

Inspection Report

provided by:



Professional Building Report Services Pty Ltd

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www.pbrs.com.au

QBCC Licence No. 1275457

Property Address:

PBRs Sample Report 2019



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.

We strongly advise that any cracking reported as a Major Defect within this Report should be referred to a Structural Engineer for further assessment and advice.

Special Note: Any comment made regarding Electrical and Pool Safety observations are made due to the fact that I am as well Qualified in both these areas and I have a "Duty of Care" to raise concern or comment regarding issues I believe exist at the time of the Inspection within these areas for which I have both experience and appropriate qualifications.

Client Name

Dear Friend

PROPERTY INFORMATION

Building Type

The Building is a Highset Class 1a Dwelling with the with no habitable areas on the Lower Level

Construction Type

The Construction Type is Timber Frame with mostly Timber Weatherboard and some Cement Sheet external cladding.

Roof Cladding

The Roof Cladding is Corrugated Metal Sheeting.

Roof Design

The Main Dwelling Roof is a Hip, Valley and Gable Design.

Footings Type

Footings are Concrete and Steel Post Piers.

Storeys

The Building is a two storey Dwelling.

Approximate Age Of Property

The original Dwelling was completed approximately 1917, therefore it is approximately 92yrs old. The Dwelling has had Extension and Renovation works approx. 1991.

Property Furnished

The Dwelling was Partially Furnished.

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

People Present

The Estate Agent & the Client/Purchaser were present.

Occupied Condition

This Dwelling had been unoccupied for a period prior to the time of Inspection.

Parameter Name

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 states the property is occupied and You are not the owner occupier of the property, You are advised to:

- a) Obtain a written statement from the owner/vendor 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.

Our Terms and Conditions state that under these conditions you must Indemnify the inspector from any loss incurred by You relating to the items listed in the clause above where no such statement is obtained.

INSPECTION INFORMATION

Report Number	PBRSSample2019
Inspection Type	The Inspection is a Pre-Purchase Building and Pest Inspection .
Inspection Date	September 2019
Inspection Time	9.00am
Weather Conditions	The Weather Conditions were Fine and Dry for the time of the Inspection.
Recent Weather Conditions	The Recent Weather Conditions were Showers & Rainy 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 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 are 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 500mm x 400mm, reachable by a 3.6m ladder using safe work practices and within a roof void or sub-floor where there is at least a 600mm x 600mm crawl space. Safe access to the roof void, the sub-floor area and the roof cladding is at the inspector's discretion.

1) THE ACTUAL AREAS INSPECTED WERE Building Exterior, Building Interior, Roof Exterior, Roof Void, Sub-Floor, Garage & the Site.

AREAS WHERE FULL INSPECTION IS 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 and is beyond the Scope of these Non-Invasive Visual Inspection procedures.

Therefore, there will be an element of risk that defects/damage/termites/termite or other 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 fully accessed and inspected.

2) Restricted Areas Were Roof Exterior, Roof Void, Decking Sub-Floor and beneath Floor Coverings were restrictive to a full Inspection.

APPARENT CONCEALMENT OF POSSIBLE DEFECTS

4) Were apparent Concealments seen. No apparent deliberate concealments were able to be identified at the time of Inspection, however, there were Floor Coverings, Fresh Paint, Furniture pieces, as well as Roof Void Insulation Materials, and these all restrict full Inspection.

Special Note

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	Water was connected at the time of Inspection.
Electricity	Electricity was connected at the time of Inspection.
Gas	Gas was connected at the time of Inspection..

HABITABLE AND NON HABITABLE ROOMS

Definition

In Accordance with Australian Building Code 3.8.2.2, a Habitable Room is;
A room used for normal domestic activities and,

Includes a bedroom, living room, lounge room, music room, television room, dining room, sewing room, study, playroom, family room, home theatre, and sunroom, but,

Excludes a kitchen, bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Height Note:

Habitable Room excluding Kitchen - 2.4 m height over two-thirds of the room area.

Non-habitable Room - 2.1 m height over two-thirds of the room area.

Natural Light Note: Australian Building Code 3.8.4.2, describes Natural Lighting requirements for a Habitable Room.

5) Rooms with Height or Natural Light Issues	The Laundry Area on the Upper Level of the Dwelling had issues with respect to Height of the finished floor to finished ceiling was less than 2100mm, and the Sub-Floor Storage areas were less than 2400mm in height and are therefore non-habitable.
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Issues

- # Has the Dwelling been Falsely Advertised.
- # What are the Financial impacts for future Selling of this Dwelling, if technically it has less Habitable Rooms.
- # What are the Insurance Issues for using a Room for a "purpose that it was not designed for."
- # Any future Room Letting or Tenancy venture requires these areas to be Habitable areas.

OTHER RECOMMENDED INSPECTIONS OR REPORTS

PLEASE NOTE

PBRS Building and Building & Pest Reports comply with Australian 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.

These Standards are very specific in the areas to be Inspected and the Inspection process is always of a Visual only, non-invasive type of Inspection.

From time to time, PBRS will make a recommendation for further Inspections to enable our Clients to achieve a better and more in-depth understanding of an issue that may have been indicated in our Report as a possible serious issue.

These further Inspections or Reports will be either from appropriately qualified people from other areas of expertise or will be Inspections using Invasive methods to establish more accurate details as to the conditions that exist that otherwise cannot be determined by non-invasive Inspection processes.

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
Report Information	2	Roof Exterior, Roof Void, Decking Sub-Floor and beneath Floor Coverings were restrictive to a full Inspection.
Report Information	4	No apparent deliberate concealments were able to be identified at the time of Inspection, however, there were Floor Coverings, Fresh Paint, Furniture pieces, as well as Roof Void Insulation Materials, and these all restrict full Inspection.
Report Information	5	The Laundry Area on the Upper Level of the Dwelling had issues with respect to Height of the finished floor to finished ceiling was less than 2100mm, and the Sub-Floor Storage areas were less than 2400mm in height and are therefore non-habitable.
SITE	10	The Driveway was constructed of Pavers and there were some areas where pavers have begun movement, these areas will allow more water to enter the foundation system of the Driveway and this accelerates further deterioration.
SITE	12	The Pathways are a mixture of materials around the Dwelling and all are in generally an acceptable condition at the time of Inspection, however, some Pavers were noted as shifting and these will need to be monitored and corrective actions taken if the condition worsens.
SITE	14	This property has issues with Surface Water, there are Drainage Systems of sorts in the Sub-Floor area. Surface Waters from the Western and Northern sides of the Property appear to have a path through into the Sub-Floor and Foundation areas of the Dwelling, and is a significant enough issue that I will report this as a Major Defect and these issues need immediate attention.
SITE	18	The Fences were considered to be generally in an acceptable condition, however, there is a section of temporary Fencing between the Dwelling and the Building Site that was once part of the Property.
GENERAL PLUMBING	58	<p>The Hotwater system appears to be in working condition. Operation of the relief valves were tested, no other 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 Hotwater system in relation to capacity or otherwise.</p> <p>It was noted the Heat Pump was a little noisy when operational, this will require maintenance attention.</p>

EXTERIOR	67	<p>The Exterior Walls are in an acceptable condition for the age of this Dwelling, however, some Exterior Claddings are Cement Sheet and the age of this Dwelling suggests there is a high probability that these Sheets could contain Asbestos Materials.</p> <p>Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.</p> <p>The probability of a Dwelling containing the prescense of Asbestos requires this to be Reported as a Major Defect for Health and Safety reasons.</p>
EXTERIOR	70	<p>On visual inspection, the general condition of the Windows is Acceptable for the Age of the Dwelling, however, some windows are noted as binding, and some glass panels are cracked, and these will require maintenance attention.</p>
GARAGE - CARPORT	79	<p>The Garage is a Basic Area with an Automated Vehicle Door, however, the area flooring is gravel and maintenance attention is required.</p>
EXTERNAL AREAS	96	<p>The External Rear Stairs are in generally a functional condition, however it is noted that there are no Antcappings between the concrete supports and the Steptread, and this will require some maintenance attention in the not so immediate future.</p>
INTERIOR	169	<p>The Hallway is in an acceptable condition, however, there was a Light Pendant that has a cable connection cover that has slipped and will require maintenance attention.</p>
INTERIOR	253	<p>The Living area is in a functionally acceptable condition, however, the cement Sheeting used in the Ceilings are a high probability of containing Asbestos Materials.</p> <p>Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.</p> <p>The probability of a Dwelling containing the prescense of Asbestos requires this to be Reported as a Major Defect for Health and Safety reasons.</p>
INTERIOR	280	<p>The Verandah areas are in an acceptable condition, however, please read the following area specific comments.</p>
INTERIOR	288	<p>The Verandah Storage cupboards require maintenance attention to a broken Door Clip and to unfinished internal linings.</p>
INTERIOR	289	<p>The general condition of the Sitting Room was acceptable, however, please read the following area specific comments.</p>
INTERIOR	293	<p>There was a Window in the Living Room that has a cracked Window Pane, see attached photo.</p>
INTERIOR	331	<p>The Master Bedroom is generally in an acceptable condition, however, please read the following area specific comments.</p>

INTERIOR	337	The Master Bedroom Door requires some corrective maintenance attention to ensure the Door latches closed.
INTERIOR	340	There was a Window in the Master Bedroom that has a cracked Window Pane, see attached photo.
BATHROOMS	396	<p>The Laundry Toilet and Shower is considered to be functional, however, it is noted the height in this area is not compliant with the minimum requirement of 2100mm for at least two thirds of the area. As will, it is noted that due to the age of the Dwelling, the Wall and Ceiling Cement Sheeting has a high probability of containing Asbestos Materials.</p> <p>Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.</p> <p>The probability of a Dwelling containing the prescence of Asbestos requires this to be Reported as a Major Defect for Health and Safety reasons.</p>
BATHROOMS	420	The general condition of the Ensuite is acceptable, however, please read the following area specific comments.
BATHROOMS	430	It was noted that the Vanity Basin was aged and crazed.
BATHROOMS	438	<p>The general condition of the Bathroom is acceptable, however, the Cement Sheeting in the Walls and the Ceiling have a high probability of containing Asbestos Materials. Please read the following area specific comments.</p> <p>Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.</p> <p>The probability of a Dwelling containing the prescence of Asbestos requires this to be Reported as a Major Defect for Health and Safety reasons.</p>
BATHROOMS	440	The Bathroom Exhaust Fan is noisy - you may need to monitor for possible further deterioration.
KITCHENS	525	On visual inspection, the general condition of the Kitchen is acceptable, however, please read the comments in the area specific sections to follow.
KITCHENS	529	The Rangehood Exhaust system is aged and in need of some maintenance to remove grease build-up, and as well the lamps were not functional at the time of the Inspection.

LAUNDRY	545	<p>The Laundry is basic and functional, however, it is noted the height in this area is not compliant with the minimum requirement of 2100mm for at least two thirds of the area. As will, it is noted that due to the age of the Dwelling, the Wall and Ceiling Cement Sheeting has a high probability of containing Asbestos Materials.</p> <p>Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.</p> <p>The probability of a Dwelling containing the prescence of Asbestos requires this to be Reported as a Major Defect for Health and Safety reasons.</p>
ROOF VOID	562	The Roof Void does have some Sarking, however there is no Sarking under most of the Roof Sheeting.
SUB-FLOOR	564	On visual inspection, the general condition of the Sub-Floor is acceptable, however, please read the following area specific comments.
SUB-FLOOR	567	The general condition of the Concrete and Steel Post Piers is acceptable for the age, however it is still advised that the Steel Posts will require monitoring and further actions as they suffer any corrosion issues.
SUB-FLOOR	569	There are indications of Drainage issues in the past, this will need to be monitored and corrective actions taken when necessary. Drainage Issues are discussed elsewhere in this Report and are reported as a Major Defect .
CONCLUSION	660	The incidence of Major Defects in this Residential Building as compared with similar Properties of similar age is considered TYPICAL.
CONCLUSION	661	The incidence of Minor Defects in this Residential Building as compared with Properties of similar age is considered TYPICAL
CONCLUSION	662	The overall condition of this Residential Dwelling in the context of its age, type and general expectations compares to similar Properties as AVERAGE.
TIMBER PEST INSPECTION REPORT	663	No, please read this Report in it's entirety.
TIMBER PEST INSPECTION REPORT	664	There were No Active or Live Termites found at the time of Inspection, please read the Report in it's entirety.
TIMBER PEST INSPECTION REPORT	666	There were areas of damage caused by fungal wood decay or rot, please read this Report in its entirety.
TIMBER PEST INSPECTION REPORT	668	Thermal Insulation in Roof Voids cause an inability to inspect all roof timbers.
TIMBER PEST INSPECTION REPORT	670	<p>Floor Coverings such as Carpet, Tiles, Underlay materials or Vinyl can prevent a thorough Inspection from being undertaken.</p> <p>Non-Foil type Insulation in the Roof Void can obstruct the view of any Termite Activity in the area of the Insulation.</p>

TIMBER PEST INSPECTION REPORT	672	The Dwelling was Partially Furnished. and had some areas of Storage and these all impact upon the ability to fully Inspect all areas.
TIMBER PEST INSPECTION REPORT	673	Of the Visible Areas Inspected, there were no visible signs of Active Termites or On-going Termite Damage at the time of the Inspection.
TIMBER PEST INSPECTION REPORT	677	At the time of the Inspection, no Termite Damage or Workings were observed.
TIMBER PEST INSPECTION REPORT	678	There was no visible physical evidence of previous Termite Treatments located at the Property, however, you are advised to ask the Vendors for evidence of the Treatment conducted.
TIMBER PEST INSPECTION REPORT	679	No Durable Notice regarding any form of Timber Pest Treatment was found during the Inspection. You would be advised to seek more information from the Vendor as to Certification documents related to recent or past Termite Treatments.
TIMBER PEST INSPECTION REPORT	680	Evidence of past Borer activity in the hoop pine flooring. Many sections of flooring had been replaced and some of the remaining older sections clearly show past Borer activity.
TIMBER PEST INSPECTION REPORT	683	Fungal Rot was evident in Fencing and Garden Stumps.
TIMBER PEST INSPECTION REPORT	684	Extent of Rot Damage is considered to be low to Moderate.
TIMBER PEST INSPECTION REPORT	685	Site Drainage systems need to be monitored to ensure effective removal of water during rainfall events.
TIMBER PEST INSPECTION REPORT	690	Sub-Floor ventilation is considered as adequate at the time of Inspection.
TIMBER PEST INSPECTION REPORT	693	The Termite Shield practices are generally Adequate, however, there are situations where Garden Beds are next to the Dwelling Foundations where it appears this property/dwelling can be at risk of Termite attack.
TIMBER PEST INSPECTION REPORT	694	<p>Timber Fungal Decay located around the home provides conducive conditions for Termite infestation. The degree of risk is Low to Medium.</p> <p>There are areas where Gravel is against the Slab or Dwelling Foundations, this can hide a Termite Conducive environment.</p> <p>Mulch and Garden Beds are located close to the house throughout the site. These areas are regularly watered and provide conducive conditions for Termites to nest. The degree of risk is moderate to high. Garden beds and Mulch should be removed or relocated further away from the house so as to reduce the risk.</p> <p>Possible poor Site Drainage provides conducive conditions for Termite infestation. The degree of risk is high.</p>

<p>TIMBER PEST INSPECTION REPORT</p>	<p>697</p>	<p>The overall Risk of Timber Pest Infestation to this Property appears to be Moderate - See 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 is 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 heeded by any Property Owner.</p> <p>Often by reducing or eliminating some of the Conducive Conditions, the Risk Factor may be Lowered.</p>
<p>TIMBER PEST INSPECTION REPORT</p>	<p>698</p>	<p>We recommend no greater than 12-24 month Inspection intervals when Risk of infestation of Termites is Low to Moderate.</p>

1 SITE

RETAINING WALLS

7) Overall Area

The Retaining Walls appeared to be in an acceptable condition at the time of Inspection.



DRIVEWAY

10) Overall Area

The Driveway was constructed of Pavers and there were some areas where pavers have begun movement, these areas will allow more water to enter the foundation system of the Driveway and this accelerates further deterioration.





PATHWAYS

12) Overall Area

The Pathways are a mixture of materials around the Dwelling and all are in generally an acceptable condition at the time of Inspection, however, some Pavers were noted as shifting and these will need to be monitored and corrective actions taken if the condition worsens.





SURFACE DRAINAGE

14) Overall Area

This property has issues with Surface Water, there are Drainage Systems of sorts in the Sub-Floor area. Surface Waters from the Western and Northern sides of the Property appear to have a path through into the Sub-Floor and Foundation areas of the Dwelling, and is a significant enough issue that I will report this as a **Major Defect** and these issues need immediate attention.





NCC - Drainage

National Construction Code (NCC) 3.1.2.3 Surface Water Drainage

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

- (a) Slab-on-ground - finished ground level adjacent to buildings: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than (see fig 1.2.2) -
 - (i) 25mm over the first 1m from the building in low rainfall intensity areas
 - (ii) 50mm over the first 1m from the building in any other case
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above the external finished surfaces must not be less than (see fig 1.2.2) -
 - (i) 100mm above the finished ground level in low rainfall intensity areas
 - (ii) 50mm above impermeable (paved or concreted areas) that slope away from the building in accordance with (a) or
 - (iii) 150mm in any other case.

FENCES AND GATES

18) Overall Area

The Fences were considered to be generally in an acceptable condition, however, there is a section of temporary Fencing between the Dwelling and the Building Site that was once part of the Property.





WATER TANK

31) Overall Area

There is a Rainwater collection Tank and Pressure Pump and all appear to be in an acceptable condition.



CLOTHESLINE

35) Overall Comment

The Clothesline appeared to be in an acceptable condition at the time of the Inspection.



CERTIFICATIONS

NOTE

Certifications:

If our Client is a Purchaser of a Property, it is always good practice for a prospective Purchaser to seek out information regarding any Certifications related to the Property.

Certifications is a recent Building Industry requirement whereby different areas of the construction process requires expert Certification of work performed or materials used. A list, not necessarily a full list, of these Certification areas is as follows:

- Solar Power - Installation and Panels
- Electrical Installation
- Smoke Detector - Type, Location and Installation
- Gas - Appliances and Installation
- Plumbing - Under-Slab, Framing and Final Fitout
- Wet Area Membrane - Type and Application
- Swimming Pool Safety
- Timber Pest (Termite) Treatment
- Glazing - Windows, Doors, Shower Screens, Pool Fence Glass Panels
- Engineering - Structural Building Elements and Retaining Walls
- Building - Slab/Foundations, Framing and Final

The Certification Process had started approximately 15 years ago and since then has become a necessary part of the Construction Industry.

It makes good sense to ask for the Certification information and if they can be provided, then some level of confidence can be attained in relation to the standard and quality of build for the Property you are considering.

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.

Recent Coroner Investigations indicate a need for changes to the Regulations and Laws governing Smoke Detectors, there is a need to keep informed of the changes that will soon be put in place and how these will impact upon your requirements in the future.

GAS

50) Overall

This Property has Gas 9kg Cylinders for a Gas Service.



2 ROOFING

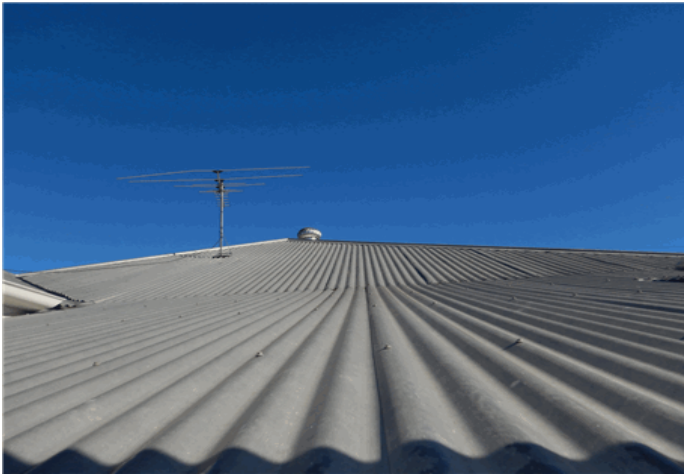
ROOF COVERING

Roof Covering Type

The Main Dwelling Roof Covering is of Corrugated Sheet Metal material.

54) Overall Area

Of the visible areas, the general condition of the Roof is acceptable.



55) Gable Ends

On visual inspection, the general condition of the Gable Ends are considered to be acceptable.



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

58) Hot Water Unit Findings

The Hotwater system appears to be in working condition. Operation of the relief valves were tested, no other 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 Hotwater system in relation to capacity or otherwise.

It was noted the Heat Pump was a little noisy when operational, this will require maintenance attention.



System Location

The Hotwater unit is located outside along the Southern Wall of the Dwelling.

System Type

The Hotwater system is a Heat Pump Unit.

System Make

The Hotwater System is manufactured by Quantum.

System Capacity The Hotwater has a 250 litre Storage Capacity.

System Year of Manufacture Year of Manufacture for the Hotwater system was 2009.

Overflow

Hotwater services 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.

Note:

Plumbing Standard AS/NZS 3500.4 does not specify a termination distance but introduces a performance measure to eliminate risk of injury to the operator during the activation of the Temperature Pressure Relief (TPR) valve the discharge must:

- Not damage buildings.
- Be directed away from building footings.
- Not pose a risk of injury to persons
- A gravel pit may only be used subject to the above and must be minimum 100mm diameter in a paved surface.
- The TPR drain must discharge 75mm minimum or 300mm maximum above the gravel pit.
- Where discharge is to an Overflow Relief Gully (ORG) it must be 75mm minimum or 300mm maximum above the ORG and must not obstruct the operation of the ORG grate

59) Overflow Condition The general condition of the Hotwater Overflow, was considered to be acceptable as the Overflow was found to be directed into a Drain.



GUTTERING AND DOWNPIPES

General Disclaimer

Leaks in guttering and downpipes 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 downpipes.

62) Downpipes Overall Comment

On Visual inspection the Downpipes appeared to be in an acceptable condition.

No comment can be made with regard to blockages, connections to stormwater or functionality in the absence of rain.

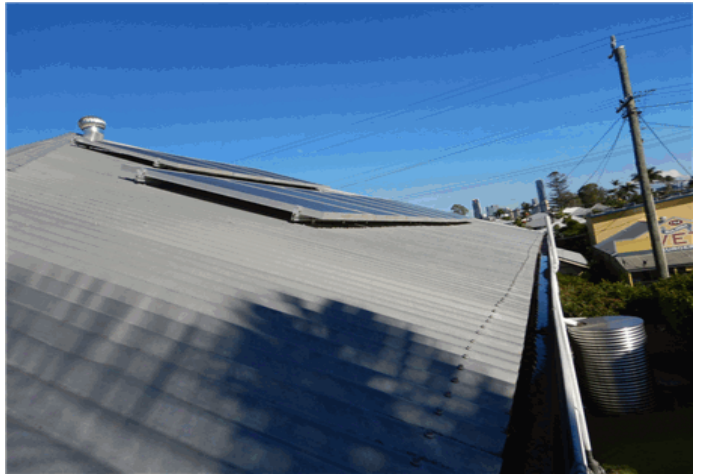
Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.



64) Guttering Overall Comment

All visible Guttering appears in reasonable and acceptable condition at the time of inspection.

NOTE Periodic maintenance checks should be carried out for rust penetrations, leaks and blockages caused by leaf litter.



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

67) Overall Condition

The Exterior Walls are in an acceptable condition for the age of this Dwelling, however, some Exterior Claddings are Cement Sheet and the age of this Dwelling suggests there is a high probability that these Sheets could contain Asbestos Materials.

Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.

The probability of a Dwelling containing the presence of Asbestos requires this to be Reported as a **Major Defect** for Health and Safety reasons.



**Note****Expansion Joints - articulation in masonry walls:**

Masonry work is defective if articulation and movement control joints have not been provided as required by Australian Standards AS2870, AS3700, or the contract. Articulation joints are defective if they do not comply with the following:

- be free of mortar
- be vertical and not toothed unless tothing is specifically considered in the design
- extend the full height of the masonry but may be omitted below the dampproof course (DPC) if there is not more than 600 mm of masonry below the DPC at the position of the joint
- the material used to fill the joint must be of a type that does not inhibit the performance of the joint
- be sealed with a suitable flexible sealant to match the colour of the adjacent masonry.

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.

70) Windows

On visual inspection, the general condition of the Windows is Acceptable for the Age of the Dwelling, however, some windows are noted as binding, and some glass panels are cracked, and these will require maintenance attention.



EAVES OR SOFFIT

74) Overall Comment

The Eaves or Soffit are in an acceptable condition.



FASCIA AND BARGE BOARDS

75) Overall Comment

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



5 GARAGE - CARPORT

GARAGE - CARPORT

79) Garage

The Garage is a Basic Area with an Automated Vehicle Door, however, the area flooring is gravel and maintenance attention is required.



6 EXTERNAL AREAS

EXTERNAL STAIRS - STEPS

95) Front Stairs

The External Front Steps/Stairs are in an acceptable condition.



96) Rear Stairs

The External Rear Stairs are in generally a functional condition, however it is noted that there are no Antcappings between the concrete supports and the Steptread, and this will require some maintenance attention in the not so immediate future.



DECK

99) Overall Comment

The Deck areas are considered to be in an Acceptable condition, and it was noted there was a functional Ceiling Fan.



7 ELECTRICAL - SMOKE - SOLAR

LIMITATIONS

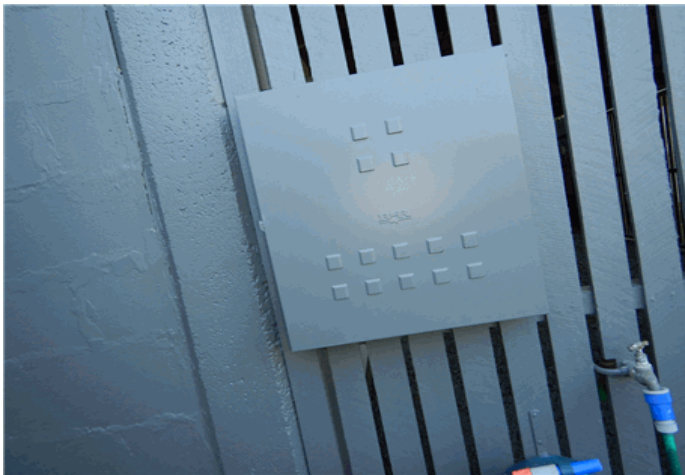
Your Inspector will observe electrical hazards in and around your property in a manner in keeping with the requirements of a visual only, non-invasive inspection procedure. This will mean panels and covers will not be removed to conduct any inspection process.

Your PBRS Inspector is a qualified electrician.

METER BOX

141) Location

The Meter Box is located on the outside Southwest Corner of the Dwelling.



SWITCHBOARD

142) Location

The Switchboard is located inside the Upper Level of the Dwelling on the Verandah near the Entry.



143) Safety Devices

There is a current campaign by the QLD Government for householders to be aware of covering more circuits, in particular, Lighting Circuits protected by Safety Devices and this Property would appear to be adequately protected by Safety Devices.



144) Electrical Cable Warning

The Electric Cables were checked and there were no Infinity Cables identified as used within the Roof Void or other areas where visibility of cables was possible at the time of the Inspection.

Infinity Cables Information

A Note regarding our observations for Infinity Cables and the Cable Recall process:

We endeavour to observe the cables that are visible at the time of the Inspection to determine if Infinity Cables have been installed. If Infinity Cables have been Installed, depending on where in a building the cable/s are installed, there may be a number of ways to make it safe. If it can't be made safe, it must be removed and replaced.

If Infinity Cables are discovered, the recall requires:

- the removal and replacement of all cable installed near heat sources such as recessed lighting, heaters, ovens, stoves, hot water systems, gas appliances and spas
- the removal and replacement of all cable installed in places that are accessible to building owners, tradespeople

or the public (for example, roof spaces and under-floor spaces), unless the cable is protected (for example, in an electrically non-conductive and flame retardant cable conduit)

- any Infinity cable left installed in an appropriate cable conduit or in an inaccessible wall, floor or ceiling space, or embedded into a masonry wall surface, must have an appropriate electrical safety switch installed
- any building with Infinity cable left installed must have a warning sticker placed on the electrical switch box.

Depending on the number of affected consumers and the availability of electrical tradespeople, it may take some suppliers months or years to fulfil all their obligations under the recall.

As the cable insulation degrades over time, suppliers have been asked to assess and rectify the oldest and/or highest risk installations first.

SMOKE ALARMS

Notes

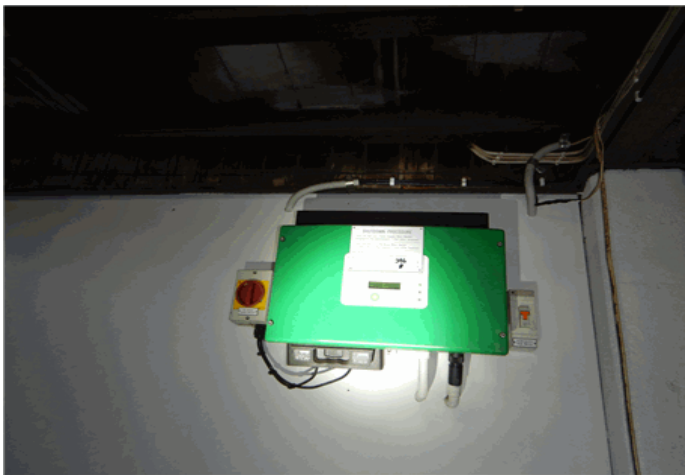
The Building Code of Australia Part 3.7.2 stipulates the acceptable construction practice with respect to Smoke Alarms within Buildings.

As of January 2017, only new Dwellings must comply with the new requirement of Smoke Alarms fitted in each Bedroom, however this changes in January 2022 where all Dwellings Sold will as well need to comply and then in January 2027, all Dwellings will be required to comply with the new requirements. New requirements include Exit Routes be fitted with Smoke Alarms, 10 year Life, and either wireless or hardwired Interconnection of Smoke Alarms.

145) Are Smoke Alarms Installed A Smoke Alarm is installed in the Upper Level of the Dwelling.

SOLAR PANELS

146) Inverter This Dwelling does have a Solar Inverter.



147) Panels This Dwelling does have Solar Panels connected.



8 INTERIOR

LIMITATIONS

NOTE: The condition of walls behind other 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.

ENTRY

163) Overall Area

The Entry area is considered to be in an acceptable condition.



HALLWAY

169) Overall Area

The Hallway is in an acceptable condition, however, there was a Light Pendant that has a cable connection cover that has slipped and will require maintenance attention.



DINING

208) Overall Area

The Dining area is in an acceptable condition.



LIVING

253) Overall Area

The Living area is in a functionally acceptable condition, however, the cement Sheeting used in the Ceilings are a high probability of containing Asbestos Materials.

Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.

The probability of a Dwelling containing the presence of Asbestos requires this to be Reported as a **Major Defect** for Health and Safety reasons.



260) Ceiling Fan

The Living Room Fan was in an acceptable condition.



VERANDAH

280) Overall Area

The Verandah areas are in an acceptable condition, however, please read the following area specific comments.



287) Ceiling Fan

The Ceiling Fans in the Verandah Areas are in an acceptable condition.



288) Storage

The Verandah Storage cupboards require maintenance attention to a broken Door Clip and to unfinished internal linings.



SITTING

289) Overall Area

The general condition of the Sitting Room was acceptable, however, please read the following area specific comments.



293) Windows

There was a Window in the Living Room that has a cracked Window Pane, see attached photo.



295) Airconditioner

The condition of the Sitting Room Airconditioner was considered to be Acceptable at the time of the Inspection.



296) Ceiling Fan

The Sitting Room Fan was in an acceptable condition at the time of the Inspection.



MASTER BEDROOM

331) Overall Area

The Master Bedroom is generally in an acceptable condition, however, please read the following area specific comments.



332) Robe

The Master Bedroom Robe is considered to be in an acceptable condition.



336) Ceiling Fan

It was noted that there was a Ceiling Fan in the Master Bedroom.



337) Door

The Master Bedroom Door requires some corrective maintenance attention to ensure the Door latches closed.



340) Windows

There was a Window in the Master Bedroom that has a cracked Window Pane, see attached photo.



BEDROOM 2

353) Overall Area

The general condition of Bedroom 2 is acceptable.



354) Robe

At the time of Inspection the Bedroom 2 Robe was considered to be in an acceptable condition.



357) Ceiling Fan

The Ceiling Fan in Bedroom 2 was in an acceptable condition at the time of the Inspection.



BEDROOM 3

363) Overall Area

Of the visible areas, the general condition of Bedroom 3 is acceptable



364) Robe

The general condition of the Bedroom 3 Robe is acceptable.



367) Ceiling Fan

The general condition of the Bedroom 3 Ceiling Fan is acceptable.



BEDROOM 4

373) Overall Area

Of the visible areas, the general condition of Bedroom 4 is Acceptable.



374) Robe

The general condition of the Bedroom 4 Robe is acceptable.



377) Ceiling Fan

The Ceiling Fan in Bedroom 4 was considered to be in an acceptable condition at the time of Inspection.



9 BATHROOMS

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.

LAUNDRY TOILET AND SHOWER

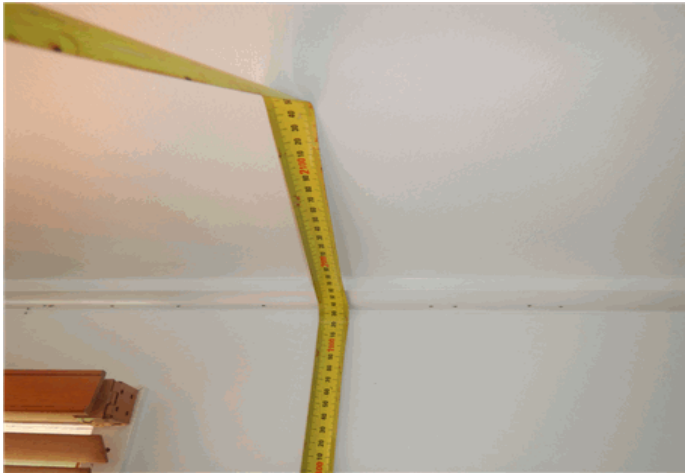
396) Overall Area

The Laundry Toilet and Shower is considered to be functional, however, it is noted the height in this area is not compliant with the minimum requirement of 2100mm for at least two thirds of the area. As will, it is noted that due to the age of the Dwelling, the Wall and Ceiling Cement Sheeting has a high probability of containing Asbestos Materials.

Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.

The probability of a Dwelling containing the presence of Asbestos requires this to be Reported as a **Major Defect** for Health and Safety reasons.





ENSUITE

Location

The Ensuite is located on the Upper Level of the Dwelling.

420) Overall Area

The general condition of the Ensuite is acceptable, however, please read the following area specific comments.





421) Toilet

The general condition of the Ensuite Toilet is acceptable.



422) Ventilation

An Exhaust Fan is present and functional in the Ensuite.



430) Vanity

It was noted that the Vanity Basin was aged and crazed.



BATHROOM

Location

The Bathroom is located on the Upper Level of the Dwelling.

438) Overall Area

The general condition of the Bathroom is acceptable, however, the Cement Sheeting in the Walls and the Ceiling have a high probability of containing Asbestos Materials. Please read the following area specific comments.

Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.

The probability of a Dwelling containing the presence of Asbestos requires this to be Reported as a **Major Defect** for Health and Safety reasons.



439) Toilet

The general condition of the Bathroom Toilet is acceptable.



440) Ventilation

The Bathroom Exhaust Fan is noisy - you may need to monitor for possible further deterioration.



10 KITCHENS**KITCHEN****General Comment**

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.

525) Overall Condition

On visual inspection, the general condition of the Kitchen is acceptable, however, please read the comments in the area specific sections to follow.

**528) Hotplates**

The Gas Hotplates appear to be in an acceptable condition at the time of Inspection, the Oven as well appears to be in an acceptable condition.



529) Rangehood Exhaust and Light

The Rangehood Exhaust system is aged and in need of some maintenance to remove grease build-up, and as well the lamps were not functional at the time of the Inspection.



530) Pantry

The Kitchen Pantry was noted as being in an acceptable condition.



11 LAUNDRY

LAUNDRY

Note-

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

545) Overall Area

The Laundry is basic and functional, however, it is noted the height in this area is not compliant with the minimum requirement of 2100mm for at least two thirds of the area. As well, it is noted that due to the age of the Dwelling, the Wall and Ceiling Cement Sheeting has a high probability of containing Asbestos Materials.

Note: It is always difficult to establish if building materials actually contain Asbestos and it is advised that the only way to be certain, is to have suspected materials Tested by a NATA Accredited Laboratory. If the house was built before the mid 1980s and it has Fibrous Cement Sheeting as either internal or external Cladding, then there is a High Probability that the Sheeting contained Asbestos.

The probability of a Dwelling containing the presence of Asbestos requires this to be Reported as a **Major Defect** for Health and Safety reasons.





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 500mm x 400mm, reachable by a 3.6m ladder using safe work practices and within the roof void there is at least 600mm x 600mm 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.

Roof Frame Type

This Dwelling has a Hand-Pitched Roofing Frame.

558) Roof

The Roof Frame appears to be in an acceptable condition with no indications of moisture or structural defects.





INSULATION AND SARKING

561) Insulation

The Roof Void had Loose Cellulose Spray applied Insulation.



562) Sarking

The Roof Void does have some Sarking, however there is no Sarking under most of the Roof Sheeting.



ROOF VOID (As viewed from within the Roof Void)

Back-Blocking

Back-Blocking is when the Ceiling Plasterboard Sheet, Butt or Recessed Joints, have been re-inforced on the Roof-Void side of the Ceiling Sheets by use of pieces of Plasterboard glued across the joints between Ceiling Joists. The Back-Blocking improves the strength of the joints and they are then less likely to crack, although, be aware they still can and do crack if there are excessive movements in the Dwelling Foundations or Framing.

13 SUB-FLOOR

SUB-FLOOR OBSERVATIONS

564) Overall Area

On visual inspection, the general condition of the Sub-Floor is acceptable, however, please read the following area specific comments.



565) Floor Timbers

On visual inspection, the general condition of flooring is acceptable.



566) Joists and Bearers

All floor Joists and Bearers appeared to be in sound condition.



567) Piers and Foundation Walls

The general condition of the Concrete and Steel Post Piers is acceptable for the age, however it is still advised that the Steel Posts will require monitoring and further actions as they suffer any corrosion issues.



569) Dampness

There are indications of Drainage issues in the past, this will need to be monitored and corrective actions taken when necessary. Drainage Issues are discussed elsewhere in this Report and are reported as a **Major Defect**.



571) Storage

The general condition of the Sub-Floor Storage areas was acceptable.



15 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 any Inspection process where we believe it is necessary to investigate behind panels for moisture content. 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

Scanning of areas susceptible to moisture ingress due to the close proximity of taps and pipes and other identified areas of concern.

Scanning of all skirting boards with the objective of discovering any moisture issues or Termite activity.

657) Results of Scan

Thermal Imaging Scans returned a finding of no areas for concern.

16 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.

660) The incidence of Major Defects.	The incidence of Major Defects in this Residential Building as compared with similar Properties of similar age is considered TYPICAL.
661) The Incidence of Minor Defects	The incidence of Minor Defects in this Residential Building as compared with Properties of similar age is considered TYPICAL
662) The Overall Dwelling	The overall condition of this Residential Dwelling in the context of its age, type and general expectations compares to similar Properties as 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, enclosed timber decking, 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 & other wet areas, 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

17 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

Were All Areas Accessible

No, Please read this Report in its entirety.

1.2 TIMBER PEST ACTIVITY

663) Was there any Termite Workings or Damage Found

No, please read this Report in it's entirety.

664) Were Any Live or Active Termites Found

There were No Active or Live Termites found at the time of Inspection, please read the Report in it's 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.

665) Any Visible Borer of seasoned Timbers Found

Yes - read this report in its entirety.

666) Any Damage caused by Wood Decay, Rot Found

There were areas of damage caused by fungal wood decay or rot, please read this Report in its entirety.



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 following 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 may have been made, and no report submitted, of inaccessible areas. These may 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.

2.3 REASONABLE ACCESS AREAS NOT AVAILABLE AND WHY

668) Roof Void Because

Thermal Insulation in Roof Voids cause an inability to inspect all roof timbers.

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

670) Areas Obstructed

Floor Coverings such as Carpet, Tiles, Underlay materials or Vinyl can prevent a thorough Inspection from being undertaken.

Non-Foil type Insulation in the Roof Void can obstruct the view of any Termite Activity in the area of the Insulation.

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:

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.

672) Was the Dwelling Furnished The Dwelling was Partially Furnished. and had some areas of Storage and these all impact upon the ability to fully Inspect all areas.

3. SUBTERRANEAN TERMITES

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

3.1 TERMITE NESTS

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

3.2 SUBTERRANEAN TERMITE DAMAGE OR WORKINGS

677) Workings or Damage Found At the time of the Inspection, no Termite Damage or Workings were observed.

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

678) Any Evidence of previous Treatments Found There was no visible physical evidence of previous Termite Treatments located at the Property, however, you are advised to ask the Vendors for evidence of the Treatment conducted.

WARNING, Further Action

If evidence of post construction reticulation systems, drill holes in concrete or brickwork, or other signs of a possible previous Treatments are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You are advised to consider that an invasive inspection be carried out, this would require the approval of the Vendor to allow a Builder to determine the full extent of any possible 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, however, specifics as to what previous damage that may have occurred will not necessarily be revealed on the notice.

3.4 DURABLE NOTICE

679) Was a Treatment Notice Found

No Durable Notice regarding any form of Timber Pest Treatment was found during the Inspection. You would be advised to seek more information from the Vendor as to Certification documents related to recent or past Termite Treatments.

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.

680) Was Visible Evidence of Borer Found

Evidence of past Borer activity in the hoop pine flooring. Many sections of flooring had been replaced and some of the remaining older sections clearly show past Borer activity.

**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.

3.6 BORER RECOMMENDATIONS

682) Borer Recommendations No Treatment recommended at this stage.

4. TIMBER FUNGAL DECAY - ROT

683) Evidence of Wood Decay Fungi - Rot Fungal Rot was evident in Fencing and Garden Stumps.

684) Extent of Damage Caused by Rot Extent of Rot Damage is considered to be low to Moderate.

5. CONDUCTIVE CONDITIONS TO TIMBER PESTS

685) Water Leaks Site Drainage systems need to be monitored to ensure effective removal of water during rainfall events.

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. Airconditioning Units have condensate release from both the Internal Unit and the Outdoor Unit, both these areas are to have drainage removal systems.

Note:

Plumbing Standard AS/NZS 3500.4 does not specify a termination distance but introduces a performance measure to eliminate risk of injury to the operator during the activation of the Temperature Pressure Relief (TPR) valve the discharge must:

- Not damage buildings.
- Be directed away from building footings.
- Not pose a risk of injury to persons
- A gravel pit may only be used subject to the above and must be minimum 100mm diameter in a paved

surface.

- The TPR drain must discharge 75mm minimum or 300mm maximum above the gravel pit.
- Where discharge is to an Overflow Relief Gully (ORG) it must be 75mm minimum or 300mm maximum above the ORG and must not obstruct the operation of the ORG grate

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 .

686) Was the Overflow Sufficiently Drained Hotwater overflow was sufficiently drained.

5.2 MOISTURE READINGS

689) Was there any Excessive Moisture Readings There were no indications of abnormal Moisture within the Dwelling.

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

690) Sub Floor Ventilation is Generally Sub-Floor ventilation is considered as adequate at the time of Inspection.

5.5 WEEP HOLES AND SUB-FLOOR VENTS

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

693) The Termite Shields Appear to be The Termite Shield practices are generally Adequate, however, there are situations where Garden Beds are next to the Dwelling Foundations where it appears this property/dwelling can be at risk of Termite attack.



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

694) Areas Requiring Corrective Actions or Attention

Timber Fungal Decay located around the home provides conducive conditions for Termite infestation. The degree of risk is Low to Medium.

There are areas where Gravel is against the Slab or Dwelling Foundations, this can hide a Termite Conducive environment.

Mulch and Garden Beds are located close to the house throughout the site. These areas are regularly watered and provide conducive conditions for Termites to nest. The degree of risk is moderate to high. Garden beds and Mulch should be removed or relocated further away from the house so as to reduce the risk.

Possible poor Site Drainage provides conducive conditions for Termite infestation. The degree of risk is high.

8. ENVIRONMENTAL CONDITIONS

695) Are Trees Close to Home

There are no trees considered too close to the Dwelling at the time of Inspection.

Other Informational

If The house/property is located in a suburb which is high risk due to the environmental surrounds, such as close to large gum trees and parkland. The degree of risk is moderate to high and therefore a termite management plan/treatment is strongly advised as an ongoing arrangement.

9. THERMAL IMAGING RESULTS**696) Observation**

No Thermal anomalies were detected.

An Infrared thermal camera 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.

697) Degree of Risk of Termite Infestation is

The overall Risk of Timber Pest Infestation to this Property appears to be Moderate - See 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 is 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 heeded 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

698) Recommended Inspection Intervals We recommend no greater than 12-24 month Inspection intervals when Risk of infestation of Termites is Low to 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.

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AREA ACCESS HOLE INTO ROOF SPACE - 450mm 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

SUB-FLOOR ACCESS HOLE - 500mm 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 3.6m ladder using safe work practices

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