

Inspection Report

Provided By



Dedant Building And Pest Inspections

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Inspection Address

3/8 Corrie Street, Norman Park, Qld, 4170



Report Information

Client Information

Client Name Luke Oswald

Inspection Information

Report/Agreement # 2211240223071

Inspection Date: 27 Nov 2024

Inspection Time: 09:00 am

Inspection, Residential Pest And Building Report

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Summary Of Major Defects And Safety Hazards

Below Is A Summary Of Significant Items Requiring Immediate Action.

Section	Location	Name	Comment
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered TYPICAL. Please refer to the Conclusion section of this report for further clarification and definition.
BATHROOM(S)/ TOILET	Bathroom 1	Shower And Bath	Silicone sealant has been applied to the interface of the floor and walls in the shower recess in an apparent attempt to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary. Further waterproofing may be necessary.
BATHROOM(S)/ TOILET	Bathroom 1	Shower And Bath	Excess moisture readings were obtained on the wall linings adjacent bathroom/shower. This may be related to the shower recess/plumbing in wall cavity leaking or failed waterproofing membrane to the wet area. Recommendations: Engage a plumber and a licensed waterproofer for advice and recommendations.

Summary Of Minor Defects

Below Is A Summary Of Defects Other Than Major Defects.

Section	Location	Name	Comment
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered LOW. Please refer to the Conclusion section of this report for further clarification and definition.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL Please refer to the Conclusion section of this report for further clarification and definition.
GARAGE - CARPORT - SHED	Garaging	Ceiling Findings	Ceiling stains - No moisture readings obtained. Recommendations: These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - If leaking persists, a qualified plumber should be engaged for advice and recommendations. All water damaged plaster replaced by a qualified plasterer.
GARAGE - CARPORT - SHED	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 - SHED	Garaging	Floor Findings	Minor slab cracks. Cracks appeared to be minor at the time of inspection, however we strongly recommend you monitor these cracks and if worsening occurs contact a qualified concreter for further advice.
STAIRS- PERGOLA- BALCONIES- DECKS	Stairs & Steps front	Balustrade and Rails	Balustrade glass rubber seal has dislodged loosening glass. A licensed glazer is recommended.
EXTERIOR CONDITION REPORT	Eaves	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.
EXTERIOR CONDITION REPORT	Eaves	Eave Condition	Eave pipe penetration not flashed - Recommendations: A qualified plumber should be engaged for advice and recommendations to prevent potential water damage.
ROOF AND GUTTER	Down Pipes	Front Elevation- Brickwork	Leaking down pipe joins visible. This can be conducive to termite infestation and cause water damage to cladding over time. Recommendations: A qualified roof plumber should be engaged to repair.

INTERIOR CONDITION REPORT	Entry and Hallways	Door	Binding door - Doors that bind on the frame can relate to some differential settlement in the footings, frame movement, age, expansion, shrinkage and the like. It can also be seasonal where it may bind for some months and then open and close sufficiently. Monitoring over time or a more invasive inspection is only method of ascertain cause. Recommendations: A qualified carpenter should be engaged for advice and recommendations.
INTERIOR CONDITION REPORT	Bedroom 2	Flooring	Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.
BATHROOM(S)/ TOILET	Bathroom 1	Shower And Bath	Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions. A qualified tiler should be engaged for advice and recommendations.
BATHROOM(S)/ TOILET	Bathroom 2	Sink	The vanity mirror is desilvering at edges. Replacement recommended.
BATHROOM(S)/ TOILET	Bathroom 2	Shower And Bath	Shower head is leaking. A qualified plumber should be engaged for advice and recommendations.



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 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 summary forms part of this report and should not be relied on solely.
Please read the entire report.

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

The incidence of Major Defects

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

Please refer to the Conclusion section of this report for further clarification and definition.

The Incidence of Minor Defects

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

Please refer to the Conclusion section of this report for further clarification and definition.

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

Please refer to the Conclusion section of this report for further clarification and definition.

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 ABOVE AVERAGE

Please refer to the Conclusion section of this report for further clarification and definition.

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

Client Requirements**As requested and agreed with the client, the Service is a**

Property Inspection Report

Client in attendance to inspection

Yes

Spoke on phone regarding inspection

No

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

SPECIAL CONDITIONS OR INSTRUCTIONS

No special conditions or instructions were given prior to inspection.

Swimming Pools: Swimming Pools/Spas are not part of the Pre Purchase Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool 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 fines for non compliance under the legislation.

LIMITATIONS AND CONDITIONS**Any limitations apart from Access Issues**

No

See Clause A.1 "Terms & Conditions. For identification of any 'Access Issues' see Item 2 "Accessibility".

Any information that has a bearing on the Inspection?

No

DISCLAIMER OF LIABILITY TO THIRD PARTIES

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

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

3. Pools are an excluded item in AS4349.1-2007 and QLD pool fence inspectors are to be licensed separately. As pool fences and pools are not included by a pre-purchase inspection and report there is no cover for the reporting of them. Please remove the section headed "7. Pool Report"

i **SUMMARY OF FINDINGS****The Summary Is Not The Report****The Summary above Is Not The Report**

The Summary is not the Report. The following Report MUST be read in full in conjunction with the summary.

If there is a discrepancy between the information provided in the above Summary and that contained within the body of the Report, the information in the body of the Report shall override the Summary.

Evidence Of Structural Damage

No - Read this report in it's entirety

Conditions Conducive To Structural Damage

No - Read this report in it's entirety

Evidence Of Minor Defects

Yes - Refer to report

Evidence Of Serious Safety Hazards

No - Read this report in it's entirety

Overall Condition

Following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that has been reasonably well maintained was considered: Above Average Condition. See also Item 4 "Conclusion".

Refer to the Terms And Conditions page for definitions.



GENERAL REPORT INFORMATION

General Description Of The Property

Is The Inspection Limited to the Interior/immediate Exterior ?

Yes

Note: If the inspection was limited to assessing the interior of a particular unit, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

Building Type

The dwelling is a Town House. NOTE: The building may be part of an Owners Corporation (Strata Title). The purchaser should ensure that a strata inspection is carried out. Only common property areas in the immediate vicinity of the subject property have been inspected.

Internal walls

Plaster board

Levels

Tri level home

Approximate Year Of Construction

Early 2010's

Is the building a strata or company title property?

Yes

Any Evidence Of Incomplete Construction

No evidence found

Primary Method Of Construction

Rendered Masonry. Note: May conceal any defects to materials such as cracking and the like
The wall cladding is Timber Weather Board.

Footings Type

Slab On Ground Footing Construction.

Residential or Acreage

Residential Block

Level Of Maintenance

Well Maintained

Roof Design

Truss

Prevailing Weather On Day Of Inspection

Fine

Roof Cladding

The roof is metal

Occupancy And Furnished Status

The home was occupied and fully furnished

Orientation

To establish the way in which the property was viewed, the facade of the building faces the street.

Note. For the purpose of this report the facade of the building contains the main entrance door.

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.

Safety switch installed but not tested. Contact a licensed and qualified electrician for testing.



Gas

Yes

Note:- We do not carry out Gas inspections for correct piping or placement of bottles or checking regulators. this must be carried out by a qualified gas fitter. We recommend that a licensed gas fitter asses all the gas fittings and units for testing and safety issues.



Apparent Concealment of possible defects

Were apparent Concealments seen

No apparent concealing of defects visible.

Inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the Inspection or Pre inspection Agreement were requested by the client or their representatives.



SITE CONDITION REPORT

Driveway

Materials

The driveway is concrete.



Overall Condition

On visual inspection, the general condition of the driveway is in a serviceable condition.

Comment

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.

If there are areas that access could not be obtained ie: locked areas or rooms where physical access could not be gained then 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.

Paths

Overall Condition

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



Fences & Gates

Overall Condition

On visual inspection, the general condition of the fences and gates is in a serviceable condition for the age.

Surface Drainage

Overall Condition

On visual inspection, the general condition of the surface drainage is in a serviceable condition for the age. However as we are not plumbers we strongly recommend you seek further clarification from a licensed drainage plumber.



GARAGE - CARPORT - SHED

Garaging

Type

Garage is under the house.



Areas Restricted

Storage items restricted a full and thorough inspection of this area. Defects may exist in the inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection as there may be timber pest activity, damage or defects. Note: Where vehicles and storage has restricted a full inspection it is advised that this area be cleared so a full and unobstructed inspection can be carried out.



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.

Ceiling Findings

Ceiling stains - No moisture readings obtained. Recommendations: These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - If leaking persists, a qualified plumber should be engaged for advice and recommendations. All water damaged plaster replaced by a qualified plasterer.



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.



Floor Findings

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



General Disclaimer

If cracking is evident, the expected consequence of the cracking can not be fully determined within the scope of a pre-purchase visual inspection. Therefore it is recommended that a Structural Engineer be consulted to determine the expected consequence of the cracking. You can not quantify degree of movement through visual inspection, further investigation is required. When efflorescence is noted or differential colouring to bricks or concrete is noted further investigation is required to determine whether rising damp is the issue and needs resolving. Fretting of brickwork can be a result of moisture decaying the brick further investigation is required. Consult Builder for further advice cost of repairs before you make your purchase.



STAIRS- PERGOLA- BALCONIES-DECKS

Stairs & Steps front

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by suitably licensed and qualified trades persons, please read below for details.



Balustrade and Rails

Balustrade glass rubber seal has dislodged loosening glass. A licensed glazer is recommended.



Deck (with roof)

Overall Condition

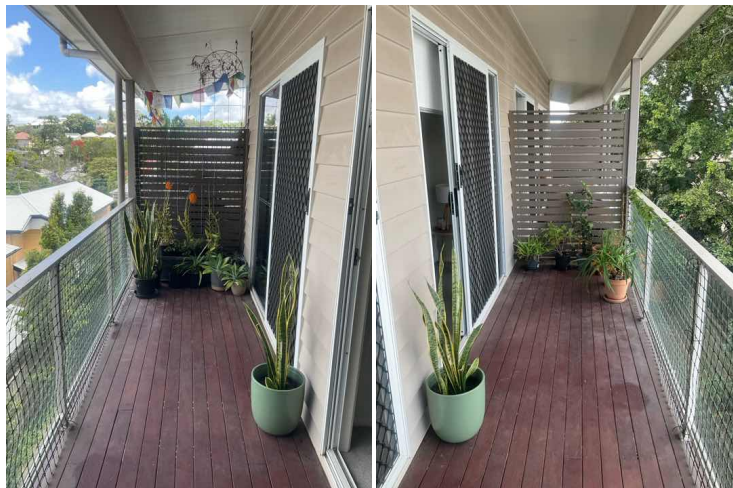
Of areas visible, the decking appears to be in a serviceable condition



Deck (with roof)(1).

Overall Condition

Of areas visible, the decking appears to be in a serviceable condition



Balcony Findings

Overall Condition

The balcony appears to be in a serviceable condition



General Disclaimer

NOTE

Building Approvals – no opinion is expressed as to whether all Building Approvals have been obtained and/or complied with. Local Government Building Records have not been searched. Natural deterioration occurs to timbers exposed to the weather continued maintenance is required to maintain structural integrity of material. We recommend the structural integrity and construction be assessed by an engineer or other suitably qualified person for a detailed analysis of the condition and structural suitability. We recommend that inspections of the timber structure be inspected at least every 12 months and where defects are identified, the appropriate repairs be completed by a qualified tradesman. When hand rail heights are below 1 meter or have gaps more than 125mm, they do not meet current legislation and need to be rectified.

Decks below 1800mm of ground level overlooking pool area are required for the handrail to meet pool fencing laws with a height of 1200mm and gaps no more than 100mm. Defects not for Verandas should be referred to a builder or carpenter for cost of repairs before making purchase of property. Cracked tiles, drummy tiles and loose or missing grout should be referred to a tiler for costing before you make your purchase. When people are likely to use the external structure, Care is to be taken not to overload the structure.

Masonry Wall Crack Findings**Was there cracking to the Masonry Walls**

No Cracks were apparent to the masonry walls at the time of inspection. The Category table below is for cracking when noted.

If cracking is evident - refer to this table for clarification.***E3 CATEGORIZATION OF CRACKING IN MASONRY***

Reporting of cracking in masonry walls should be in accordance with Table E1 of the Australian Standard AS4349.1-2007

Categories:-

Width limit 0.1mm - Hairline Cracks (no repair required)

Width limit 1.0mm - Fine cracks that do not need repair

Width limit 5.0mm - Cracks noticeable but easily filled. Doors and windows might stick slightly.

Width 5mm - 15mm (or 3 or more cracks 3mm width in one group) - Cracks can be repaired. Maybe a small amount of wall will require replacing. Doors / windows stick. Service pipes can fracture. Weather tightness often be impaired.

Width 15mm - 25mm - Extensive repair work required involving breaking out and replacing sections of walls, especially over doors and windows. Door frames distort. Walls lean and buldge noticeably. Some loss of bearing in beams. Service pipes disrupted.

#(But also depends on number of cracks)

Cracks should be further investigated by a structural engineer.



HOT WATER. WATER TANK SEPTIC TANKS

Hot Water Unit

Hot Water Unit Findings

On visual inspection, the general condition of the hot water unit is in a serviceable condition for the age. However, no testing was carried out, contact a plumber to test the unit and provide more information.

System Location

The hot water unit is located outside.



System Type

Gas High Flow

System Make

The make of the hot water unit is bosch.

System Capacity

High Flow

Water Tank

Water Tank Conditions

On Visual Inspection the water tank appears serviceable, but should be checked by a qualified plumber.

Water pump and tanks have not been tested - recommend testing and service by qualified technician



EXTERIOR CONDITION REPORT

Exterior Walls

Overall Condition

On visual inspection, the general condition of the exterior walls is serviceable for the age.



Exterior Wall Material

Hardie Plank

Rendered



General Disclaimer

When cracks are noted the expected consequence of the cracking can not be fully determined within the scope of a pre-purchase visual inspection. Therefore it is recommended that a Structural Engineer be consulted to determine the expected consequence of the cracking.

Cracking/ movement can be typical of foundation settlement through soil movement, however you can not quantify degree of foundation movement through visual inspection, further investigation is required.

Natural deterioration occurs to timbers exposed to the weather continued maintenance is required to maintain structural integrity of material.

F C sheeting prior to 1990 may contain asbestos therefore an asbestos audit is recommended. Any repairs or maintenance of asbestos products should only be undertaken by professionals trained in handling of asbestos.

Asbestos products should be kept painted and sealed to eliminate air borne fibres. Any minor gaps in cladding should be sealed to minimise water and vermin penetration.

When efflorescence is noted or differential colouring to bricks is noted further investigation is required to determine whether rising damp is the issue and needs resolving.

Fretting of brickwork can be a result of moisture decaying the brick further investigation is required.

Weep Holes without 75mm clearance should be rectified, further investigation required consult builder for cost of repairs before purchase of property.

Paint stress to external cladding, you should refer to a painter for cost of repairs before you make your purchase.

Defects noted in brickwork should be referred to a builder for costing before you make your purchase.

Weep Holes and Ventilation

Overall Condition

Not applicable

External Door Components

Door Findings

On Visual Inspection the external condition of the doors is serviceable.



Exterior Windows

General Disclaimer

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

Overall Condition

On visual inspection, the general condition of the windows area is serviceable for the age.



Rising Damp

Damp Proof Course

Not applicable

Eaves

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.

Eave pipe penetration not flashed - Recommendations: A qualified plumber should be engaged for advice and recommendations to prevent potential water damage.



Fascia and Barge Boards

Condition

On visual inspection, the general condition of the fascia/barge boards is serviceable.





ROOF AND GUTTER

Roof Covering

General Disclaimer

General maintenance and upkeep of roof should be done regularly to maximise life span of roofing material. When access is not gained to exterior of roof further investigation is required to check on condition of structure. Invasive inspection is recommended to ensure roof structure is connected correctly to wall framing. Metal roof of dwellings uses silicone to seal joints in the roof, this needs to be maintained to prevent water penetrations. Defects noted on roof, you should consult roof plumber or roof tiler for cost of repairs before you make your purchase.

Roof Covering Type

Metal roof cladding

Overall Condition

Due to safety standards the roof was only inspected from the ground and roof void as it could not be safely accessed by ladder at the time of the inspection.

Further inspection is recommended by a qualified roofer.

Flashing Conditions

The flashing appears to be serviceable.

Guttering

Gutter Findings

All visible guttering appears serviceable condition with no apparent defects at the time of inspection. Note: Periodic maintenance checks should be carried out for rust penetrations and leaks.

Down Pipes

Front Elevation- Brickwork

Leaking down pipe joins visible. This can be conducive to termite infestation and cause water damage to cladding over time. Recommendations: A qualified roof plumber should be engaged to repair.





INTERIOR CONDITION REPORT

Entry and Hallways

Condition

On inspection, defects were present that will require further assessing and recommendations by suitably licensed and qualified trades persons, please read below for details.



Door

Binding door - Doors that bind on the frame can relate to some differential settlement in the footings, frame movement, age, expansion, shrinkage and the like. It can also be seasonal where it may bind for some months and then open and close sufficiently. Monitoring over time or a more invasive inspection is only method of ascertain cause. Recommendations: A qualified carpenter should be engaged for advice and recommendations.



Smoke Alarm

Was a Smoke Alarm Fitted

Yes a smoke alarm was sighted but not tested.

Smoke alarm compliance does not form part of this inspection. Check local legislation for smoke alarm laws. It is recommended that an electrician be consulted to advise on compliance to legislation and test the smoke detectors. Testing of the smoke detectors has not been carried out. Detectors are only valid for 10 years. Testing and or repairs should be done before you make your purchase.

Dwellings being sold, leased or an existing lease renewed from 1 January 2022

Smoke alarms in the dwelling must:

- I. be photoelectric (AS3786-2014)
 - II. not also contain an ionisation sensor; and
 - III. operate when tested; and
 - IV. be less than 10 years old
 - V. be interconnected with every other smoke alarm in the dwelling so that they all activate together.
- Smoke alarms must be installed on each storey;

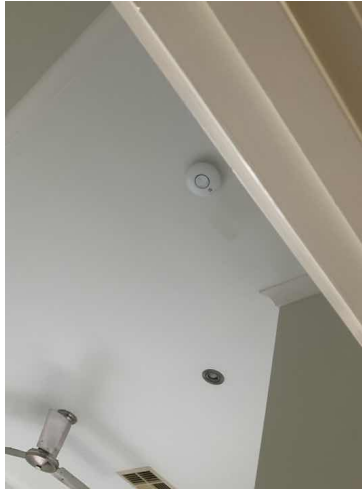
- I. in each bedroom; and
- II. in hallways which connect bedrooms and the rest of the dwelling; or
- III. if there is no hallway, between the bedrooms and other parts of the storey; and
- IV. if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

Smoke alarms must be hardwired or powered by a non-removable 10-year battery, or a combination of both may be allowed.

Fitment to hall

Fitted to Bedroom





Lounge Room

Overall Condition

The lounge room is in serviceable condition with no notable structural defects sighted.



Dining Room

Overall Condition

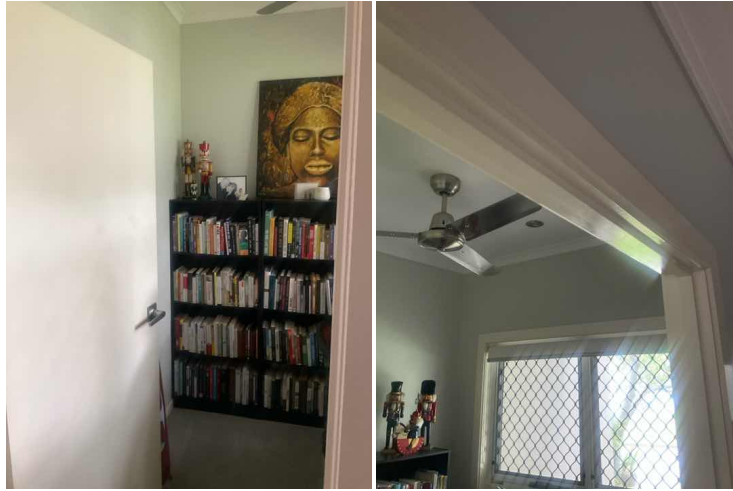
The dining room is in serviceable condition with no notable structural defects sighted.



Study / Office

Overall Condition

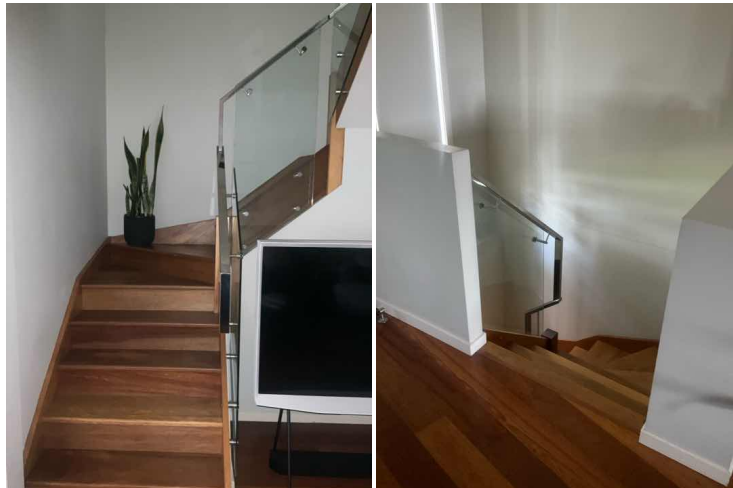
The study is in serviceable condition with no notable structural defects sighted.



Stair Case

Overall Condition

The stair case and surrounds are in a serviceable condition with no notable structural defects sighted.



Bedroom 1

Overall Condition

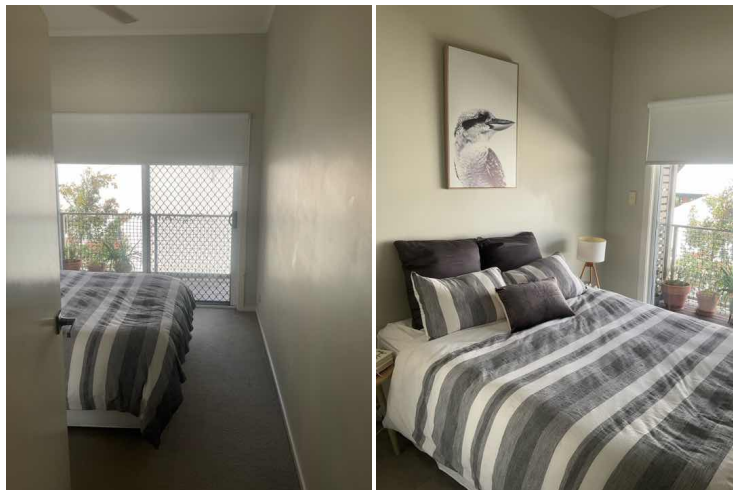
This Bedroom is in serviceable condition with no notable structural defects sighted.

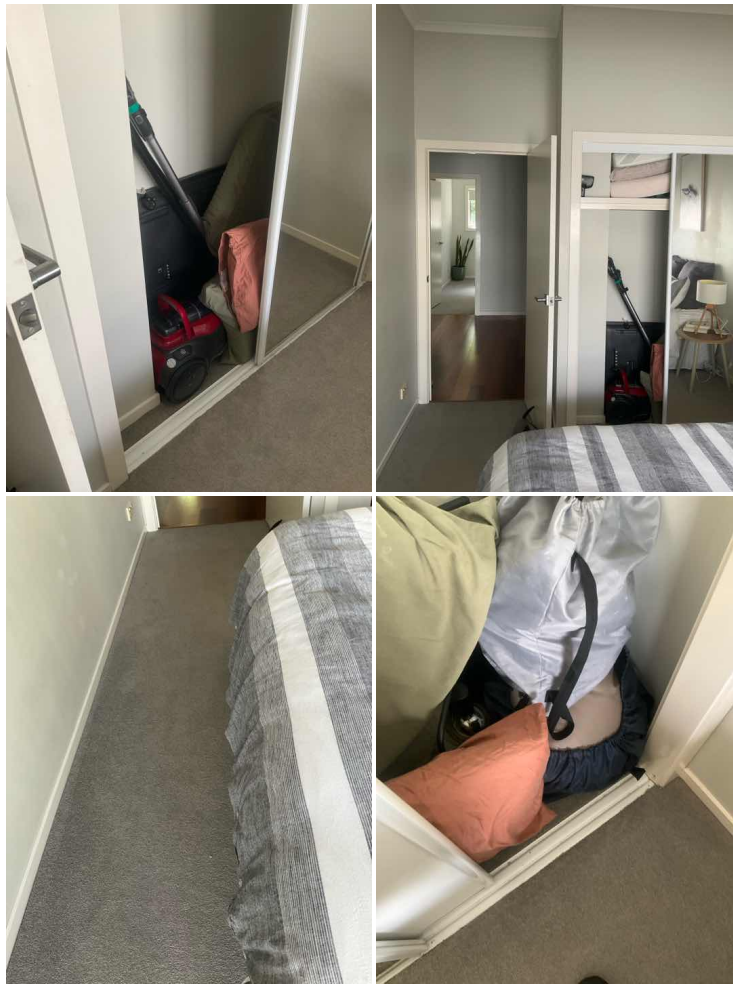


Bedroom 2

Overall Condition

On inspection, defects were present that will require further assessing and recommendations by suitably licensed and qualified trades persons, please read below for details.





Flooring

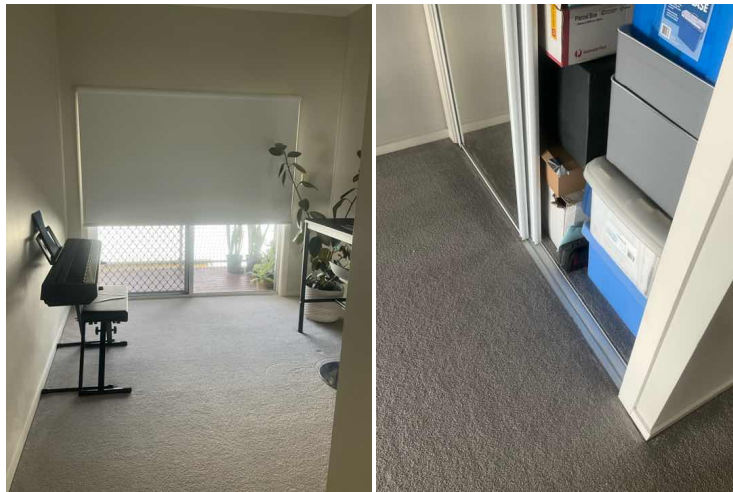
Squeaky floor boards noted. Re-fixing the floor boards may fix this issue.



Bedroom 3

Overall Condition

This Bedroom is in serviceable condition with no notable structural defects sighted.



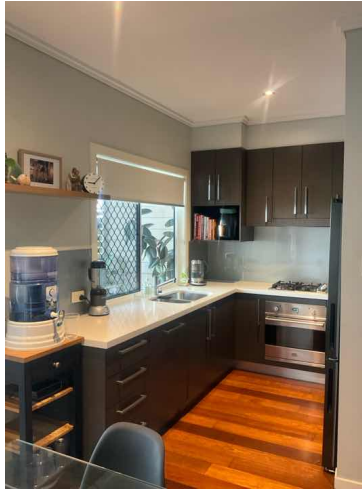


KITCHEN AND LAUNDRY

Kitchen and Meals Area

Overall Condition

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



Cupboards And Bench Tops

These components appear to be in a serviceable condition



Laundry Findings

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.

Restricted Areas

Appliances in the laundry restricted full and unobstructed view. Defects may exist.



Overall Condition

Of the visible areas, the general condition of the laundry is serviceable.



BATHROOM(S)/TOILET

Bathroom 1

Location

Master bedroom

Upstairs



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by suitably licensed and qualified trades persons, please read below for details.

Shower And Bath

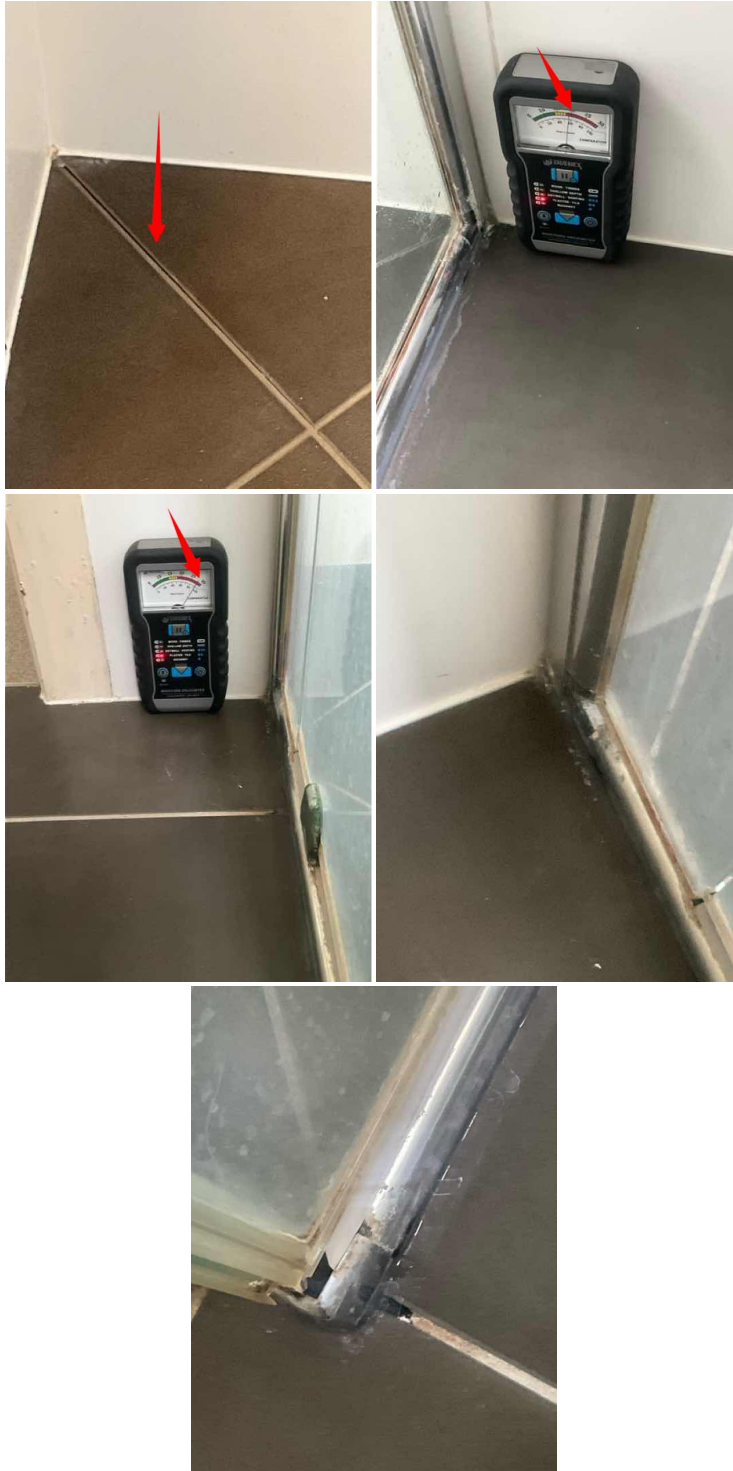
Silicone sealant has been applied to the interface of the floor and walls in the shower recess in an apparent attempt to prevent water penetration to surrounding areas. This method of repair can only be considered to be temporary. Further waterproofing may be necessary.

Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions. A qualified tiler should be engaged for advice and recommendations.

Shower screen is leaking.

Maintenance required.

Excess moisture readings were obtained on the wall linings adjacent bathroom/shower. This may be related to the shower recess/plumbing in wall cavity leaking or failed waterproofing membrane to the wet area.
Recommendations: Engage a plumber and a licensed waterproofer for advice and recommendations.



Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.



Bathroom 2

Location

Main bathroom

Upstairs



Overall Condition

On inspection, defects were present that will require further assessing and recommendations by suitably licensed and qualified trades persons, please read below for details.

Sink

The vanity mirror is desilvering at edges. Replacement recommended.



Shower And Bath

Shower head is leaking. A qualified plumber should be engaged for advice and recommendations.



Ventilation

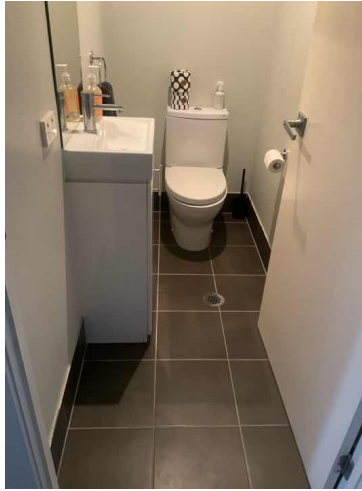
An exhaust fan is present and operable in the bathroom - Regular cleaning advised.



Toilet

Location

Downstairs



Overall Condition

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

Ventilation

An exhaust fan is present and operable in the bathroom - Regular cleaning advised.



Roof Void Findings

General Disclaimer

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

Restricted Areas

Inability to safely enter through the man hole without causing damage or injury due to clearance between access door entry and framing timbers. I would recommend relocating the access door to an area with adequate clearance to be able to safely enter without causing injury or damage.

The manhole was too small to allow full body access. The roof void was not entered. We recommend installing a 500 x 500 mm manhole at a minimum to allow further investigation of the roof void as defects may still exist





ACCESSIBILITY

Readily Accessible Areas Inspected.

Accessible and inspected areas were

Building Interior:

Building Exterior:

The Site including fences:

The inspection covered the Readily Accessible Areas See also Clause A.2.

Areas Not Inspected

Body Corporate and or Strata areas

Height restrictions prevented a full inspection of the external roof cladding.

Roof Void

Areas Not Inspected: The inspection did not include areas that were not readily accessible, inaccessible or obstructed at the time of inspection. See also Clause A.1 Limitation No 4.

Zero Boundary walls were not inspected.

Obstructions

Areas not inspected because of limitations you should arrange to have further investigations and inspections before you make your Purchase.

Note: Obstructions may conceal possible defects. The following areas were obstructed from a full visual inspection

Building Interior

Roof Void

Undetected Structural Damage Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Structural Damage and Conditions Conducive to Structural Damage was considered: LOW

RECOMMENDATION: Where the risk is considered "Moderate" or "Moderate-High" or "High", a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed.

This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation.

In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

TERMS AND CONDITIONS

A.1 Unless specified in writing, this Pre Purchase Property Inspection Report (“the Report”) deals only with the detection, or non-detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements discernible at the time of inspection. All other reports are Special-Purpose Inspection Reports.

As requested by the Client, the inspection assessment was based solely on the following inspection carried out by a Building Consultant (“the Consultant”) of the Readily Accessible Areas of the property specified in this report:

Option 1 A visual examination of surface work (but excluding furniture and stored items), and the carrying out of Tests (see Limitation No 1 below).

Option 2 An inspection report, which may include Option 1 as well as the particular requirements of the Client, which are specified and attached to this document, where applicable.

Note. If the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this report.

LIMITATIONS

The Client acknowledges: A visual only inspection as Per AS 4349.1 will be carried out. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant’s direct expertise. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

Australian Standard Inspection of Buildings. Part 1: Pre Purchase Inspections – Residential Buildings recognises that a Pre Purchase inspection report is not a warranty or an insurance policy against problems developing with the building in the future. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

any ‘minor fault or defect’, i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification; solving or providing costs for any rectification or repair work; the structural design or adequacy of any element of construction;

detection of wood destroying insects such as termites and wood borers;

the operation of fireplaces, chimneys/Flues and solid fuel heaters;

any services including building, engineering (electronic), fire and smoke detection or mechanical;

any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(xxii) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems or air conditioners;

(xxiii) a review of occupational, health or safety issues such as asbestos content, Lead paint, allergies, soil toxicity, radon, Urea formaldehyde or the provision of safety glass or swimming pool fencing;

a review of environmental or health or biological risks such as toxic mould;

(xxv) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and

(xxvi) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.(xxvii) Window fly screens or security screens, door fly screens or security screens and window furnishings e.g. blinds and curtains.

(xxviii) Footings below ground level.

(xxix) Concealed damp-proof course.

(xxx) Electrical installation of smoke detectors, light switches and fittings, TV, sound and communication and security systems.

(xxxi) Adequacy of roof drainage as installed.

(xxxii) Gas Fittings and Fixtures.

(xxxiii) Painting and coatings, except external protective coating.

(xxxiiii) Alarms and intercom systems.

(xxxv) Soft floor coverings.

(xxxvi) Timber and metal framing sizes and adequacy.

(xxxvii) Concealed tie-downs and bracing.

(xxxviii) Soil condition.

(xxxix) Control Joints.

(xl) Sustainable development Provisions.

(xli) Landscaping.

(xlii) Energy efficiency.

(xliii) Lighting efficiency.

Environmental matters.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

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

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

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool 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.

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

TERMINOLOGY

Definitions.

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

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

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. This report does NOT include review of body corporate or similar records.

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

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

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

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

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

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

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.

Important advice.

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

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

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

WATER PENETRATION, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

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

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

Cracking of Building Elements. Is there cracking to the Building Elements:

APPEARANCE DEFECT: Where in the inspector's opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

SERVICEABILITY DEFECT- Where in the inspector's opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

STRUCTURAL DEFECT - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

PRIMARY DEFECT- means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and load bearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

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

FINISHING ELEMENTS- means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

STRUCTURE- means the load bearing part of the building, comprising the Primary Elements.

STRUCTURAL DAMAGE- means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories: Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

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

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

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

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Significant Defect means a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.

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

Building Consultant means a person, business or company who is qualified and experienced to undertake a Pre Purchase Inspection Report in accordance with Australian Standard AS 4349. "Inspection of Buildings. Part 1: Property Inspections – Residential Buildings". The consultant must also meet any Government licensing requirement, where applicable.

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

A test means where appropriate the carrying out of tests using the following procedures and instruments:

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

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

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property.

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior

The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

Note. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

Driveways/Paths

When cracking has occurred to concreted areas these cracks may be caused by product shrinkage during curing and/or settlement. We are unable to determine the expected consequences on a visual inspection therefore you should consult a structural engineer to determine future consequences.

Storm Water And Drainage

Stormwater and drainage pipes have not been tested, consult a licensed plumber and drainer for further advice. A visual inspection of grounds cannot always quantify degree of drainage required around dwelling, recommend consult plumber and drainer for drainage inspection and further advice. Land should slop away from dwelling and if sloping towards appropriate drainage should be install to divert water away from dwelling- consult plumber and drainer for further advice and/or a hydrologist. Weep Holes that don't have 75mm clearance need to be rectified-consult builder or tradesman for rectification.

Building Exterior, Roof Exterior and Site. The consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard As 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

Party separation fire walls cannot be correctly or fully inspected on a pre-purchase inspection and required a special purpose report by appropriate qualified person, to check if it is compliant and installed correctly before you make your purchase of dwelling. You should consult body corporate about fire walls before you make your purchase. Where access is restricted we recommend further investigation and if the purchaser requires a full inspection of the roof void, a special purpose inspection and report is available and recommended. Permission from the owner is required to complete this inspection as sections of the roof may require removal.

Areas not accessible:

External top plates; beyond diminishing trusses, behind hanging beams, raked ceilings, low pitched gables and roof structures, under insulation, under ducting and roof sarking.

If any alterations are noted to trusses you should ensure that they have been done to a truss engineer specifications. Safety concerns in roof void:

Where noted safety issues concerning the insulation in the roof void was unsafe to inspect, Further Investigation and electrical safety report is required that deems the roof void safe to enter and that there is not a fire risk from the installation of insulation. The Government requirements when insulation is installed are it must comply with the following:

Insulation not within 90mm of hot flues

Minimum insulation distance of 50mm from recessed incandescent lights and lighting Transformers required.

Minimum insulation distance of 200mm for recessed Halogen lights Required Noted defects in the roof void should be referred to a builder for costing before you make your purchase.

Subfloor Space Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

A.3 IMPORTANT NOTE

Special attention should be given to the Scope, Limitations and Exclusions in this document. Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report. Importantly, Australian Standard Inspection of Buildings. Part 1: Pre Purchase Inspections – Residential Buildings recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice. The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem may require the monitoring of the building over a period of time. This inspection and report only deals with the detection, or non-detection of structural damage, conditions conducive to structural damage and any significant defect in the general condition of secondary elements and finishing elements discernible at the time of inspection. We recommend you consider:

- solving or providing costs for any rectification or repair work.
- the structural design or adequacy of any element of construction
- the operation of fireplaces and chimneys.
- any services including building, engineering (electronic), fire and smoke detection or mechanical.
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like.
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems.
- a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- a review of environmental or health or biological risks such as toxic mould.

This additional information or advice may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector. In addition, this inspection and report does not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: hydraulics; geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services. As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person. Also, in all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report Systems Australia handbook Timber Pest Detection Reports. Where possible, the records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

CONSUMER COMPLAINTS PROCEDURE

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

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

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.

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

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TIMBER PEST INSPECTION

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.

It is essential that you read the entire report; this section is a summary only. Other inspectors may have and are entitled to different opinions in relation to this dwelling.

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 Brief Description of the Structure Inspected

Building Type

Town House

Refer to building report description

Height

3 Story

Floor

The floor is of a concrete Slab on Ground

Timber Flooring on bearer and joist system

Walls

Gypsym Lined Walls

Garage/Carport

Under the house

Roof

The roof structure is timber trusses with metal sheeting.

Fences

Timber Fencing.

Residential or Acreage

Residential Block

i SUMMARY OF FINDINGS

Note

Please Note

Please note - This section is a summary only of the report. Please read the entire report.

1.1 Access to Areas

Are there 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 -Please read this report in its entirety. Refer to Section 3.2 for more information.

Were Any Live or Active Termites Found

No. Please read the report in its entirety. Refer to Section 3 for more information.

Any Visible Borer of seasoned Timbers Found

No - Please read this report in its entirety. Refer to Section 3.5 for more information.

Any Damage caused by Wood Decay, Rot Found

Yes - Read this report in its entirety. Refer to Section 4 for more information.

Are further inspections recommended

YES - read this report in its entirety. Refer to Section 8 for more information.

Where any major safety hazards identified that are a result of timber pest activity

NO - 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

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. This is a visual inspection only in accordance 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 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: Damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

4. Limitations: Nothing contained in the report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly this report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur or be found.

5. Determining extent of damage: The report is not a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion and cannot be relied upon. The report will not state the full extent of any timber pest damage. The report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of timber pest activity and/or damage resulting from timber pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive timber pest inspection (for which a separate contract is required) is strongly recommended and you should arrange for a separate inspection by a qualified builder, engineer, or architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we nor the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

6. Mould: Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and No report on the presence or absence of mould is provided. Refer to the terms and conditions above.

7. Disclaimer of liability: No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).
8. Disclaimer of liability to third parties: Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at their own risk.
9. Complaints procedure: In the event of any dispute or claim arising out of, or relating to the inspection or the report, you must notify us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a mediator nominated by us from the institute of arbitrators and mediators of australia. The cost of the mediator will be borne equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The institute of arbitrators and mediators of australia will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the arbitrator, will proceed in the following manner: A) the parties must submit all written submissions and evidence to the arbitrator within twenty one (21) days of the appointment of the arbitrator; and (B) the arbitration will be held within twenty one (21) days of the arbitrator receiving the written submissions. The arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the arbitrator is final and binding on both parties. Should the arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event you do not comply with the above complaints procedure and commence litigation against us then you agree to fully indemnify us against any awards, costs, legal fees and expenses incurred by us in having your litigation set aside or adjourned to permit the foregoing complaints procedure to complete.
10. 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.



ACCESS AND RESTRICTIONS

2. Brief Description of Areas Inspected

NOTE

Only structures, fences & or trees within 30m of the building but within the property boundaries were inspected.

The areas inspected were

Exterior
Fences
Garage/Carport
Grounds
Interior

2.1 Areas Not Inspected

Unable to Inspect -

Entire access to roof space sections not possible.
Sections in the exterior could not be inspected to inaccessibility.
Strata managed and common areas were not inspected
Zero boundary walls

2.2 Reasonable Access Areas Not Available and Why

Roof Void Because -

Inability to safely enter through the man hole without causing damage or injury due to clearance between access door entry and framing timbers. I would recommend relocating the access door to an area with adequate clearance to be able to safely enter without causing injury or damage.

Access door too small - A view was made from the ladder. I recommend installing a larger access door to allow for safe and reasonable entry without potential to cause damage or injury.

2.3 Areas of Visual Inspection obstructed and why-

Areas Obstructed

There are floor coverings, owners possessions, items in cupboards & furniture present throughout the building which is preventing a thorough inspection from being undertaken. You should be aware that furnishings and/or owners possessions may be concealing evidence of timber pests and defects, which may only be revealed when items are removed or moved. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, pest damage or defects.

2.4 High Risk Areas where access should be gained-

High Risk Areas are-

Common areas that do not form part of this inspection

2.5 Furnishings

Was the Dwelling Furnished

Yes. Internal furnishings have restricted the inspection. It is strongly recommended to reinspect after internal furnishings have been removed to allow a complete inspection.



TIMBER PEST FINDINGS

3. Subterranean Termites

Were Active or Live Termites Visible -

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

3.1 Termite Nests -

Was a Termite Nest Found -

No termite nests found at time of inspection.

3.2 Subterranean Termite Damage or workings -

Was any termite workings or damage located -

No. Of the visible and accessible areas inspected, no termite working or timber damage found at the time of the inspection.

IMPORTANT

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

Note

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death. VERY Important: If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations). Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realize that 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 benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack. General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

3.3 Any Evidence of a Previous Termite Treatment -

Any Evidence of previous Treatments Found -

Structures built from 2000 onwards should have a termite management system installed at construction. These management systems do have a life expectancy. Once structure is around 15yrs old we recommend that a new termite management system is installed.

Warning

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

3.4 Durable Notice

Was a Durable Notice Found -

A durable notice was not located. Check with strata management.

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.

3.5 Borer

Borer Information

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

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

Was Visible Evidence of Borer Found -

No

Please Note

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

3.6 Borer Recommendations

Borer Recommendations

No treatment recommended at this stage.

Note: Only *lyctus* borer/powder post borer, pin-hole borer and furniture beetle presence is inspected.

4. Timber Fungal Decay - Rot

Was there any evidence of Timber Fungal Decay / Wood Rot

Yes.

Areas where fungal decay / wood rot was evident -

IMPORTANT NOTE - Any timber exposed to moisture has the potential to develop wood rot. Wood rot can develop and spread quickly. Regular inspection and maintenance of timber is required.

Front elevation eve lining framework around downpipe which is subject to moisture damage

Extent of Damage Caused by Rot -

Minor damage was found.

Does the damage present a Major Safety Hazard

No

CONDUCTIVE CONDITIONS

5 Moisture Readings

Was there any Excessive Moisture Readings -

At the time of the inspection, our electronic moisture meter readings were normal main bathroom upstairs

At the time of the inspection moisture readings were high upstairs master bedroom ensuite



Equipment Of Moisture detection used

Tramex Encounter Moisture Meter

Thermal Camera

Please Note

High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity.

The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

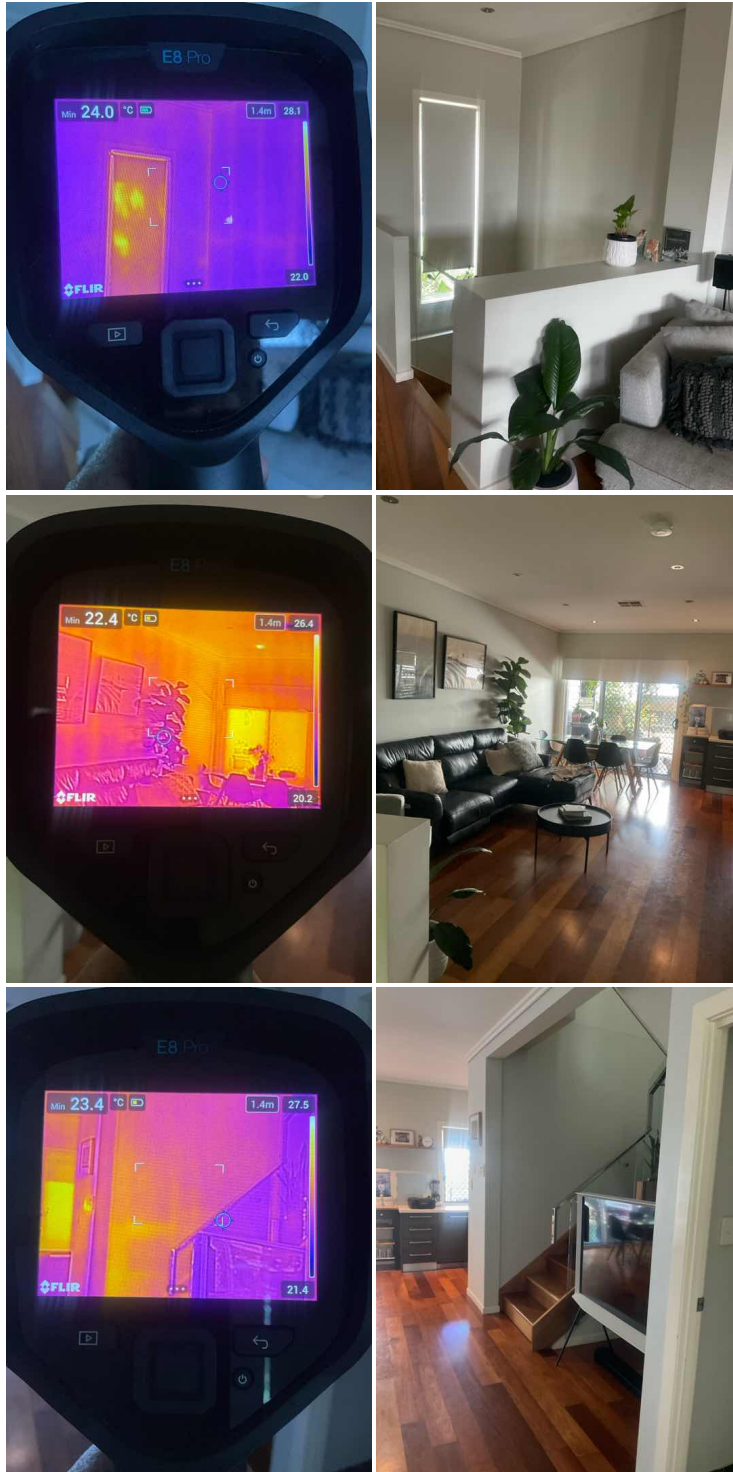
5.1 Thermal Imaging Results

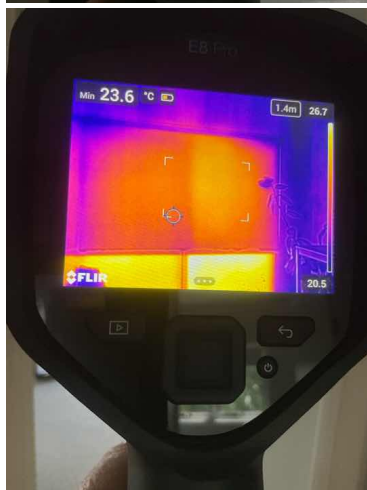
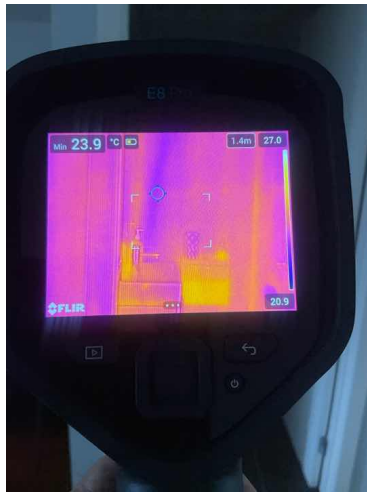
Observation

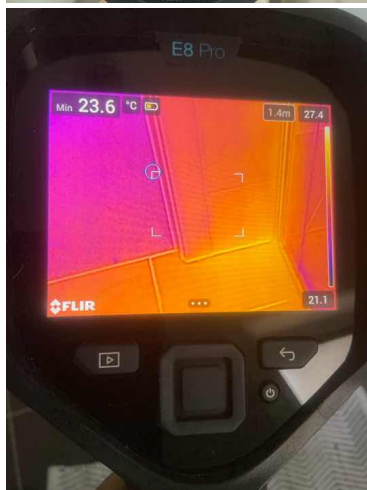
The thermal imaging camera detected anomalies to the following areas.

An invasive inspection is required to check for wood rot damage and if termites are active.

Anomalies noted to bedroom to ceiling upstairs This is defined with photo with red arrow red circle









5.2 Water Leaks

Water leaks -

There was water leakage detected during the inspection from some down pipe joins.

Please Note

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other „wet areas“ also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. If any leaks were reported then you must have a plumber or other building expert to determine the full extent of damage and the estimated cost of repairs.

5.3 Hot Water Unit Overflow

Please Note

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

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

Was the overflow sufficiently drained -

Yes

Was the Water tank Overflow connected to Storm -

Yes



Was the Air Conditioner Sufficiently Drained -

Yes

5.5 Slab Edge Exposure**Is the Slab Edge adequately Exposed -**

Yes.

5.6 Weep Holes and Sub Floor Vents**Were the weep holes Clear of debris -**

Not applicable.

Were the vents clear -

Not applicable.

Please Note

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

5.7 Environmental Conditions**Are Trees Close to Home -**

No

Other Information

Refer to important maintenance advice regarding integrated Pest management below In point 15.

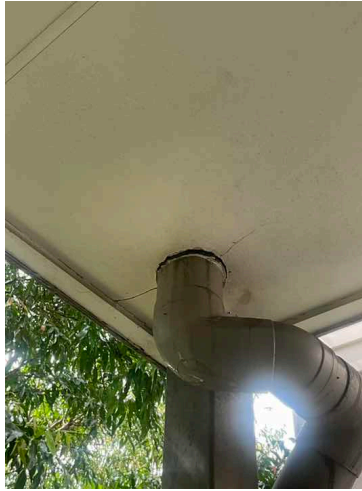
5.8. Areas Found Conducive To Termite Infestation -**Conducive Areas Requiring Amendments -**

Leaking down pipe joins. This causes moisture and excess moisture is conducive to termite infestation. The degree of risk is moderate to high. You need to engage a plumber to rectify.

Tree/leafy environment: The house is located in a suburb which is high risk due to the environmental surrounds. It is close to large gum trees and parkland. The degree of risk is moderate to high and therefore a termite management plan/treatment is strongly advised.

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





5.9 Ant Capping Termite Systems

The Ant Cap Termite Systems Appear to be

The Termite Barrier System appears to be adequately visible.

Please Note

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

OVERALL ASSESSMENTS

6. 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 moderate - See notes below.

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.

7. Subterranean Termite Treatment Recommendation

Treatment Recommendation

Check with Strata Management regarding current Termite Management Plan.

8. Future Inspections

Future Inspections

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

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

Recommended Inspection Intervals

12 Months.

9. General Remarks

Please Read

Please read: A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests. Important maintenance advice regarding integrated pest management for protecting against timber pests Any structure can be attacked by timber pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from timber pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; Form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavor to ensure such conditions do not occur around your property. It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early. We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections." Disclaimer of liability:- No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report). Disclaimer of liability to third parties: - This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part, does so at their own risk. Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report. 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.

10. Reasonable Access

Access to Inspect

Access to inspect:

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

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

Important maintenance advice regarding integrated pest management for protecting against timber pests.

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

It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

Disclaimer of liability: No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

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

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

Area access hole into roof space - 450 X 400mm access hole required

Crawl space height in actual roof space - 600 X 600mm crawl space required

Height from floor into roof space - Accessible from 2.1M step ladder or 3.6M ladder placed against a wall.

Subfloor access hole - 500 X 400mm access hole required

Timber sub floor clearance required - 400Mm to bearer, joist or other obstruction

Concrete floor - 500Mm roof exterior accessible from a 3.6M ladder

Roof exterior - Accessible with a 3.6 Meter ladder

A more invasive physical inspection is available and recommended.

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

11. Maintenance Advice

Please Read

Important maintenance advice regarding integrated pest management (ipm) for protecting against timber pests:

No property is safe from termites!

Termites are the cause of the greatest economic losses of timber in service in australia.

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

How termites attack your home

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

Termite damage

Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology

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

levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of seasoned timbers

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

Anobium borer (furniture beetle) and queensland pine borer

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

Lycetus borer (powder post beetle)

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

Timber decay fungi

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

The Inspection and Report was carried out by: Stephen Follett

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For and on Behalf of: Dedant Building And Pest Inspections

A handwritten signature in blue ink, appearing to read 'S. Follett', is positioned below the contact information. The signature is stylized and cursive.