptable for the age.

135) Walls On visual inspection, the general condition of this area is Acceptable for the age.

136) Windows On visual inspection, the general condition of this area is Acceptable for the age.

137) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

BEDROOM 4

138) Overall Area Of the visible areas, the general condition of this Bedroom is Acceptable or in reasonable condition for the age of dwelling.

139) Door On visual inspection, the general condition of this area is Acceptable for the age.

140) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

141) Walls On visual inspection, the general condition of this area is Acceptable for the age.

142) Windows **BINDING WINDOWS** - This can relate to some differential settlement in the footings, frame movement, age and the like. It can also be seasonal where the windows may bind for some months and then open and close sufficiently. If binding is persistent, a qualified carpenter should be engaged for advice and recommendations.

143) Flooring On visual inspection, the general condition of this area is Acceptable for the age.

9 BATHROOM(S)

LIMITATIONS

NOTE: Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. Determining whether shower areas, bath/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage.

As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

BATHROOM 1

Location	DOWNSTAIRS
159) Overall Area	Of the visible areas, the general condition of this Bathroom is acceptable or in reasonable condition for age of dwelling.
160) Door	On visual inspection, the general condition of this area is Acceptable for the age.
161) Ceiling	On visual inspection, the general condition of this area is Acceptable for the age.
162) Walls	On visual inspection, the general condition of this area is Acceptable for the age.
163) Window	On visual inspection, the general condition of this area is Acceptable for the age.
164) Flooring	On visual inspection, the general condition of this area is Acceptable for the age.
165) Sink	On visual inspection, the general condition of this area is Acceptable for the age.

166) Shower-Walls-Screen On visual inspection, the general condition of this area is Acceptable for the age.

167) Toilet On visual inspection, the general condition of this area is Acceptable for the age.

168) Ventilation An exhaust fan is **PRESENT AND OPERABLE** in the bathroom - regular cleaning advised.

BATHROOM 2

Location UPSTAIRS

169) Overall Area Of the visible areas, the general condition of this Bathroom is acceptable or in reasonable condition for age of dwelling.



170) Door On visual inspection, the general condition of this area is Acceptable for the age.

171) Ceiling On visual inspection, the general condition of this area is Acceptable for the age.

172) Walls On visual inspection, the general condition of this area is Acceptable for the age.

173) Window On visual inspection, the general condition of this area is Acceptable for the age.

- 174) Flooring** On visual inspection, the general condition of this area is Acceptable for the age.
- 175) Sink** On visual inspection, the general condition of this area is Acceptable for the age.
- 176) Shower-walls-screen** On visual inspection, the general condition of this area is Acceptable for the age.
- 177) Toilet** On visual inspection, the general condition of this area is Acceptable for the age.
- 178) Ventilation** On visual inspection, the general condition of this area is Acceptable for the age.

10 KITCHEN**FINDINGS**

NOTE: Inspection of appliances is outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, range hoods, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Cupboards with stored items restrict the visual inspection and as such no comment can be made on these areas. It follows that we cannot guarantee that there are or are not any defects in areas unable to be visually inspected.

- | | |
|--------------------------------------|---|
| 189) Sink and Taps | On visual inspection, the general condition of this area is Acceptable for the age. |
| 190) Cupboards And Bench Tops | These components appear to be in a Serviceable and Acceptable condition |
| 191) Walls-Floors-Ceiling | On visual inspection, the general condition of this area is Acceptable for the age. |
| 192) Windows And Doors | On visual inspection, the general condition of this area is Acceptable for the age. |

11 LAUNDRY**FINDINGS****Note -**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Restricted Areas

There is **OWNERS POSSESSIONS, ITEMS IN CUPBOARDS/UNDER WASH TUB & PERSONAL BELONGINGS PRESENT** which is **PREVENTING A THOROUGH INSPECTION** of some areas of the LAUNDRY from being undertaken.

198) Overall Area

Of the visible areas, the general condition of the Laundry is Acceptable

199) Door

On visual inspection, the general condition of this area is Acceptable for the age.

200) Ceiling

On visual inspection, the general condition of this area is Acceptable for the age.

201) Walls

On visual inspection, the general condition of this area is Acceptable for the age.

203) Flooring

On visual inspection, the general condition of this area is Acceptable for the age.

204) Taps and Tub

On visual inspection, the general condition of this area is Acceptable for the age.

12 ROOF VOID

ROOF VOID FINDINGS

Access Limitations

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder using safe work practices and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure..

Restricted Areas	Access was limited due to Airconditioning Ducting and Roof A/C Plant
Roof Frame Type	Pine Truss
205) Roof	Roof Frame appears to be within useful life
206) Roof Cladding	On visual inspection, the general condition of this area is Acceptable for the age.

INSULATION AND SARKING

207) Insulation	NO DEFECTS IN VISIBLE SECTIONS able to be inspected of observed.
208) Sarking	SARKING DETERIORATED/ DAMAGED / AGED IN AREAS - <u>Recommendations:</u> A Qualified Roofing Contractor should be engaged for advice and recommendations.

14 TESTING - SPECIALISED EQUIPMENT

LIMITATIONS

Thermal imaging of walls, ceilings, and other structural components within a building is known as Non-Destructive or Non-Invasive Testing. We are able to detect concealed damage caused by moisture or fungal rot, termites and other pests. We can find water leaks and their source, electrical faults and more.

A moisture meter is used to detect increased moisture levels in walls, this can indicate water leakage issues or can be an indication of termite shelter tubes hidden behind walls, these tubes provide high moisture conditions that encourage subterranean termite infestations.

Remember, a **Moisture Meter** will not find termites, it will find areas of high moisture content. Termites may bring moisture into the wood, so that is why it is an essential tool to employ when carrying out a termite inspection.

PBRS use a Moisture meter in all our and services. This allows us to make an informed recommendation for possible further Invasive Investigation.

Borescopes are mostly used in non-destructive or non-invasive testing techniques for recognizing defects or imperfections that would otherwise be unknown due to Reasonable Access issues.

THERMAL IMAGING

Areas Scanned

All Wet Areas

217) Results of Scan

No issues found at the time of Inspection

MOISTURE METER

Areas Measured

All Wet Areas

218) Results

No issues found at the time of Inspection

15 CONCLUSION

CONCLUSION AND SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similarly constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that building members are still fit for purpose.

The incidence of Major Defects and Minor Defects and overall condition of this Residential Building as compared with similar Buildings is listed below.

220) The incidence of Major Defects.	The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered LOW
221) The Incidence of Minor Defects	The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered LOW
222) The Overall Dwelling	The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is ABOVE AVERAGE.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is **NOT** the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when

compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: Any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geo-technical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

Septic Tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool equipment and plumbing as well as the requirements to meet the standard for Pool Safety. Failure to conduct a Pool Safety Inspection and put into place the necessary recommendations, could result in fines for non compliance under the legislation.

Professional Building Report Services are qualified Pool Safety Inspectors and can offer a Pool Safety Inspection as a separate service, check with us for a copy of our Check List to assist you in achieving successful Certification compliance after the first inspection. Non-Compliance can cost additional charges for re-inspection.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report: Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the Inspection, form an integral part of the report.

- 1) This report is **NOT** an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and

visible to the Inspector on the date of Inspection. The inspection **WILL NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **WILL NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

4) **CONSUMER COMPLAINTS PROCEDURE:**

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5) **ASBESTOS DISCLAIMER:**

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) MAGNESITE FLOORING DISCLAIMER:

No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) ESTIMATING DISCLAIMER:

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of fourteen (14) days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

OTHER ASSESSMENTS RECOMMENDED

Electrical Installation:

All electrical wiring, meter-box and appliances can only be checked by a qualified electrician. Your PBRS Inspector is a licensed electrician and keeping within the Visual Inspection parameters of this inspection process, will provide qualified and expert comment regarding the condition of all visible electrical installation components of the property being inspected.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/or electrician. It's recommended that a licensed plumber and/or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It's recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

RISING DAMP INFORMATION

Rising damp occurs as a result of capillary suction of moisture from the ground into porous masonry building Materials such as stone, brick, earth and mortar. The moisture evaporates from either face of the wall (inside or outside), allowing more to be drawn from below. The height to which the moisture will rise is determined by the evaporation rate and the nature of the wall. To prevent rising damp it is normal practice to build in an impermeable barrier at the base of the wall just above ground level. This is known as the damp-proof course (DPC) or sometimes as the damp course. Modern DPCs are generally 0.5 mm thick black polyethylene sheeting. Early DPCs included overlapping roofing slates, lead sheets, glazed ceramic tiles (made for the purpose) and various bitumen-based materials, including tar-sand mixes which were laid hot.

Masonry containing a high proportion of fine pores will allow the water to rise higher than a coarse pored material; basically the water is carried up the wall in the finer pores and not those of large diameter. The average size of pores in masonry gives a theoretical rise of around 1.5 meters but where evaporation is severely retarded, for example by the use of impervious membranes, moisture can sometimes rise in excess of 2 meters. Rising damp is often caused by bridging of the DPC. This happens when external renders or internal plasters provide a moisture pathway around the DPC. If rising damp, salt residue on lower walls, lower wall paint flake has been detected and reported on in this report, it is essential that you contact a specialist to ascertain how extensive the problem may be. Accurate diagnosis of the cause and extent of the damp problem is very important, even if there is evidence in one area and no visible evidence in other areas. Specialist advice should be sought prior to purchasing the dwelling.

Terminology

The Definitions below apply to the **TYPES OF DEFECTS** associated with individual items/parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: **Gavin Stonier**

Builders License: **QBCC 1275457**

Contact The Inspector on: **0412764233**

For and on Behalf of: **Professional Building Report Services**

Signature:

(Only required if Hardcopy is provided to the Client)

End of Building Report

16 TIMBER PEST INSPECTION REPORT

NOTE

Inspection Information

For the purpose of this Timber Pest Inspection Report. Which form part of a Combined Timber Pest And Building Inspection. The Inspection information listed at the beginning of the Building Inspection report Namely **Report Information** shall apply. Including the Date and Time of Inspection, Agreement Number, Who the Report is prepared for and the description of the Property Inspected.

SUMMARY ONLY

Important Disclaimer

IMPORTANT DISCLAIMER

This Summary AND the opinion is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary. The Report is subject to Terms and Limitations.

NOTE: It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling.

Note: This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential

1.1 ACCESS

Where All Areas Accessible

No. Please Read The Report in its entirety

1.2 TIMBER PEST ACTIVITY

223) Was there any Termite Workings or Damage Found

YES. Please Read this Report in its entirety.

224) Were Any Live or Active Termites Found

Yes. Please Read The Report In Its Entirety

NOTE

Any evidence of termite activity or Workings in the grounds or building structure assumes that risk to buildings is very high. We Strongly Recommend a treatment to eradicate the termites and to protect the building.

225) Any Visible Borer of seasoned Timbers Found

NO. Of the areas able to be Inspected there were no borer or borer damage visible. Please read this report in its entirety.

226) Any Damage caused by Wood Decay, Rot Found **YES.** Please read this Report in its entirety.

NOTE

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accord with AS 4349.3 - 2010

Terms and Limitations

Important Information

Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

- 1. THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS 4349.3 - 2010 Inspection of buildings Part 3: Timber pest inspections. This visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection **WILL NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector **WILL NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
- 2. SCOPE OF REPORT:** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
- 3. HIDDEN DAMAGE:** If Timber Pest activity and/or damage is found, within the Structures OR the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An **INVASIVE INSPECTION** is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
- 4. LIMITATIONS:** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
- 5. DETERMINING EXTENT OF DAMAGE:** The Report is **NOT** a structural damage Report. Any observations or recommendations about timber damage should not be taken as expert opinion and **CANNOT** be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or „extensive“. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the

grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a separate inspection by a qualified Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

6. **MOULD:** Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. **DISCLAIMER OF LIABILITY:** No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

8. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

9. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia . The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute . The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

- a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

9. **COMPLAINT INVESTIGATION:** In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within twenty-eight (28) days.

2. VISUAL TIMBER PEST INSPECTION REPORT

Important Information

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accord with AS 4349.3 - 2010

2.1 BRIEF DESCRIPTION OF AREAS INSPECTED

NOTE

Only structures, fences & or trees within 50m of the building but within the property boundaries were inspected.

2.2 AREAS NOT INSPECTED

Please Note

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

227) Unable to Inspect

Ground Floor Ceiling Void, some areas of Upstairs Roof Void, cupboards with household goods and clothing stored in them and other areas restricted by cupboards and stored items.

2.3 REASONABLE ACCESS AREAS NOT AVAILABLE AND WHY

228) Roof Void Because

Heating and/or Cooling Ducts restricted the ability to perform a full inspection of all areas of the Roof Void. Low Clearances in the Roof Void restricted reasonable access to all areas of the Roof Void.

Reasonable Access

NOTE: The Australian Standard AS 3660 refers to AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

It is also now a Safe Work Practice requirement that no attic or roof void area will be entered unless all electrical power is isolated to all electrical circuits of the building or structure.

It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harboring timber pest activity and/or damage.

2.4 AREAS OF VISUAL INSPECTION OBSTRUCTED AND WHY

230) Areas Obstructed

Cupboards full of goods and walls obstructed by stored goods and or stored items. Full safe access to the Roof Void is not possible due to A/C Ducting. Low Clearances in the Roof Void prevents thorough Inspection of all areas.

Please Note

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

2.5 HIGH RISK AREAS WHERE ACCESS SHOULD BE GAINED

Areas of High Risk requiring Inspection

Areas of High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:

231) High Risk Areas are

The Roof Void Top Plates around the perimeter walls of the building could not be fully accessed. Without being able to adequately Inspect these areas means these areas are High Risk that possible Termite Damage is not able to be seen or Inspected.

2.6 HOUSE FURNISHINGS

Please Note

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

No inspection was made and no report is submitted, of inaccessible areas. If a complete inspection of the areas in the dwelling was not possible, termite activity and/or damage may exist in these areas and nothing in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by me on the date of the inspection were not, or have not been infested by Timber pests.

Accordingly, this Report is does not report on inaccessible areas. This includes but may not be limited to concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings (carpet lino etc.), furniture, pictures, appliances (dishwashers, refrigerators, washing machines, ovens, microwave ovens, heating and cooling units etc.), stored items (clothes on floor, boxes on floor and against walls, beds against walls and the like), insulation, hollow blocks/columns/posts/poles or other architectural hollow structures. Furnishings found at this dwelling were not inspected and do not form part of this inspection.

232) Was the dwelling Furnished The Dwelling was Fully Furnished.

3. SUBTERRANEAN TERMITES

233) Were Active or Live Termites Visible Of the Visible Areas Inspected, there were no visible signs of Termites or Termite Damage at the time of the Inspection.

3.1 TERMITE NESTS

236) Was a Termite Nest Found No Termite Nests were found at the time of Inspection.

3.2 SUBTERRANEAN TERMITE DAMAGE OR WORKINGS

237) Any Workings or Damage Found **Yes.** Termite Damage was found in the Perimeter Fencing Timbers.

Please Note

Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

3.3 ANY EVIDENCE OF A PREVIOUS TERMITE TREATMENT

238) Any Evidence of previous Treatments Found **No.** There was no visible evidence of previous Termite Treatment located at the Property.

WARNING

If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

3.4 DURABLE NOTICE

239) Was a Treatment Notice Found YES, A durable notice was found during the inspection.

Please Note

PBRS can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with " *Australian Standard 3660*" be carried out to reduce the risk of further attack.

3.5 BORER**Borer Information**

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

240) Was Visible Evidence of Borers Found NO.

Please Note

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

4. TIMBER FUNGAL DECAY - ROT

243) Evidence of Wood Decay Fungi - Rot Fungal Rot was evident in Fencing Timbers.

244) Extent of Damage Caused by Rot Extent of Rot Damage is considered to be Moderate to High.

5. CONDUCIVE CONDITIONS TO TIMBER PESTS

245) Water Leaks No visible pipe leaks were found at the time of Inspection.

Please Note

Water leaks, especially in or into the sub-floor or against the external walls e.g. leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other „wet areas“ also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and

wood decay.

If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs.

5.1 HOTWATER UNIT OVERFLOW

Please Note.

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.

Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water .

246) Was the Overflow Sufficiently Drained Yes

247) Was the Water tank Overflow Connected to Storm Yes

248) Was the Air Conditioner Sufficiently Drained Yes

5.2 MOISTURE READINGS

249) Was there any Excessive Moisture Readings At the time of the inspection, our electronic moisture meter readings were NORMAL.

Please Note

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

5.3 SUB-FLOOR VENTILATION

250) Sub Floor Ventilation is Generally Not Applicable due to Slab-On-Ground Construction.

5.4 SLAB EDGE EXPOSURE

251) Is the Slab Edge adequately Exposed Slab Edge Exposure was 75mm or greater in all visible areas.

5.5 WEEP HOLES AND SUB-FLOOR VENTS

252) Were the weep holes Clear of Debris Not Applicable.

253) Were the vents clear Not Applicable.

Please Note

It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

6. ANT CAPPING AND TERMITE SHIELDS

254) The Termite Shields Appear to be Termite Shields such as Ant Capping appeared to be Adequate at the time of Inspection.

Please Note

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.

7. AREAS FOUND CONDUCTIVE TO TERMITE INFESTATION

255) Conductive Areas Requiring Amendments
TIMBER FIRE WOOD AND OFF CUTS IN CONTACT WITH GROUND. This provides conducive and concealed entry conditions and concealed entry for termite infestation. The degree of risk is moderate to high. Remove and store above ground surface.

TIMBER FUNGAL DECAY LOCATED AROUND THE HOME PROVIDES conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

WATER TANK OVERFLOW is not connected to storm water. This provides conducive conditions for termite infestation. The degree of risk is moderate to high. Engage plumber to rectify.

OLD TREE STUMPS are located throughout the site. These need to be removed, as they are conducive conditions for a termite nest. The degree of risk is moderate to high.

There is MULCH AND GARDEN BEDS located close to the house throughout the site. These garden beds are regularly watered and provide conducive conditions for termites to nest. These garden beds should be removed or relocated further away from the house. The degree of risk is moderate to high.

8. ENVIRONMENTAL CONDITIONS

256) Are Trees Close to Home

TREES ARE IN CLOSE PROXIMITY TO THE DWELLING and within the termite foraging area. These are a favorable influence for termite infestation and I recommend you liaise with the neighbours to have regularly checked and if in your site, organise regular inspections for termite infestation.

Other Informational

Refer to Important Maintenance Advice Regarding IPM below.

9. THERMAL IMAGING RESULTS

257) Observation

No Thermal anomalies were detected. An Infrared thermal imager was utilised during the inspection.

No thermal anomalies were detected during this inspection, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.

10. OVERALL ASSESSMENT OF PROPERTY

Please Note

Where or If there has been evidence of live termites or termite damage or termite workings (mudding) found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

258) Degree of Risk of Termite Infestation is

The overall Risk of Timber Pest Infestation to this Property appears to be Very High - See Section 3.2 of this Report and Notes Below:

The Overall Degree of Risk of Timber Pest Infestation is a subjective assessment by the Inspector at the Time of Inspection taking into account many factors which include but in no way limited to location and proximity to bushland and trees, the presence of evidence of Timber Pest damage or activity close to the Inspected structure, conducive conditions that raise the potential of Timber Pest attack such as timbers in contact with soil, inaccessible areas not able to be visually Inspected, slab on ground construction etc, or other factors that in the Inspector's opinion, raise the risk of future Timber Pest attack.

It Should be noted that even if a Risk Factor is High, this is not meant to deter a Purchaser from purchasing the Property, it is to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of Inspections should be headed by any Property Owner.

Often by reducing or eliminating some of the Conducive Conditions, the Risk Factor may be Lowered.

11. FUTURE INSPECTIONS

Future Inspections

AS 3660.2 - 2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections **WILL NOT** stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 - 2010 or AS 3660.2 - 2000

259) Recommended Inspection Intervals 12 MONTHS when Risk of infestation of termites is moderate.

12. GENERAL REMARKS

Please Read

A MORE THOROUGH INVASIVE INSPECTION IS AVAILABLE. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions **DO NOT** occur around your property.

It is strongly recommended that a full Inspection to AS 4349.3 - 2010 or AS 3660.2 - 2000 be carried out AT LEAST once every 12 months. Regular inspections **DO NOT** stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in

accord with AS 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."

DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

BEFORE you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

13. REASONABLE ACCESS

Access to Inspect

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 - 2010 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE THOROUGH INVASIVE INSPECTION IS AVAILABLE. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

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It is strongly recommended that a full Inspection to AS 4349.3 - 2010 or AS 3660.2 - 2000 be carried out **AT LEAST** once every 12 months. Regular inspections **DO NOT** stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in

accord with AS 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."

AREA ACCESS HOLE INTO ROOF SPACE - 450 x 400mm access hole required

CRAWL SPACE HEIGHT IN ACTUAL ROOF SPACE - 600 x 600mm Crawl space required

HEIGHT FROM FLOOR INTO ROOF SPACE - Accessible from 2.1m step ladder or 3.6m ladder placed against a wall using safe work practices

SUBFLOOR ACCESS HOLE - 500 x 400mm access hole required

TIMBER SUB FLOOR CLEARANCE REQUIRED - 400mm to bearer, joist or other obstruction

CONCRETE FLOOR - 500mm Roof Exterior Accessible from a 3.6m ladder using safe work practices

ROOF EXTERIOR - Accessible with a 3.6 meter ladder using safe work practices

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED.

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we **WILL** perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We **WILL** physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We **WILL** gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a **VISUAL INSPECTION**. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.

14. MAINTENANCE ADVICE

Please Read

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS:

NO PROPERTY IS SAFE FROM TERMITES!

Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry Services shows 1 in every 5 homes is attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

HOW TERMITES ATTACK YOUR HOME

The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over an area as much as one hectare, with individual galleries extending up to 50 meters to enter your home, where there is a smörgåsbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

TERMITE DAMAGE

Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic impact can be significant, termites can cause many thousands of dollars damage and cost two to five

thousand dollars (or more) to treat.

SUBTERRANEAN TERMITE ECOLOGY

These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

BORERS OF SEASONED TIMBERS

BORERS are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupae stage. Within the pupae case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the under floor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

ANOBIUM BORER (FURNITURE BEETLE) AND QUEENSLAND PINE BORER

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favored by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall paneling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

LYCTUS BORER (POWDER POST BEETLE)

These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement

that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated sub-floors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

15. CERTIFICATION AND CONTACT

This Inspection of this property was in accordance with AS 4349-3 2010. Only areas that were accessible, unobstructed and fully visible were inspected.

LIMITATIONS

The Client acknowledges:

1. The Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covers the Readily Accessible Areas of the Building and Site. The inspection does 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.

In the absence of the written guarantee provided by this firm or Inspector, The liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the discretion of the Inspector or Inspection company providing this report.

The Inspection and Report was carried out by: [Gavin Stonier](#)

Builders License: [QBCC 1275457](#)

Contact The Inspector on: [0412764233](#)

For and on Behalf of: [Professional Building Report Services](#)

Signature:

(Only required if Hardcopy is provided to the Client)

END OF REPORT