

Pre Purchase Inspection Report

Provided By



Inspectmate Pty Ltd

7/102 Henkel Street, Brunswick, Victoria, 3056

P 0478003390

info@inspectmate.com.au

Inspection Address



Report Information

Client Information

Client Name

Email

Inspection Information

Report/Agreement # 25082509092479

Inspection Date: 25 Aug 2025

Inspection Time: 09:09 am

Pest And Building Inspection

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

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.

- (a) The interior of the building.
- (b) The roof space.
- (c) The exterior of the building

- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection.

Visual Inspection Only

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 did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did 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.

Very Important note to the purchaser.

In the event that areas where access could not be gained ie: locked areas or rooms where physical access could not be gained, structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

SAMPLE REPORT ONLY

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Summary Of Major Defects And Safety Hazards

Below Is a summary of significant Items requiring immediate action.

The # denotesto the defectnumberin the report

Section	Location	Name	Comment
SITE & CONCRETED AREAS	Driveway	Driveway Condition(2)	Upon visual inspection, the concrete sub-surface reveals inadequate base preparation. It is recommended to engage a licensed contractor to assess the sub surface and ensure compliance with industry standards and prevent future complications.
SITE & CONCRETED AREAS	Surface Drainage	Drains	Upon visual inspection, the overflow release gully heights are inadequate, posing a risk of water ingress. It is recommended to adjust the gully heights to meet standard regulations. Engage a licensed plumber to ensure proper installation and compliance with local codes. Regular maintenance checks should be scheduled to prevent future issues and ensure the system functions effectively.
EXTERIOR	Walls	Condition (5)	Upon visual inspection, We have noted that the external control join has had movement occurring . We recommend monitoring the control join and if widen please contact structural engineer for assessment and evaluation.
INTERIORS	Hallway/s	Flooring	Upon visual inspection, signs of moisture damage were detected in the laminate timber flooring, including warping and discoloration. It is recommended to address the source of moisture immediately. A suitably licensed or qualified tradesperson should replace affected flooring sections and ensure proper sealing and ventilation to prevent future issues. Regular maintenance and monitoring are advised to maintain flooring integrity.
BATHROOM(S)	Bathroom 2	Shower And Bath(2)	Upon visual inspection, visible tiles around the bathtub are cracked, indicating potential water damage. It is recommended to have a suitably licensed or qualified tradesperson assess the extent of the damage. Repairs may involve replacing damaged tiles, checking for underlying water damage, and ensuring proper waterproofing to prevent future issues. Prompt attention will help maintain the integrity of the bathroom area.
KITCHEN & LAUNDRY	Laundry	Doors	Upon visual inspection, swelling is evident in the door architraves, likely due to moisture exposure. It is recommended to engage a licensed carpenter to assess the extent of the damage, replace affected sections, and ensure proper sealing and ventilation to prevent future moisture ingress. Regular maintenance checks are advised to maintain integrity.
CONDUCTIVE CONDITIONS	4. Conductive Conditions to Timber Pests	Water leaks	Upon visual inspection, Swelling and high levels of moisture found between the laundry and bathroom along hallway areas . We recommend a further leak and pressure test the water lines and bath leak test. Consult an appropriate licensed professional trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

Section	Location	Name	Comments
SITE & CONCRETED AREAS	Driveway	Driveway Condition(1)	Common cracks were observed on the driveway. Whilst these appeared typical at the time of inspection, we strongly recommend monitoring these cracks. If worsening occurs, engage a concreter for further advice.
SITE & CONCRETED AREAS	Driveway	Driveway Condition	Concrete spalling was visible, with corrosion to exposed steel reinforcement. Engage a qualified concreter to repair affected areas.
SITE & CONCRETED AREAS	Trees	Tree Findings	The garden and lawn exhibit overgrown grass, uneven patches, and weed infestation. Flower beds are poorly maintained, with wilted plants and inadequate mulching. Recommendation: Hire a licensed landscaper to mow, apply weed control, and reseed bare areas. A professional gardener should prune plants, refresh mulch, and ensure proper irrigation.
ROOF AND GUTTER	Roof Covering	Roof Clad Condition(1)	Cracked tiles were visible. Contact a roof tiler for repairs. This has the potential to become a serious issue if left unattended, as it may allow water ingress into the roof cavity
ROOF AND GUTTER	Roof Covering	Roof Clad Condition	Mortar cracks were visible. We recommend repair by a qualified roofer, as they may contribute to water ingress.
ROOF AND GUTTER	Guttering	Gutter Findings	Debris was noted in guttering areas. This requires cleaning to prevent blocked downpipes and leaking into eaves and fascia Have gutters cleaned and assessed by a plumber for adequate fall. Regular maintenance is required to prevent ponding, which can contribute to rust.
ROOF AND GUTTER	Downpipes	Downpipe Findings	Leaking downpipe joints were visible. This can be conducive to termite infestation and cause water damage to cladding over time. A qualified roof plumber should be engaged for repairs.
HOT WATER SYSTEM	External Plumbing Pipes	Plumbing Pipes	An external tap was noted without visible drainage. Engage a licensed plumber to assess and install proper drainage to prevent water accumulation and damage. Immediate attention is advise
EXTERIOR	Eaves	Eave Condition (1)	Minor deterioration and ageing were evident. General maintenance and upkeep are recommended.
EXTERIOR	Eaves	Eave Condition	Eave lining stains were observed, likely due to overflow from blocked gutters. Recommendation: Keep gutters clear of debris. Paint or repair affected eave linings as required.
EXTERIOR	Entry Porch Area	Column or Post Condition	Minor mortar cracks were observed. Recommendation: Monitoring advised. If cracks widen, further assessment by a structural engineer will be required.

EXTERIOR	Entry Porch Area	Wall Siding Condition	Settlement cracks - Recommendations: Monitoring advised. If widening subsequently occurs it will require assessing by a structural engineer.
EXTERIOR	External Door Components	Door Findings	Upon visual inspection, the weather strip on the entry door is deteriorated, leading to potential drafts and energy inefficiency. It is recommended to replace the damaged weather strip to ensure proper sealing and insulation. A suitably licensed or qualified tradesperson should be engaged to carry out the replacement to restore the door's functionality and improve energy efficiency.
EXTERIOR	Walls	Condition	There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions contained in this report.
EXTERIOR	Walls	Condition (1)	There appears to have been some settlement in the building which has caused some cracking to the walls. These crack are catergorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspectors opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer. For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions contained in this report.
EXTERIOR	Walls	Condition (3)	Mortar erosion between the brickwork is eroded. Contact a qualified bricklayer for repairs.
EXTERIOR	Walls	Condition (4)	Penetration openings observed. I recommend sealing these off so as to avoid vermin and other pest infestation.
EXTERIOR	Walls	Condition (2)	Upon visual inspection, gaps were observed in the external wall areas. These gaps may lead to water ingress and energy inefficiency. It is recommended to seal the gaps using appropriate weatherproof sealant and ensure proper insulation. Engage a licensed tradesperson to assess and repair the affected areas to prevent further deterioration and maintain structural integrity.
EXTERIOR	Windows	Overall Condition(1)	Gaps between window frame and wall cladding evident - This can be due to poor workmanship, wall movement, footings settlement. A qualified carpenter should be engaged for advice and recommendations.

EXTERIOR	Windows	Overall Condition	Upon visual inspection, window frame damage to lower right hand corner is evident. Recommend monitoring this area and hiring a licensed carpenter or contractor to assess and repair the affected areas. Repairs may involve replacing damaged sections, sealing gaps to prevent moisture intrusion, and repainting to protect against further deterioration. If further movement or deviation occurs a structural engineer may be required to assess and further report on the condition. Ensure all work complies with local building codes to maintain structural integrity and aesthetic appeal
GARAGE - CARPORT	Garaging	Door Findings(1)	Binding garage door - This can relate to differential settlement in the footings, frame movement, age and the like. It can also be seasonal where it may bind for some months and then open and close sufficiently. A qualified carpenter should be engaged for advice and recommendations.
GARAGE - CARPORT	Garaging	Ceiling Findings	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
GARAGE - CARPORT	Garaging	Internal Wall Findings	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
GARAGE - CARPORT	Garaging	Internal Wall Findings(1)	Upon visual inspection, a noticeable deviation was observed at the wall junction. It is recommended that a licensed tradesperson assess the area to determine the cause and implement necessary repairs, such as realignment or reinforcement, to ensure structural integrity and prevent further damage.
GARAGE - CARPORT	Garaging	Floor Findings	Minor hairline slab cracks - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a qualified concreter for further advice.
INTERIORS	Entry Foyer	Flooring	Upon visual inspection, gaps were observed in the laminate flooring. These gaps may lead to moisture ingress and potential damage. It is recommended to have a licensed flooring specialist assess the issue. Repairs may involve repositioning or replacing affected planks and ensuring proper expansion gaps are maintained to prevent future issues.
INTERIORS	Combined Living & Dining	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.
INTERIORS	Combined Living & Dining	Walls	General ageing and/or denting and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
INTERIORS	Combined Living & Dining	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.

INTERIORS	Combined Living & Dining	Windows	General age wear deterioration - The window frame/ components showed evidence of ageing and wear. General maintenance works required.
INTERIORS	Combined Living & Dining	Windows (1)	Upon visual inspection, minor damage was noted on the curtain blinds. It is recommended to have a licensed tradesperson assess the extent of the damage and perform necessary repairs or replacements to restore functionality and appearance. Regular maintenance checks can prevent further deterioration and ensure the longevity of the blinds.
INTERIORS	Combined Living & Dining	Flooring	Upon visual inspection, a minor surface indentation was noted on the laminate flooring. It is recommended to consult a licensed flooring specialist to assess the extent of the damage. The tradesperson may suggest options such as filling the indentation with a laminate repair kit or replacing the affected plank to restore the floor's appearance and prevent further issues.
INTERIORS	Hallway/s	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.
INTERIORS	Hallway/s	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.
INTERIORS	Hallway/s	Walls (1)	Skirting board damage. Possibly bath/shower recess leak related. Have bathroom/shower assessed by a qualified plumber for leaks and maintenance/replace skirting boards as required.
INTERIORS	Bedroom 1	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.
INTERIORS	Bedroom 1	Windows	General age wear deterioration - The window frame/ components showed evidence of ageing and wear. General maintenance works required.
INTERIORS	Bedroom 2	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.
INTERIORS	Bedroom 2	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.
INTERIORS	Bedroom 3	Door	Upon visual inspection, the door handle is misaligned, causing operational issues. This defect may lead to increased wear or potential damage to the door mechanism. It is recommended to engage a licensed tradesperson to realign the handle to ensure proper function. This will involve adjusting the handle's position and securing it to maintain alignment and prevent future issues.

INTERIORS	Bedroom 3	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.
INTERIORS	Bedroom 3	Walls	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.
BATHROOM(S)	Powder Room	Door	Water damaged door. Possible due to leak in bathroom. Replacement recommended.
BATHROOM(S)	Powder Room	Walls	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
BATHROOM(S)	Bathroom 1	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
BATHROOM(S)	Bathroom 1	Walls	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
BATHROOM(S)	Bathroom 1	Window	General age wear deterioration - The window frame/ components showed evidence of ageing and wear.General maintenance works required.
BATHROOM(S)	Bathroom 1	Flooring	Some chipped and damaged tiled were noted. Replacement recommended by a qualified tiler
BATHROOM(S)	Bathroom 1	Shower And Bath	Minor Tile grout deterioration to tiles to the shower area. Re-grout / seal. A qualified tiler should be engaged recommendations and repairs as water may seep in causing rot and creating conducive conditions termites.
BATHROOM(S)	Bathroom 2	Door	Water damaged door. Possible due to leak in bathroom. Replacement recommended.
BATHROOM(S)	Bathroom 2	Ceiling	Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
BATHROOM(S)	Bathroom 2	Walls	Upon visual inspection, silicone deterioration is evident, leading to potential water ingress. Recommend removal of old silicone and application of high-quality, weather-resistant sealant by a licensed tradesperson. Ensure all surfaces are clean and dry before application to enhance adhesion and longevity. Regular maintenance checks are advised to prevent future issues and ensure the integrity of the seal.

BATHROOM(S)	Bathroom 2	Vanity/Sink/Taps	Upon visual inspection, the cabinets show signs of wear, including loose hinges and misaligned doors. Some surfaces have minor scratches and water damage. It is recommended to tighten or replace hinges, realign doors, and refinish or replace damaged surfaces. Engage a licensed carpenter or cabinetmaker to ensure proper repairs and restore functionality and appearance.
BATHROOM(S)	Bathroom 2	Shower And Bath	The bath tap set is leaking and will require maintenance or repair.
BATHROOM(S)	Bathroom 2	Shower And Bath(1)	Upon visual inspection, the silicone in the bath areas shows signs of deterioration, such as cracking and peeling. This can lead to water ingress and potential damage. It is recommended to remove the old silicone and apply a new, high-quality, mold-resistant silicone sealant. Ensure all surfaces are clean and dry before application to ensure proper adhesion and longevity.
KITCHEN & LAUNDRY	Kitchen and Pantry	Walls	General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.
KITCHEN & LAUNDRY	Kitchen and Pantry	Cupboards And Bench Tops	Upon visual inspection, minor joint cracking is visible on the stone benchtop. This may indicate settling or minor structural movement. It is recommended to have a licensed stonemason or countertop specialist assess the extent of the damage. Repairs may involve filling the cracks with a suitable resin or sealant to prevent further deterioration and ensure the benchtop's longevity and stability.
KITCHEN & LAUNDRY	Laundry	Walls	Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.
KITCHEN & LAUNDRY	Laundry	Taps and Tub	Penetration openings - As per the guide to standards & tolerances 2007 - Clause 7.08 - Pipe penetrations through external walls and inside cupboards - Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat minimum size penetrations, or fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable. Engage a plumber to assess. Upon visual inspection, it was noted that the nail fixings
ROOF VOID	Roof Void Findings	Roof Framing Defects	securing the bracing are inadequate, potentially compromising structural integrity. It is recommended that a suitably licensed or qualified tradesperson assess the current fixings and replace or reinforce them as necessary to ensure compliance with relevant building standards and maintain safety.

ROOF VOID	Roof Void Findings	Roof Framing Defects(1)	Upon visual inspection, it was noted that the nail fixings securing the framing timber members are inadequate. This may compromise structural integrity. It is recommended that a suitably licensed or qualified tradesperson reinforce the connections using appropriate nails or fasteners to ensure compliance with building standards and enhance stability. Regular maintenance checks should be scheduled to prevent future issues.
ROOF VOID	Roof Void Findings	Roof Cladding	flashing gaps visible. Water entry likely. A qualified roofer should be engaged for advice and recommendations.
ROOF VOID	Insulation	Condition(1)	Upon visual inspection, the internal fan ducting was found to be improperly connected, lacking a direct link to the external atmosphere. This can lead to inadequate ventilation and potential moisture buildup. It is recommended that a suitably licensed or qualified tradesperson be engaged to properly connect the ducting to an external vent, ensuring effective airflow and compliance with building standards.

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SITE & CONCRETED AREAS

Driveway.

Materials

The driveway is concrete.

Driveway Condition(1)

Common cracks were observed on the driveway. Whilst these cracks appeared to be typical at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.



Driveway Condition

Concrete spalling visible with corrosion to exposed steel reinforcement. Engage a qualified concreter for repairs to affected areas.



Driveway Condition(2)

Upon visual inspection, the concrete sub-surface reveals inadequate base preparation. It is recommended to engage a licensed contractor to assess the sub surface and ensure compliance with industry standards and prevent future complications.



Paths

Pathways Condition

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



Surface Drainage

Drains

Upon visual inspection, the overflow release gully heights are inadequate, posing a risk of water ingress. It is recommended to adjust the gully heights to meet standard regulations. Engage a licensed plumber to ensure proper installation and compliance with local codes. Regular maintenance checks should be scheduled to prevent future issues and ensure the system functions effectively.



Trees

Tree Findings

Upon visual inspection, the garden and lawn exhibit overgrown grass, uneven patches, and weed infestation. The flower beds are poorly maintained, with wilted plants and inadequate mulching. Recommend hiring a licensed landscaper to mow the lawn, apply weed control treatments, and reseed bare areas. Additionally, a professional gardener should prune plants, refresh mulch, and ensure proper irrigation for optimal plant health and appearance.





SAMPLE REPORT ONLY



ROOF AND GUTTER

Roof Covering

General Disclaimer

RefertoSection2Cof the Terms And Conditions section of this report

Roof Covering Type

The roof is of concrete tiles.

Overall Condition

On inspection, defects were noted that may require further assessment and recommendations by licensed roofer.

Roof Clad Condition(1)

Cracked tiles visible. Contact a roof tiler for repairs. This has potential to become a serious issue if repairs aren't carried out due to water ingress into the roof cavity.





Roof Clad Condition

Mortar cracks visible. We recommend having these repaired by a qualified roofer as they may contribute to water ingress.





Flashing Conditions

The flashing appears to be serviceable.

Guttering

Gutter Findings

Debris in guttering areas- this requires cleaning out to prevent blocking of downpipes and leaking into eaves and fascia. Have gutters cleaned and assessed by a plumber for adequate fall. Regularly clean to prevent ponding. Ponding water will contribute to rust.



Downpipes

Downpipe Findings

Leaking downpipe joints visible. This can be conducive to termite infestation and cause water damage to cladding over time. A qualified roof plumber should be engaged to repair.



SAMPLE REPORT ONLY



HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

System Location

The hot water unit is located outside.

System Type

The hot water unit is a solar gas boosted unit.



System Make

The make of the hot water unit is Rheem.

System Capacity

The hot water unit's system capacity is 160 litres.

System Year of Manufacture

2019

Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

External Plumbing Pipes

Plumbing Pipes

Upon visual inspection, the tap lacks visible drainage. It is recommended to engage a licensed plumber to assess and rectify the issue. The plumber should ensure proper drainage installation to prevent water accumulation and potential damage. Immediate attention is advised to maintain functionality and prevent further complications.





EXTERIOR

Alfresco Area

Ceiling Lining Condition

Ceilingliningjointcracks.Contact a qualified painter for repairs.



Eaves

Eave Condition (1)

Minor eavedeterioration & ageing evident. Recommendations: Maintenance works, general upkeep should be carried out.



Eave Condition

Eave lining stains observed. Normally this occurs due to overflow in blocked gutters. Recommendations. Gutters should be kept clear of debris and eave linings can then be painted or repaired as required.



Entry Porch Area

Column or Post Condition

Minormortar cracks - Recommendations: Monitoring advised. If widening subsequently occurs it will require assessing by a structural engineer.



Wall Siding Condition

Settlement cracks - Recommendations: Monitoring advised. If widening subsequently occurs it will require assessing by a structural engineer.



External Door Components

Door Findings

Upon visual inspection, the weather strip on the entry door is deteriorated, leading to potential drafts and energy inefficiency. It is recommended to replace the damaged weather strip to ensure proper sealing and insulation. A suitably licensed or qualified tradesperson should be engaged to carry out the replacement to restore the door's functionality and improve energy efficiency.





Walls

General Disclaimer

RefertoSection2Dof the Terms And Conditions section of this report.

Exterior Wall Material

Brick.

Condition

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspector's opinion, these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions contained in this report.



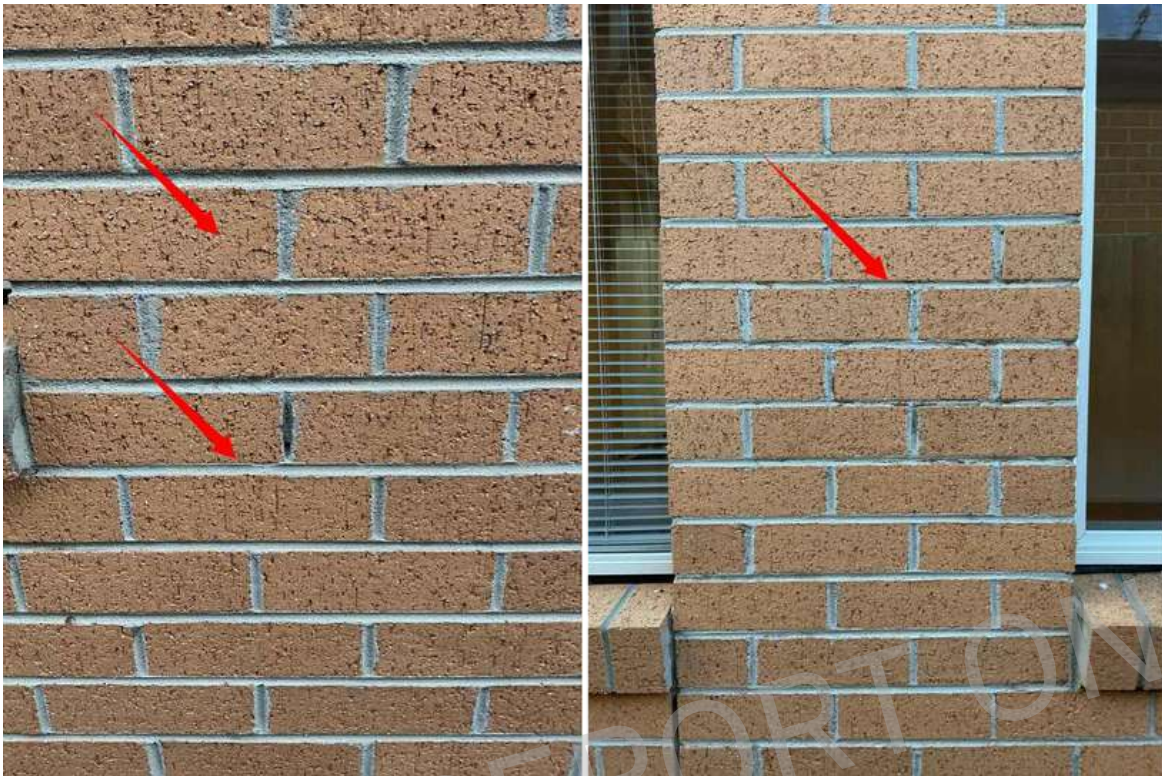
Condition (1)

There appears to have been some settlement in the building which has caused some cracking to the walls. These cracks are categorized as 0 to 2. This can also cause some doors to bind or be out of square. In the inspector's opinion these cracks are due to settlement, usually due to ground movement and subsequent movement to building materials can be expected. Any cracks should be monitored and if cracks increase in size, further investigation should be carried out by a structural engineer.

For clarification on the category of cracks please refer to Cracking of Building Elements in Section 2D of the Terms and Conditions contained in this report.

**Condition (3)**

Mortar erosion between the brickwork is eroded. Contact a qualified bricklayer for repairs.

**Condition (4)**

Penetration openings observed. I recommend sealing these off so as to avoid vermin and other pest infestation.



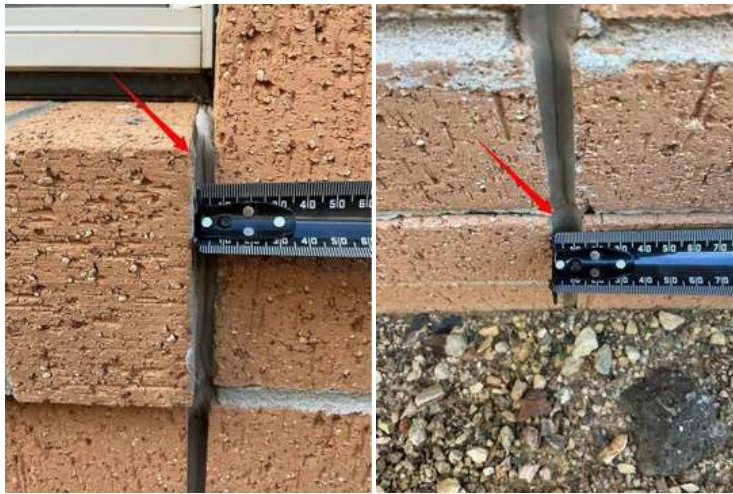
Condition (2)

Upon visual inspection, gaps were observed in the external wall areas. These gaps may lead to water ingress and energy inefficiency. It is recommended to seal the gaps using appropriate weatherproof sealant and ensure proper insulation. Engage a licensed tradesperson to assess and repair the affected areas to prevent further deterioration and maintain structural integrity.

**Condition (5)**

Upon visual inspection, We have noted that the external control join has had movement occurring . We recommend monitoring the control join and if widen please contact structural engineer for assessment and evaluation.





Windows

General Disclaimer

Please refer to section 2D of the Terms And Conditions Section of this report

Overall Condition(1)

Gaps between window frame and wall cladding evident - This can be due to poor workmanship, wall movement, footings settlement. A qualified carpenter should be engaged for advice and recommendations.



Overall Condition

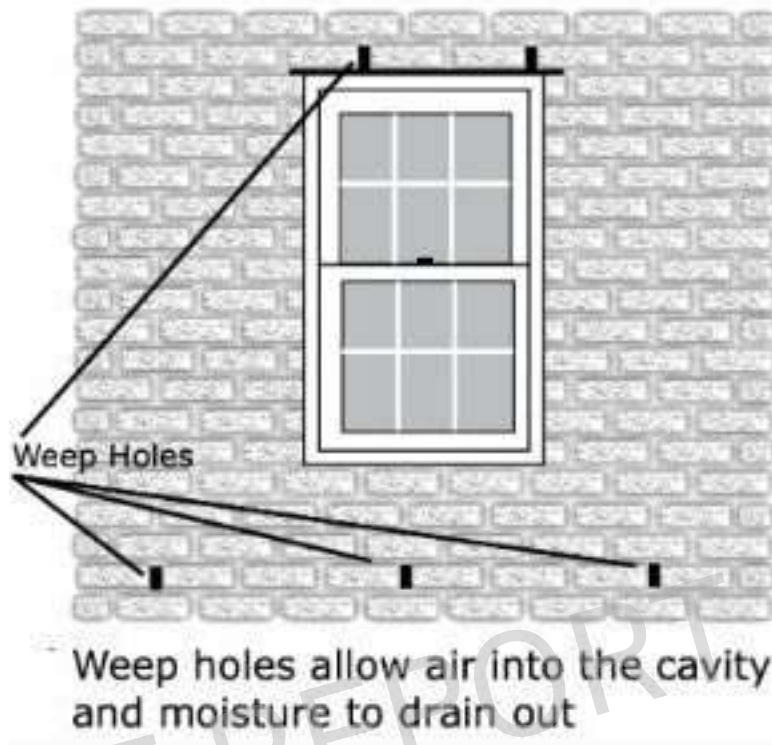
Upon visual inspection, window frame damage to lower right hand corner is evident. Recommend monitoring this area and hiring a licensed carpenter or contractor to assess and repair the affected areas. Repairs may involve replacing damaged sections, sealing gaps to prevent moisture intrusion, and repainting to protect against further deterioration. If further movement or deviation occurs a structural engineer may be required to assess and further report on the condition. Ensure all work complies with local building codes to maintain structural integrity and aesthetic appeal



Weep Holes and Ventilation

Findings

The weep holes are unobstructed .



SAMPLE REPORT ONLY



GARAGE - CARPORT

Garaging

Type

Attached garage.

Areas Restricted

All areas of the garage could be inspected.

Roof And Gutter

Same as house. See house roof report.

Door Findings(1)

Binding garage door - This can relate to differential settlement in the footings, frame movement, age and the like. It can also be seasonal where it may bind for some months and then open and close sufficiently. A qualified carpenter should be engaged for advice and recommendations.



Ceiling Findings

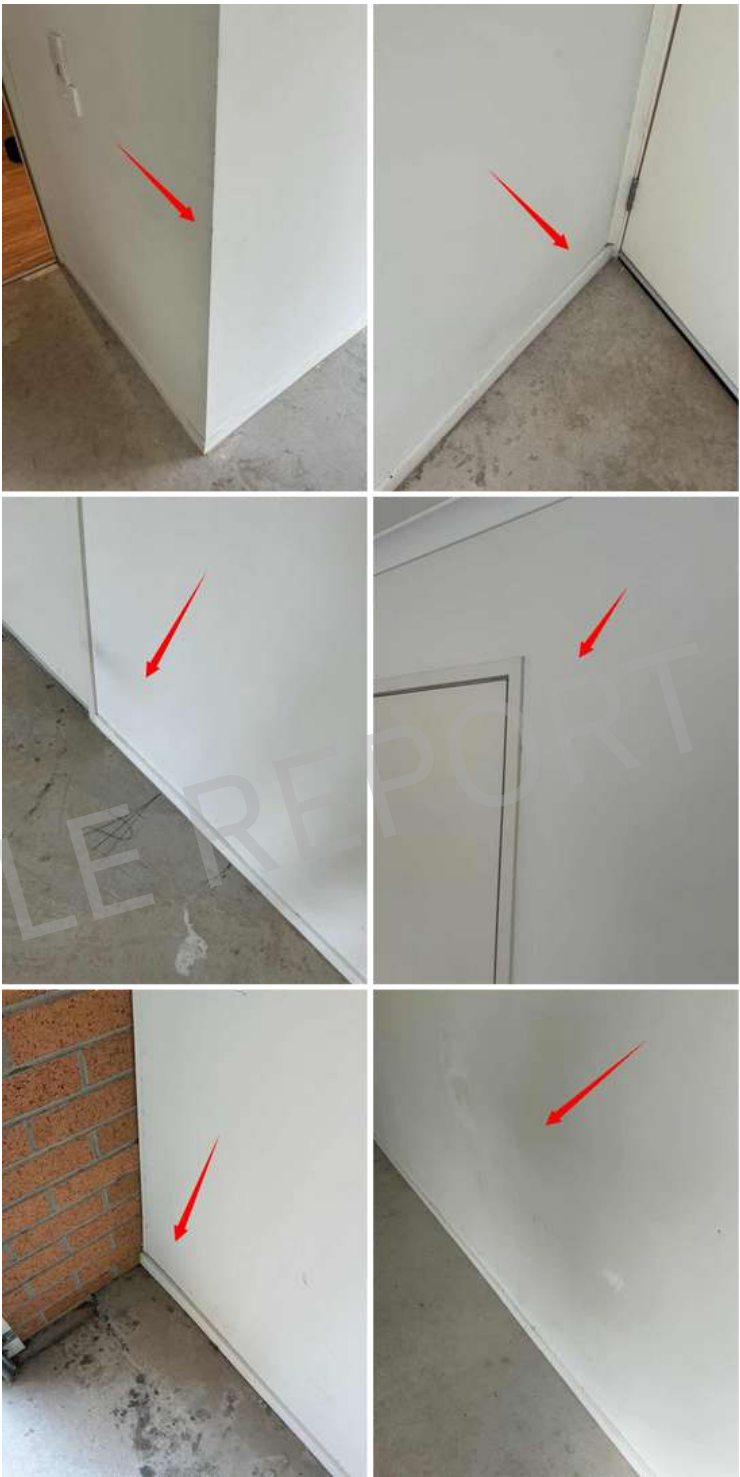
Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



Internal Wall Findings

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings -

Recommendations: A qualified painter should be engaged to assess and repair as required.





Internal Wall Findings(1)

Upon visual inspection, a noticeable deviation was observed at the wall junction. It is recommended that a licensed tradesperson assess the area to determine the cause and implement necessary repairs, such as realignment or reinforcement, to ensure structural integrity and prevent further damage.





Floor Findings

Minor hairline slab cracks - Note. Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a qualified concreter for further advice.





INTERIORS

Doors

General Disclaimer

Please refer to section 2F of the Terms And Condition section of this report

Front Entry Doors

The doors are in serviceable condition with no notable defects observed.



Entry Foyer

Flooring

Upon visual inspection, gaps were observed in the laminate flooring. These gaps may lead to moisture ingress and potential damage. It is recommended to have a licensed flooring specialist assess the issue. Repairs may involve repositioning or replacing affected planks and ensuring proper expansion gaps are maintained to prevent future issues.



Combined Living & Dining

Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.



Walls

General ageing and/or denting and the like is evident on wall linings - Recommendations: A qualified painter should be engaged to assess and repair as required.

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.





Windows

General age wear deterioration - The window frame/components showed evidence of ageing and wear. General maintenance works required.



Windows (1)

Upon visual inspection, minor damage was noted on the curtain blinds. It is recommended to have a licensed tradesperson assess the extent of the damage and perform necessary repairs or replacements to restore functionality and appearance. Regular maintenance checks can prevent further deterioration and ensure the longevity of the blinds.



Flooring

Upon visual inspection, a minor surface indentation was noted on the laminate flooring. It is recommended to consult a licensed flooring specialist to assess the extent of the damage. The tradesperson may suggest options such as filling the indentation with a laminate repair kit or replacing the affected plank to restore the floor's appearance and prevent further issues.



Hallway/s

Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.





Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend you monitor these cracks and if they become wider or longer, you will need to contact a structural engineers to assess.



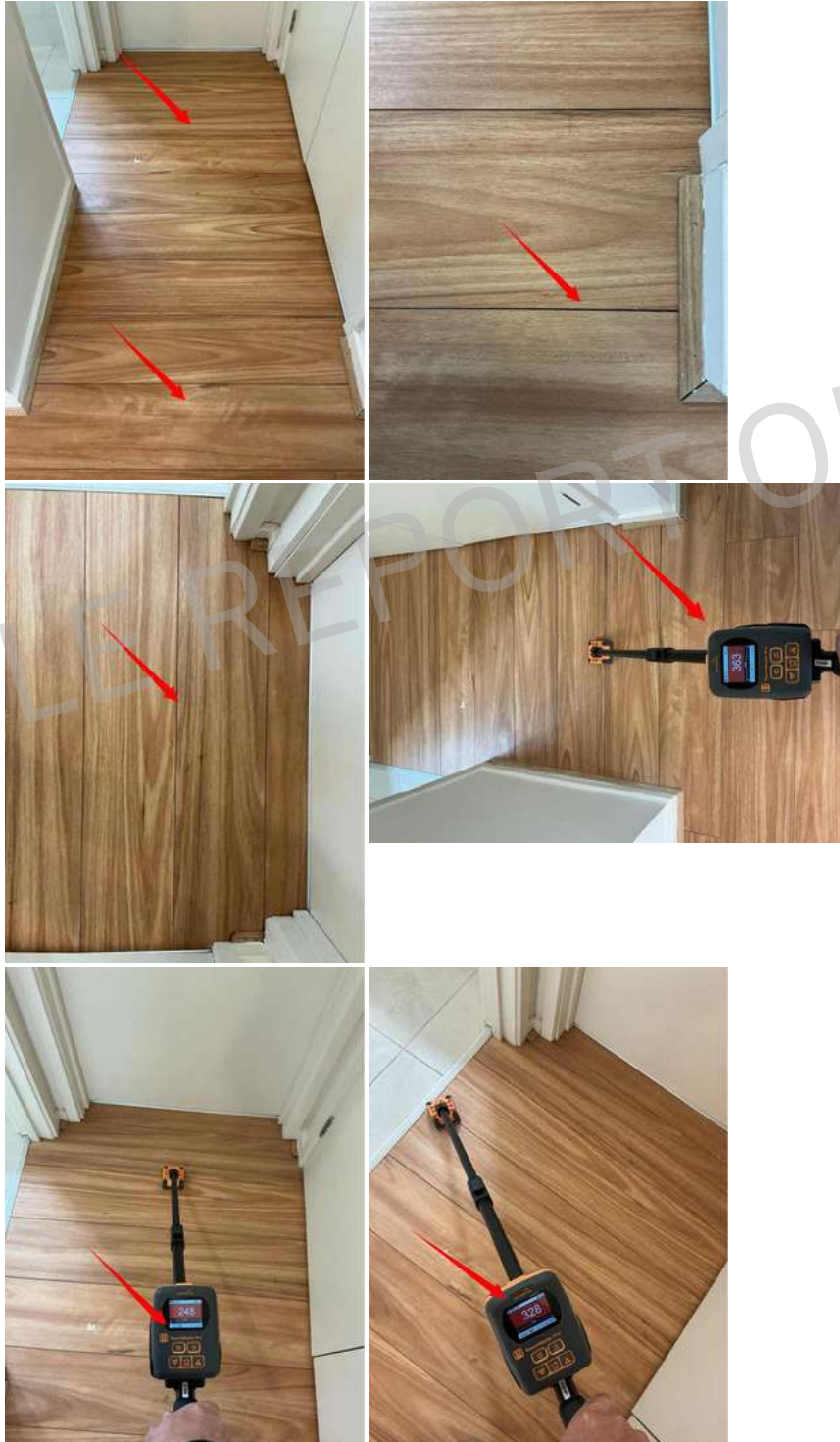
**Walls (1)**

Skirting board damage. Possibly bath/shower recess leak related. Have bathroom/shower assessed by a qualified plumber for leaks and maintenance/replace skirting boards as required.



Flooring

Upon visual inspection, signs of moisture damage were detected in the laminate timber flooring, including warping and discoloration. It is recommended to address the source of moisture immediately. A suitably licensed or qualified tradesperson should replace affected flooring sections and ensure proper sealing and ventilation to prevent future issues. Regular maintenance and monitoring are advised to maintain flooring integrity.



Smoke Alarm

Was a Smoke Alarm Fitted

Yes 2 smoke alarms were sighted but not tested.

Legislation requires smoke Alarms to be installed. Check with your local council regarding type, locations and other related requirements.

Bedroom 1

Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.



Windows

General age wear deterioration - The window frame/components showed evidence of ageing and wear. General maintenance works required.



Bedroom 2

Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.





Bedroom 3

Door

Upon visual inspection, the door handle is misaligned, causing operational issues. This defect may lead to increased wear or potential damage to the door mechanism. It is recommended to engage a licensed tradesperson to realign the handle to ensure proper function. This will involve adjusting the handle's position and securing it to maintain alignment and prevent future issues.



Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks is advised for 12 months and if they become worse, further investigation by a suitably qualified professional is advised.



Walls

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however we recommend monitor these cracks and if become wider or longer, you will need to contact a structural engineers to assess.





BATHROOM(S)

Powder Room

Location

This bathroom is located in the hallway.

Door

Water damaged door. Possible due to leak in bathroom. Replacement recommended.



Walls

Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



Ventilation

No exhaust fan is installed - Recommend having one installed.

Bathroom 1

Location

This bathroom is located in the master bedroom.

Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.





Walls

Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



Window

Generalage wear deterioration - The window frame/components showed evidence of ageing and wear.General maintenance works required.



Flooring

Some chipped and damaged tiled were noted. Replacement recommended by a qualified tiler



Shower And Bath

Minor Tile grout deterioration to tiles to the shower area. Re-grout / seal. A qualified tiler should be engaged recommendations and repairs as water may seep in causing rot and creating conducive conditions termites.



Important Disclaimer

Refer to Section 7 of the Terms And conditions section of this report with regard to all Bathrooms.

Bathroom 2

Location

This bathroom is located in the hallway.

Door

Water damaged door. Possible due to leak in bathroom. Replacement recommended.



Ceiling

Settlement Cracks Noted. These are typical and generally patch and paint will suffice, however monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.





Walls

Upon visual inspection, silicone deterioration is evident, leading to potential water ingress. Recommend removal of old silicone and application of high-quality, weather-resistant sealant by a licensed tradesperson. Ensure all surfaces are clean and dry before application to enhance adhesion and longevity. Regular maintenance checks are advised to prevent future issues and ensure the integrity of the seal.



Vanity/Sink/Taps

Upon visual inspection, the cabinets show signs of wear, including loose hinges and misaligned doors. Some surfaces have minor scratches and water damage. It is recommended to tighten or replace hinges, realign doors, and refinish or replace damaged surfaces. Engage a licensed carpenter or cabinetmaker to ensure proper repairs and restore functionality and appearance.



Shower And Bath

The bath tap set is leaking and will require maintenance or repair.



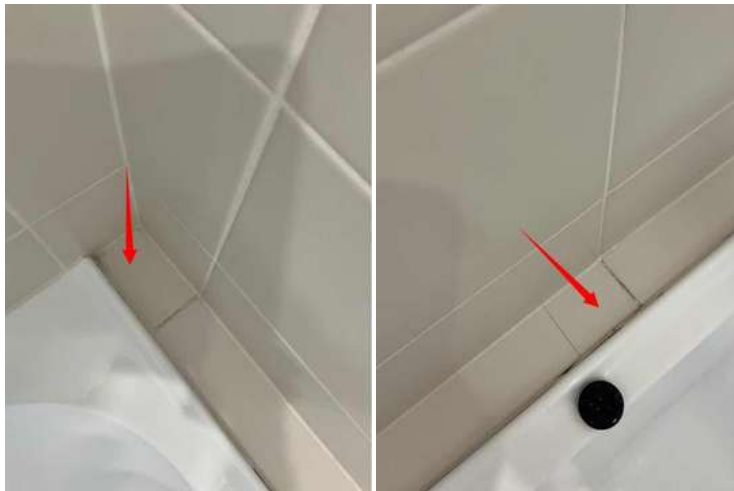
Shower And Bath(2)

Upon visual inspection, visible tiles around the bathtub are cracked, indicating potential water damage. It is recommended to have a suitably licensed or qualified tradesperson assess the extent of the damage. Repairs may involve replacing damaged tiles, checking for underlying water damage, and ensuring proper waterproofing to prevent future issues. Prompt attention will help maintain the integrity of the bathroom area.



Shower And Bath(1)

Upon visual inspection, the silicone in the bath areas shows signs of deterioration, such as cracking and peeling. This can lead to water ingress and potential damage. It is recommended to remove the old silicone and apply a new, high-quality, mold-resistant silicone sealant. Ensure all surfaces are clean and dry before application to ensure proper adhesion and longevity.





SAMPLE REPORT ONLY



KITCHEN & LAUNDRY

Kitchen and Pantry.

Overall Condition

Of the visible areas, the general condition of the kitchen is serviceable or in reasonable condition for age of dwelling.





Walls

General ageing and/or denting and/or wear and/or previous wall patching and the like is evident on wall linings -
 Recommendations: A qualified painter should be engaged to assess and repair as required.





Cupboards And Bench Tops

Upon visual inspection, minor joint cracking is visible on the stone benchtop. This may indicate settling or minor structural movement. It is recommended to have a licensed stonemason or countertop specialist assess the extent of the damage. Repairs may involve filling the cracks with a suitable resin or sealant to prevent further deterioration and ensure the benchtop's longevity and stability.



Laundry

General Disclaimer

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

Restrictions

All areas in the laundry were able to be visually inspected.

Doors

Upon visual inspection, swelling is evident in the door architraves, likely due to moisture exposure. It is recommended to engage a licensed carpenter to assess the extent of the damage, replace affected sections, and ensure proper sealing and ventilation to prevent future moisture ingress. Regular maintenance checks are advised to maintain integrity.



Walls

Settlement Cracks Noted . These are typical and generally patch and paint will suffice, however Monitoring these cracks advised for 12 months and if become wider or longer, you will need to contact a structural engineers to assess.



Taps and Tub

Penetration openings - As per the guide to standards & tolerances 2007 - Clause 7.08 - Pipe penetrations through external walls and inside cupboards - Plumbing holes are defective if they are not properly grouted; or in the case of cabinet work, fitted through neat minimum size penetrations, or fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable. Engage a plumber to assess.



SAMPLE REPORT ONLY



ROOF VOID

Roof Void Findings

General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

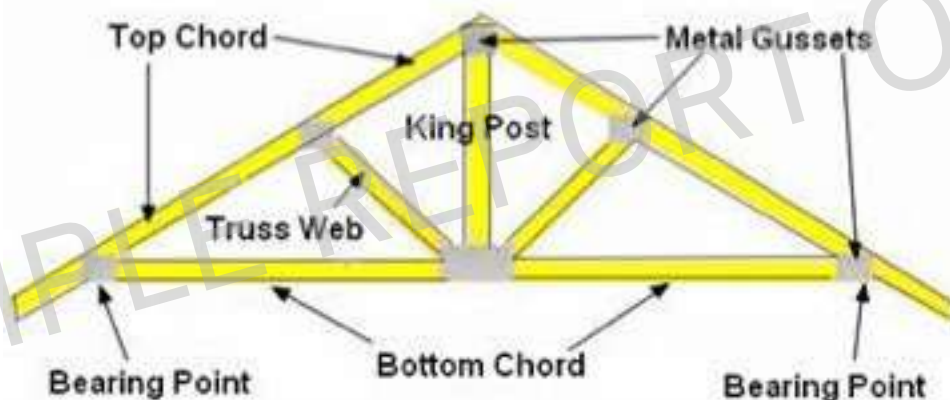
Restricted Areas

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects.

Roof Frame Type

The roof frame is a truss timber frame.

Common Roof Truss



Roof Framing Defects

Upon visual inspection, it was noted that the nail fixings securing the bracing are inadequate, potentially compromising structural integrity. It is recommended that a suitably licensed or qualified tradesperson assess the current fixings and replace or reinforce them as necessary to ensure compliance with relevant building standards and maintain safety.



Roof Framing Defects(1)

Upon visual inspection, it was noted that the nail fixings securing the framing timber members are inadequate. This may compromise structural integrity. It is recommended that a suitably licensed or qualified tradesperson reinforce the connections using appropriate nails or fasteners to ensure compliance with building standards and enhance stability. Regular maintenance checks should be scheduled to prevent future issues.



Roof Cladding

flashing gaps visible. Water entry likely. A qualified roofer should be engaged for advice and recommendations.



Insulation

Type

The roofspace is insulated with fibreglass batts.

Condition

Where visible and accessible, the insulation appears to be in a serviceable condition.



Condition(1)

Upon visual inspection, the internal fan ducting was found to be improperly connected, lacking a direct link to the external atmosphere. This can lead to inadequate ventilation and potential moisture buildup. It is recommended that a suitably licensed or qualified tradesperson be engaged to properly connect the ducting to an external vent, ensuring effective airflow and compliance with building standards.



Sarking

Sarking is not Installed.

Note: Sarking, a flexible membrane positioned beneath roof tiles, functions as a shielding layer akin to a second skin. Enhancing insulation efficiency, it safeguards against elements such as storm-driven rain (Leaks), dust, condensation, and embers during bushfires.





CONCLUSION

Condition Of Inspected Structure

Overall Condition

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

The summary lists of Major and Minor defects included in this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

The incidence of major and minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition.

General Maintenance and Upkeep of This Property

The general maintenance and upkeep of this property is considered: **AVERAGE**

The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered **TYPICAL**

The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered **HIGH**

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is **AVERAGE**





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

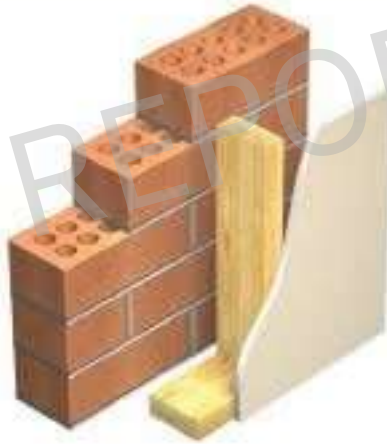
Building Type

The structure is a residential house.

Construction Type

The structure is of brick veneer construction.

BRICK VENEER WALL



Roof Cladding

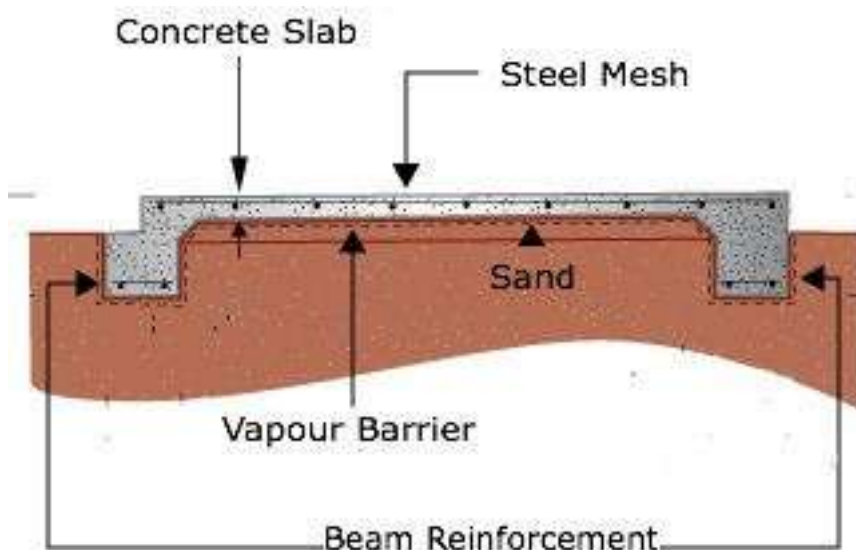
Tile roofing.

Roof Design

The roof is a pitched roof design.

Footings Type

Slab on ground construction.



Storeys

Single level dwelling.

Property Occupied

The property was not occupied.

Property Furnished

The property was not furnished.

People Present

The estate agent was present.

Access and Restrictions

Inspected Areas

Building exterior.

Building interior.

The garage.

Roof Exterior

The Roof void.

The site.

Area Where Inspection Was Restricted

Clearances, ducting and insulation where applicable restricted full visual inspection of the roof void.

Height restrictions, and or safety concerns restricted full and visual inspection of the roof exterior.

Areas Not Inspected

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical inspections for wiring or safety. This must be carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

SAMPLE REPORT ONLY



TERMS AND CONDITIONS

The purpose of the inspection is to identify the visible 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 structure in accord with AS 4349.1 appendix "C" or if not a pre-purchase report then the report complies with AS4349.0. This is a general appraisal only and cannot be relied on its own, a further inspection by specialist and qualified trades is strongly recommended.

NOT A PEST REPORT: This inspection and report will not inspect, seek or attempt to identify timber pest activity or damage. We strongly recommend you obtain a timber pest inspection conducted by a licensed and suitably qualified pest inspector.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: 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 report.

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 workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building.

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude 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 Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

ACCESSIBLE AREA: Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

This report outlines the scope and limitations of the inspection. It consists of a visual assessment aimed at identifying major defects and assessing the property's general condition at the time of inspection. Cost estimates for rectification work are not included as per Australian Standard AS 4349. For properties within Strata or Company Titles, the inspection is limited to the interior and immediate exterior of the specific residential unit, excluding common areas. It's crucial to conduct a re-inspection if the sale contract becomes binding more than 30 days after the initial assessment. This report is intended solely for the individual named in the CLIENT INFORMATION section, and any reliance on it by real estate agents is discouraged. Additionally, any reported a structural engineer for further assessment and advice should evaluate cracking. Please refer to section 2G for details on Cracking of Building Elements.

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

Limitations: This report is based on a limited visual inspection of accessible areas only, following safety protocols and AS4349 guidelines. Its purpose is to advise potential buyers on the property's condition at the time of inspection. While it covers all safe and accessible areas, it does not assess geological, structural, or service system aspects. It's recommended that qualified contractors evaluate electrical, plumbing, gas, and motorized appliances before purchase. The inspection primarily focuses on the main structure and nearby buildings within 30m of the site, including fences.

Safe and Reasonable Access: Inspections were conducted only in areas with safe and reasonable access, as defined by AS4349.1 or AS4349.0. This includes spaces where unobstructed access is provided, adhering to specified clearances being Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder. Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. However, access does not entail removing screws or bolts, using invasive methods, or moving heavy furniture. For roof inspections, specific access dimensions and ladder requirements apply, ensuring safety and compliance.

1) NOT A CERTIFICATE OF COMPLIANCE: This report does not cover every aspect of the building. It aims to identify obvious or significant defects present at the time of inspection. The significance of a defect depends largely on the age and type of the building. It does not serve as a certificate of compliance with any regulations or acts, nor is it a structural report. For structural advice, consulting a structural engineer is recommended.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2a) **Restricted Areas:** Some areas listed in the report may have been inaccessible due to factors like storage, furniture, or limited access. Defects or damage may exist in these areas. Removal of obstacles like ducts or floorboards may be necessary for a thorough inspection, requiring permission from the property owner. We do not guarantee the absence or presence of defects, termite damage, or live termites in uninspected areas. Review the entire inspection report and ensure to contact us with any questions before making a purchase decision.

2b) **Entering attics or roof voids** that are 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 review of the attic area viewed from the hatch only in these circumstances.

2c) **Roof Inspection Limitations:** The inspector will not walk on the roof if it's deemed unsafe, which can be due to factors like height, pitch, or slippery surfaces. This limitation may result in hidden defects. The inspector provides an opinion on the overall condition of the roofing material but does not guarantee against leaks. Observing the roof during rainfall is the only sure way to determine its watertightness, which is often not possible during inspections. Therefore, we offer no guarantee against future leaks.

2d) **Limitations to Exterior Inspection:** This is a visual inspection that examines a representative sample of exterior components, not every occurrence. Geological, geotechnical, hydrological, and environmental conditions are not assessed. Certain features like screening, shutters, fences, and recreational facilities are excluded unless specified. We cannot guarantee that any visible wall cracks will not worsen over time; consult a structural engineer for advice.

2e) Timber framed windows may bind or stick, often due to changes in moisture content. If binding persists, a carpenter may need to make adjustments. While not usually a major defect, binding windows can sometimes indicate footing settlement issues. If fungal decay or deteriorated putty seals are present, the consultant won't operate windows to avoid damage. Sticking or paint-sealed windows won't be forced open. Water leaks around windows can't be assessed without rain.

2f) Carpets, floor coverings, cupboards, and other fixtures, potentially obscuring defects in the flooring or walls may hinder internal inspections. Damage may remain undetected where access is limited or obstructed. Wall condition behind coverings cannot be assessed. This inspection covers only visible areas. Fireboxes, including wood burning units, are not included in this scope; it's advised to test them for assurance before purchase.

2g) **Cracking of Building Elements:** Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories: Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticeable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired; 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2h) For any elevated structure designed for human use, it's imperative to engage an engineer or qualified individual for inspection and to arrange annual maintenance checks. This report does not confirm suitability for specific purposes or capacities. Only a qualified engineer can assess this. The term "structure" encompasses elevated decks, verandas, balconies, handrails, stairs, and play areas. If linings or obstructions hide any structural component, a qualified professional must remove them for evaluation.

3) CONCEALED DEFECTS: This report does not cover: concealed defects, weather-dependent issues like leaks, usage-dependent defects (e.g., shower enclosures), timber pests, gas fittings, common areas, environmental factors, proximity to transportation, noise levels, health and safety, heritage, security, fire protection, site drainage, non-structural swimming pools/spas, illegal construction or plumbing, durability of finishes, neighbourhood issues, document analysis, electrical systems, statutory regulations, or any uninspected areas/items.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report as per AS4349 and are not covered by this report. We strongly recommend a pool expert should be engaged to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation. **6) SURFACE WATER AND DRAINAGE:** To prevent potential foundation issues, ensure proper drainage away from the house. This inspection does not assess site drainage, as its adequacy can vary with weather conditions. Recommendations are based on conditions observed during the inspection. Consider a smoke test to detect illegal connections or drainage issues.

7) SHOWER RECESSES: Shower areas are visually inspected for leaks, but leaks may only become apparent with consistent use. Ensuring watertightness is not within the scope of this inspection. Proper sealing in bathrooms is crucial to prevent water damage. Ongoing maintenance is essential to address minor imperfections that could lead to water penetration. Shower recesses may be tested for leaks if water is connected, but such tests have limitations and may not detect all issues. The absence of visible leaks during inspection does not guarantee that the shower is leak-free.

8) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) STAIRS AND BALUSTRADES: Specifications have been laid down by the National Construction Code, covering stairs, landings, balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

10) RETAINING WALLS: Retaining walls exceeding 700mm in height should have been installed with engineering design and supervision. Such walls on the site were not evaluated in this standard property report. It is recommended to investigate further regarding drainage systems, load-bearing capacity, component sizing, and batter.

11) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they are habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make his or her own enquiries with the Council to ascertain if approval was given.

12) ASBESTOS, MOULD AND MAGNASITE DISCLAIMER: No inspection for asbestos, Mould or Magnasite was carried out at the property and no report on their presence or is provided. Consult with a suitably qualified inspector for these tests

13) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from licensed tradesman prior to a decision to purchase.

14) 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 that were obstructed and or concealed, 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) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

15) 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 his or her own risk.

16) COMPLAINTS PROCEDURE: In case of any dispute or claim regarding the Inspection or the Report, notify us promptly via email or registered mail. We must be granted access to the property within 28 days to investigate fully, and you'll receive a written response within the same timeframe. If unsatisfied, refer the matter to a Mediator nominated by us within 21 days of our response. The cost will be shared equally, or as agreed upon. Failure to comply and initiating litigation will require you to indemnify us against any incurred expenses.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing including septic tanks need to be inspected and reported on by a plumber.

Hot water service: Hot water services need to be checked by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: AS3786 mandates smoke alarms in buildings where people sleep. Consult an electrician for advice on installation or existing alarms.

Contact the inspector: For any queries or clarification regarding this report, don't hesitate to contact the inspector directly. Understanding complex issues or faults can be challenging, we strongly recommend you contact the inspector promptly for assistance and clarification on listed issues before making any decisions based on the report.



TIMBER PEST INSPECTION

Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the report as well as the additional information at the rear of Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report. As this is a visual inspection only there may be damage to structural timbers within the building from termite infestation that is concealed by wall/s and or ceiling linings, and that such damage has neither been inspected for nor reported herein. Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector. **IMPORTANT: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector If there is something you do not understand or require further clarification on.**

SAMPLE REPORT ONLY



ACCESS AND RESTRICTIONS

Note

Inspection Information

For the purpose of visual timber pest inspection 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. **THIS IS A VISUAL INSPECTION ONLY** in accord with the requirements of AS4349.3-2010 - Inspection of buildings Part 3: Timber Pest Inspections.

Summary Only

Important Disclaimer

Important disclaimer: This summary and the opinion are 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 to Areas

Areas where Access Should be Gained

Yes. Please read the report in its entirety

1.2 Timber Pest Activity

Was there any Termite Workings or Damage Found

No: Of the areas able to be inspected there were no termite workings or termite damage visible. Please read this report in its entirety.

Were Any Live or Active Termites Found

No: Please read this report in its entirety.

NOTE

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that the risk to buildings is extremely high. We strongly recommend a treatment to eradicate the termites and to protect the building.

Any Visible Borer of seasoned Timbers Found

No: Please read this report in its entirety.

Any Damage caused by Wood Decay, Rot Found

No: Please read this report in its entirety.

Evidence Of Chemical Delignification

No: Please read this report in its entirety.

NOTE

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with AS 4349.3-2010

Are further inspections recommended

No: Please read this report in its entirety.

Where any major safety hazards identified

No: Please read this report in its entirety.

Susceptibility of this property to timber pests

In our opinion, the susceptibility of this property to timber pests is considered to be MODERATE. Read the report in full.

Is a Invasive Inspection Recommended

Yes: 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 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 did 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 did 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, e.g. 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. Accesibility: A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-Inspect the obstructed Areas at no cost to you.

5. 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.

6. 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 either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

7. 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.

8. 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).

9. 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, do so entirely at his or her own risk.

10. 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.

11. 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 28 days.

2. Visual Timber Pest Inspection Report

Important Information

For complete and accurate information please refer to the attached complete visual timber pest report, provided in accord with AS 4349.3-2010

SAMPLE REPORT ONLY



TIMBER PEST FINDINGS

3.4 Durable Notice

Was a Treatment Notice Found

Yes, a durable notice was found in the meter-box during the inspection.



Please Note

This firm 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.



CONDUCTIVE CONDITIONS

4. Conductive Conditions to Timber Pests

Water leaks

Upon visual inspection, Swelling and high levels of moisture found between the laundry and bathroom along hallway areas. We recommend a further leak and pressure test the water lines and bath leak test. Consult an appropriate licensed professional trade for a scope of works and cost of repairs for the issue prior to contracts becoming binding.





Please Note

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or downpipes 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 qualified plumber or other building expert to determine the full extent of damage and the estimated cost of repairs prior to the contract of sale becoming binding.

4.5 Weep Holes and Sub Floor Vents

Were the weep holes Clear of debris

Yes. The weep holes were clear of debris at the time of inspection.

Were the vents clear

Not applicable to this type of construction.

SAMPLE REPORT ONLY



OVERALL ASSESSMENT

9. 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.

Degree of Risk of Termite Infestation is

The overall degree of risk of timber pest infestation to this property appears to be low.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors 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 just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

10. Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accordance with AS3660 to protect against subterranean termites is considered to be essential.

12. General Remarks

Terms And Conditions

IMPORTANT INFORMATION

In relying upon this report 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 pest attack. This information forms an integral part of the report.

1.0 DEFINITIONS: For the purpose of this inspection, the definitions below apply.

1.1 Active - The presence of live timber pests at the time of inspection.

1.2 Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular inspections are essential.

1.3 Minor - Damage that is superficial and does not appear to require any timber replacement or repairs to be carried out.

1.4 Moderate - Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

1.6 Timber Damage - It is essential that any timber damage noted in the report be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS: Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 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:

ROOF SPACE - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.

SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest part of any bearer and at least 500mm below any concrete member.

ROOF EXTERIOR - must be accessible by a 3.6M ladder placed safely on the ground.

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.

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

4.0 CONCRETE SLAB HOMES (Part or full slab) Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of the slab is concealed by garden beds, lawns, paths, pavers or any other obstructions then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers before being detected. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings or other obstructions. Only when the termites attack timbers in the roof void, which may be concealed by insulation, or some other visible timbers, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers (if present) may be extensively damaged. With a concrete slab home (part or full) it is imperative that you expose the edge of the slab. This may involve the excavation of soil or the complete removal of garden beds, paths, pavers or other features which concealed the slab edge. It is recommended that at least 75 millimetres of the slab edge above ground level remain exposed at all times to facilitate the detection of termite entry. Weep holes must also be kept free of obstructions at all times.

5.0 EVIDENCE OF TERMITE DAMAGE: Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further **INVASIVE INSPECTION** is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

6.0 SUBTERRANEAN TERMITES: 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 Forests shows 1 in every 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand 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 termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge and once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat.

7.0 BORERS OF DRY SEASONED TIMBERS: Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that 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 that their presence can be detected. Refer to this report (if applicable) for further information.

Anobium punctatum borer (furniture beetle). Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

Lyctus brunneus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the 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 or required.

Queensland Pine Beetle borer. These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

Non-Commercial borers Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

8.0 FUNGAL DECAY (WOOD ROT) Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

9.0 MOULD: Mildew and non-wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health and 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 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 Health Department or a qualified expert such as an Industry Hygienist.

10.0 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.

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.

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, timber pest activity and damage 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 clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Levent Yilmaz

State License Number:

Insurance Accreditation

Contact the Inspector on: 0478003390

For and on Behalf of: Inspectmate Pty Ltd

