

PRE-PURCHASE BUILDING & TIMBER PEST REPORT

This is a visual Building Inspection & Report carried out in accordance with AS4349.1 -2007 -Inspections of Buildings Part 1: Residential Buildings. The Visual Timber Pest Inspection & Report is carried out in accordance with Australian Standard 4349.3 -2010 -Inspection of Buildings Part 3: Timber Pest Inspections.

Date & Time of Inspection - 5th Oct 2014 @ : 10:30am

Address of Inspection – 15 Smith St, Smithton Hill, VIC



Please consider the environment before printing this report.

Table of Contents

BOOKING DETAILS AND INSPECTION INFORMATION

OBSTRUCTIONS & INACCESSIBLE AREA INFORMATION - applicable for both the building and timber pest report.

BUILDING INSPECTION REPORT

**SUMMARY
DEFINITION INFORMATION
INSPECTION RESULTS**

**Section 1 - Interior
Section 2 - Exterior
Section 3 - Roof Space
Section 4 - Roof Exterior
Section 5 - Subfloor
Section 6 - Site
Section 7 - Conclusion**

TIMBER PEST INSPECTION REPORT

**SUMMARY
DEFINITION INFORMATION
INSPECTION RESULTS**

**Section 1 - Interior
Section 2 - Exterior
Section 3 - Roof Space
Section 4 - Subfloor
Section 5 - Site
Section 6 - Conclusion**

TERMS AND CONDITIONS - applicable for both the building and timber pest report.

This building and timber pest inspection includes information on all areas listed below (if applicable) and the inspection information is located under each of these headings throughout the report. Please first read the summary of both the Building Report and Timber Pest Report to direct you to the right information within the body of the report.

INTERIOR

The interior covers all visible and accessible internal areas of any building on the site, which may include the main structure, detached garages, outbuildings, bungalows and/or sheds.

EXTERIOR

The exterior covers all visible and accessible exterior claddings including walls, windows, doors, eaves, fascia etc. of any building on the site, which may include the main structure, detached garages, outbuildings, bungalows and/or sheds.

ROOF SPACE

The roof space covers all visible and accessible areas inside the roof space attached to any building on the site, which may include the main structure, detached garages, outbuildings and/or bungalows. The roof space inspection excludes the cavity of flat roofs (aka skillion).

ROOF EXTERIOR

The roof exterior covers all visible and accessible areas of the roof coverings attached to any building on the site, which may include the main structure, detached garages, outbuildings and/or bungalows. The roof exterior inspection excludes second story roofs unless it offers reasonably safe access.

SUBFLOOR

The subfloor covers all visible and accessible areas underneath the flooring of any building on the site, which may include the main structure, detached garages, outbuildings and/or bungalows.

SITE

The site covers all visible and accessible areas of the property's allotment, which may include decking, pergolas, carports retaining walls, rotundas, fences, trees etc.

Note: No inspection or report will be carried on any sections that are not safe to access, do not offer reasonable access, are obstructed or partially obstructed at the time of inspection. Information regarding obstructions and/or inaccessible areas during this inspection is found on Page 4 onwards.

Booking Details

Job Number	0643
Client Name	Steve Smith
Commissioned By	As Above
Contact Phone Number	0408xxxxxx
Contact Email	smith@gmail.com
Inspection Address	15 Smith St, Smithton Hill, VIC
Consultant Name	Paul Lewis
Inspection Company	Building Inspections Australia
Consultant Phone Number	0438255424
Consultants Email	paul@buildinspectaustralia.com.au

Property & Inspection Details

Main Structure	Detached House
Number of Levels	Split Level
Number of Bedrooms	Four
Floor & Foundation Elements	Concrete Stumps, Timber Framed, Floorboards
Roof Elements	Conventional Pitch, Trussed Pitch, Timber Frame, Corrugated Iron
Internal Walls	Plaster Board
External Walls	Brick
Windows	Timber
Other Structures	Decking, Retaining Walls
Occupancy / Furnished	Occupied & Furnished
Strata Title	No
Orientation-from what direction the property was viewed & reported on	The Street
Weather Conditions	Dry

Areas Inspected

Building Interior, Building Exterior, Roof Space, Roof Exterior, Site, Subfloor

Areas Not Inspected

Part Subfloor, Part Roof Space & Part Roof Exterior Note: No inspection or report is undertaken to areas that are listed here as not inspected. Please see important information below under the applicable area listed on Page 4 onwards for further clarification on areas that require further inspection.

Special Conditions or Instructions

Were any special requirements, requests or instructions given by the client or the client's representative prior to the inspection?

No

Obstructions & Inaccessible Areas - for both the Building Report and Pest Report

1. Interior

Were there any obstructions or inaccessible areas that limited the inspection in this area? YES

Cabinetry - Built In

If present, internal cabinetry in bathrooms, laundries, kitchens and bedrooms cover sections of walls. The cabinetry is not moved during the inspection and no report is undertaken on these covered areas.

Floor Coverings

Floor coverings restrict the inspection of the hidden floor structure. Lifting floor coverings is outside of the scope of this building inspection. No report or inspection is undertaken on hidden areas.

Furniture

Furniture such as beds, couches, side tables, wall cabinets etc. obstructed areas throughout the building. Defects may be present behind these items, which could only be found once the furniture is removed. It's always recommended the client undertake his/her own final inspection prior to settlement

Interior Linings

Wall and ceiling linings obstruct the view of the internal cavities. No inspection or report is undertaken of areas behind interior linings. The client should be aware that past timber pest damage could be present in the wall cavity and may only be found if wall linings are removed. If the inspector believes a further inspection is required, an invasive inspection will be recommended to areas suspected of internal damp, pest activity or damage.

Stored Items

Stored items in cupboards, vanities and wardrobes obstruct the view of internal areas. No inspection or report is undertaken of areas covered by stored items.

2. Exterior

Were there any obstructions or inaccessible areas that limited the inspection of the building's immediate exterior? YES

Ground Levels

Exterior ground levels covered the building's foundations from inspection. Foundations can sink and move if inadequate and/or effected by moisture. Termites can also gain concealed entry below ground levels. Because this is a visual inspection of accessible and unobstructed areas no comment is made on the condition of areas below ground level.

Vegetation

Vegetation was obstructing areas of the exterior wall surface. The client should be aware that defective items or pest related evidence may be present in areas not inspected. Photos have been taken of these items and kept for future reference if required.

3. Roof Space

Were there any obstructions or inaccessible areas that limited the inspection in this area? YES

Stored Items

Areas of the roof space were obstructed with stored items and could not be reported on. The client should undertake an inspection after obstructions are removed prior to close of contract or arrange for an additional inspection by your building inspector.

Insulation

Insulation was covering ceiling timbers throughout the visible and accessible areas of the roof space. No report is carried out of timber that is obstructed at the time of inspection.

Low Lying Pitch Above Eaves

Low lying roof areas of roof space above the eaves were only viewed from a distance. The areas are inaccessible due to the angle of the roof where it meets the exterior wall plate.

Sarking Foil

Sarking was installed on top of the rafters. The underside of the roof cladding could not be inspected.

4. Roof Exterior

Were there any obstructions or inaccessible areas that limited the inspection in this area? YES

Pitch Too Steep

The roof was considered too steep to walk on and was viewed only from a ladder at various point around the building.

5. Subfloor

Were there any obstructions or inaccessible areas that limited the inspection in this area? YES

No Access - Centre

There was no access to inspect under the centre of the building. A small inspection hole was noted to the rear wall near the deck. No other area was inspected and no report was carried out in this area. Note: the client should be aware that hidden findings may be present in areas that cannot be inspected.



Ground Levels

Ground levels covering the supporting stumps and exterior wall foundations limit the inspection. Subsoil is not excavated so no inspection or report is undertaken of areas below ground level.

Ductwork/Plumbing

Areas of the subfloor at the LHS of the building and centre could not be reached due to excessive ductwork and plumbing blocking the way. Ductwork and plumbing can be damaged and squashed if climbed upon so the inspector did not enter the area. Ductwork and plumbing would have to be removed to accommodate a complete inspection of the area. This is implacable but we do recommended it.



6. Site

Were there any obstructions or inaccessible areas that limited the inspection in this area? YES

Ground Levels

Exterior ground levels covered the base of timber elements around the property. Timber fences and garden materials can rot and in some cases suffer from termite damage when effected by moisture below ground level. Because this is a visual inspection of accessible and unobstructed areas, no comment is made on the condition of timber elements below ground level.

BUILDING INSPECTION REPORT

SCOPE OF BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only major defects, safety hazards and conditions conducive to major defects and safety hazards. A condition report will be given on minor defects and maintenance issues as a collective, not on individual items. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Building Inspection Summary

Conclusion

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

FINDINGS	YES/NO	SEE SECTION LISTED BELOW
OBSTRUCTIONS OR INACCESSIBLE AREAS	YES	See Page 4 onwards for important information.
SAFETY HAZARDS	YES	(3)Roof Space (5)Subfloor
MAJOR STRUCTURAL DEFECTS	NO	Not Applicable
CONDITIONS CONDUCTIVE TO STRUCTURAL DAMAGE AND/OR SAFETY HAZARDS	YES	(1)Interior (2)Exterior (3)Roof Space (5)Subfloor (6)Site
SIGNIFICANT ITEMS & MAINTENANCE DEFECTS	YES	(1)Interior (2)Exterior (3)Roof Space (5)Subfloor (6)Site

OVERALL CONDITION ASSESSMENT

In conclusion of all findings listed in this inspection report, the consultant's opinion of **the overall condition of the building on the day of the inspection** when compared to the average condition of a building of similar age and style was considered: **BELOW AVERAGE**. There are some significant defects and/or evidence of very poor and unprofessional workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction to significant building elements.

IMPORTANT NOTE: Safety Hazards, Major Defects and conditions that require further investigation noted within this report must be treated as urgent and the consultant's recommendations should be acted on immediately to rectify Major Defects, Safety Hazards or Conditions Conducive. The client should be aware that every property requires ongoing maintenance. Failure to maintain any building or site element will most likely lead to premature deterioration of elements and expensive rectification/repair work that could easily be avoided. Ongoing maintenance inspections are always recommended.

END SUMMARY

Category Definitions of this Report

OBSTRUCTIONS OR INACCESSIBLE AREAS

Inaccessible areas are any areas intended to be inspected that do not offer safe or reasonable access at the time of inspection and therefore could not be inspected or reported on. Inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access inaccessible areas and remove physical obstructions for further inspection prior to purchase. **See information on Accessibility and Readily Accessible Areas in Terms & Conditions at the end of this report.**

Obstructions are defined as any condition or physical limitation that 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, builders' debris, vegetation, pavements or earth. Obstructed areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to remove obstructions for further inspection prior to purchase. **See information on Readily Accessible Areas and Limitations in the Terms & Conditions at the end of this report.**

SAFETY HAZARD

An observed item or situation that may constitute a serious safety hazard. We only note these hazards for a duty of care and this report is NOT a safety audit for the property.

MAJOR STRUCTURAL DEFECT

Major 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:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

CONDITIONS CONDUCTIVE TO STRUCTUAL DAMAGE AND/OR SAFETY HAZARDS

"Conditions conducive to structural damage" include; a physical state, excessive loads, corrosion, poor workmanship, inappropriate materials, damaged protective coatings and coverings, local temperature and humidity conditions, the presence of excessive moisture, defective plumbing, defective roof plumbing, defective or bridged damp-proof course, trees in proximity to the dwelling, poor subfloor ventilation, etc. A condition conducive is a condition that, with the passage of time, will lead to damage to structural elements.

MINOR MAINTENANCE DEFECT

Any other defect that usually requires maintenance. Not all minor blemishes and/or general wear and tear is listed in this report.

Condition Definitions & Terminology

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 high standard of workmanship when compared with building of similar age and construction.

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

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

Appearance Defect -Where in the inspectors 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 inspectors 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.

Accessible Area -An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

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

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

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

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

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

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

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas:

Good -The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair -The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor -The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

Strata Title

Note: As per Australian Standards no inspection to common property is undertaken. Matters in relation to common property require further investigation through body corporate. It is strongly recommended the client's solicitor make the necessary enquires relating to the type of body corporate title which is attached to this property as this will have bearing on repairs and maintenance responsibilities before the contract becomes binding.

Inspection Results

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

1.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

1.2 Safety Hazards

[Summary](#)

No imminent safety hazards were observed around the visible and accessible areas of the building interior.

1.3 Major Structural Defects

[Summary](#)

No major defects were observed throughout the visible and accessible areas of the building interior.

1.4 Conditions Conducive to Structural Damage or Safety Hazards

[Summary](#)

1.4.1

Inspection Area: Main Building
Location: Toilet (WC) > Rear Left
Finding: Walls - Positive Moisture Readings

Information: A moisture meter was used to test the wall area with a positive result indicating a wet / active leak condition. The cause of the moisture is undetermined. Contact a qualified tradesperson for further assessment.



1.4.2

Inspection Area: Main Building
Location: Bathroom > Rear Left
Finding: Walls - Positive Moisture Readings

Information: A moisture meter was used to test the wall area with a positive result indicating a wet / active leak condition. The cause of the moisture is undetermined. Contact a qualified tradesperson for further assessment. Note: it appears this area has been freshly painted.



1.5 Significant Items & Maintenance Defects

[Summary](#)

1.5.1

Inspection Area: Main Building
Location: Kitchen
Finding: Taps/Spout - Loose

Information: Installation of the tap is substandard. It was found to be loose and requires further tightening. Consult a professional plumber for repairs.

1.5.2

Inspection Area: Main Building
Location: Kitchen
Finding: Cook Top - No Ignition Rear Burner

Information: The ignition did not work when attempting to light the rear right burner at the time of inspection. This is a common defect and requires further advice from the appliance manufacture.

1.5.3

Inspection Area: Main Building
Location: Floors
Finding: Floor - Uneven

Information: Flooring throughout was uneven in sections. This generally indicates expected movement and settlement in the supporting stumps. No repairs are required, however the client may consider a "jack and pack" to help re-level the floor area. Consult a re-stumper for works at the client's discretion.

1.5.4

Inspection Area: Main Building
Location: Toilet (WC) > Front Left
Finding: Toilet- No Flush

Information: The toilet would not flush at the time of inspection. This may indicate a plumbing fault. Consult a licensed plumber for further investigation.



1.5.5

Inspection Area: Main Building
Location: Garage
Finding: Incomplete/Unprofessional Finishes

Information: Finishings around this area indicate below standard workmanship and unprofessional finishing. This is not a significant defect, however does add to the overall assessment of the buildings condition. The client may choose to have the defects fixed at their discretion. Lights have not been fitted and walls are not finished.



1.5.6

Inspection Area: Main Building
Location: Switchboard
Finding: Untidy

Information: Switchboard is considered untidy. Recommended the client engage an independent licensed electrician for further inspection of the house's electrical system.

**1.5.7**

Inspection Area: Main Building
Location: Toilet (WC) > Front Left
Finding: Exhaust Fan - Not Working

Information: The exhaust fan in this room was not working at the time of inspection. Exhaust fans are usually found in toilets, bathrooms, laundries and kitchen areas to help reduce smells and condensation. Contact a licensed electrician for further advice.

1.5.8

Inspection Area: Main Building
Location: Ensuite > Front Left
Finding: No Switch

Information: The switch for the bathroom light and the exhaust fan could not be located during the inspection. Further clarification from the vendor is required.

1.5.9

Inspection Area: Main Building
Location: Master Bedroom > Front Left
Finding: Lights - Missing

Information: There was no ceiling light in this room. There was switch on the door architrave with no function. Consult a licensed electrician for further investigation.

1.5.10

Inspection Area: Main Building
Location: Left
Finding: Interior Linings - Re-Paint

Information: The paintwork on the interior linings throughout the original part of the building have been poorly applied. Re-painting should be considered to help restore the interior condition to a higher standard. Contact a professional painter for advice on costs and re-finishing at the clients discretion.

1.5.11

Inspection Area: Main Building
Location: Dining > Front Left
Finding: Cistern - Not Attached

Information: The toilet cistern has not been attached to the wall. The toilet still works, however this is not the correct installation method.



- 1.5.12**
Inspection Area: Main Building
Location: Study > Centre Left
Finding: Doors - Binding
Information: When doors rub, jam or appear out of square with the door frame it most likely indicates expected minor movement and settlement in the foundations. It can also be caused by defective door hardware (loose hinges etc) or loose door jamb fixings. This is a common defect and usually requires maintenance and reshaping of doors by a carpenter or general contractor.



- 1.5.13**
Inspection Area: Main Building
Location: Bedroom > Centre Right
Finding: Doors - Rubbing Carpet
Information: The base of the door is rubbing the carpet. Further adjustment is required for the doors to swing freely.

- 1.5.14**
Inspection Area: Main Building
Location: Bedroom > Centre Right
Finding: Light Switch - Not working
Information: The bottom switch in this room has no function. Not sure if it was meant for anywhere in particular. Further investigation is required.



1.5.15
Inspection Area: Main Building
Location: Laundry
Finding: Exhaust Fan - Not Working
Information: The exhaust fan in this room was not working at the time of inspection. Exhaust fans are usually found in bathrooms, laundries and kitchen areas. They are used to reduce the overall moisture content of areas that are affected by steam and/or condensation. Without appropriate ventilation, moisture on internal walls and ceiling linings is likely to cause mould and fungal growth over time. Consult a licensed electrician for further advice.

1.5.16
Inspection Area: Main Building
Location: Bathroom
Finding: Taps - Detached
Information: The taps came away from its position when operated. Maintenance by a licensed plumber is recommended.



1.5.17
Inspection Area: Main Building
Location: Bathroom
Finding: Towel Hook - Detached
Information: The towel hook has become detached for its intended position. Maintenance is required.



1.5.18
Inspection Area: Main Building
Location: Bedroom > Rear Left
Finding: Doors - Maintenance Required
Information: Doors throughout the house require general maintenance. Uneven floor levels and/or door hardware in the form of hinges, locks, handles etc. can come loose overtime, which can affect the operational performance of the doors, causing them to rub, jam or not close completely. Consult a carpenter or general contractor for maintenance at the client's discretion.

**1.5.19****Inspection Area:** Main Building**Location:** Garage**Finding:** Cable Not Connected**Information:** See photo for example. Contact an electrician for work required.**1.5.20****Inspection Area:** Main Building**Location:** Master Bedroom**Finding:** Walls - Impact Damaged**Information:** Impact damage was observed to the walls in this area. Consult a professional plasterer or general contractor for remedial works.**1.5.21****Inspection Area:** Main Building**Location:** Laundry**Finding:** Missing Pelmet**Information:** The pelmet to the cavity slider was missing.

1.6 General Comments

[Summary](#)

Kitchen - New

A recently new kitchen has been installed to the building. Workmanship was to a satisfactory standard.

Smoke Detectors Fitted

Smoke detectors were fitted to the interior however was not commented on. It's always advised to have a professional smoke alarm assessment throughout the house to check the age and position of alarms. Correct placement and operation of smoke alarms is an essential factor for saving lives in the event of a fire. Note: assessing the adequacy, operation and position of smoke detectors is outside the scope of this inspection.

No Appliance Test

Testing any appliance such as - but not limited to - wall mounted heaters, ducted heating, laundry appliances, ovens, dishwashers, alarms, air conditioners, fireplaces, etc is outside of the scope of AS 4349.1 and the functionality of these items cannot be guaranteed. So it is recommended the client enquire with the agent or owner of the property for confirmation on whether appliances applicable to this property are in working order prior to purchase.

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

2.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

2.2 Safety Hazards

[Summary](#)

No imminent safety hazards were observed around the visible and accessible areas of the building exterior.

2.3 Major Structural Defects

[Summary](#)

No major defects were observed around the visible and accessible areas of the building exterior.

2.4 Conditions Conducive to Structural Damage or Safety Hazards

[Summary](#)

2.4.1

Inspection Area: Main Building
Location: Deck > Rear Left
Finding: Floor Frame - Lacking Support

Information: Minimal support was observed to the floor frame members. Sagging and/or bouncing in the floor area is likely if left as is. Today's construction methods would require individual stump supports to all bearers. At the moment the bearers are supported by blocks of timber nailed onto rotting retaining walls. Contact a qualified carpenter for additional support.



2.5 Significant Items & Maintenance Defects

[Summary](#)

2.5.1

Inspection Area: Main Building
Location: Front & Left
Finding: Expansion Joint - Inadequate Sealant

Information: The expansion joint in this area was not covered by an adequate weather proof sealant. Not urgent, however should be applied to eliminate the chance of moisture ingress to the frame. A general contractor could be hired for this work.



2.5.2

Inspection Area: Main Building
Location: Timber Elements > Front & Back
Finding: Nails - Not Finished

Information: Nails to the exterior cladding have not been properly finished. Nails should be punched under the surface of the cladding and filled with exterior filler, then sanded and painted. Contact a general contractor or professional painter for further works required.



2.5.3

Inspection Area: Main Building
Location: Brickwork > Front & Left
Finding: Render - Not Finished

Information: Render finishing has not been completed to the front and LHS exterior walls. Can be completed at the client's discretion.



2.5.4

Inspection Area: Main Building
Location: Eaves > Left
Finding: Eaves - No Beading

Information: The beading for the eave sheets has not been installed along the brickwork. Can be completed at the client's discretion.



2.5.5

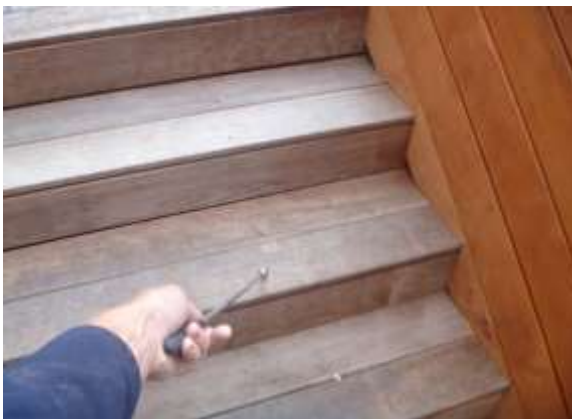
Inspection Area: Main Building
Location: Left
Finding: Further Investigation - Plumber

Information: The plumbing in this area requires further investigation by a licensed plumber. Pipes were hanging loose across the LHS yard and the grey waste was not sealed. See photos for example.

**2.5.6**

Inspection Area: Main Building
Location: Deck > Rear
Finding: Inadequate Fixings

Information: Fixing to this building element were inadequate. Stair treads were loose. Contact a carpenter for further work.

**2.6 General Comments**[Summary](#)**Guttering Ok**

The visible underside of the guttering around the building was in acceptable condition with no signs of rust at the time of inspection. It's recommended the client arrange for frequent roof inspections to check for blockages in the gutter system. Early detection of debris will help eliminate the chance of premature deterioration of gutters.

Fascia Condition - Fair

The fascia around the building were in fair condition. No significant damage was noted at the time of inspection. Always monitor timber fascia for the presence of moisture and wood rot. Timber fascia should always be well sealed to prevent premature deterioration.

Downpipes - OK

The downpipes were in fairly good condition at the time of inspection. Some require additional clips and paint.

Brickwork OK

The overall condition of the visible brickwork and render surface was in good condition with no evidence of significant movement or damage.

Deck Condition - Acceptable

The visible and accessible areas of the decking was in a satisfactory condition at the time of the inspection. Exterior decks require frequent maintenance to preserve their appearance and prevent premature deterioration. Specific cleaners and sealants can be used to restore the timber when or if weathering starts to occur.

Balustrade OK

The rear balustrade was in acceptable condition at the time of inspection. No safety concerns were observed, however it is recommended the client arrange for frequent inspections of stair/balcony components and maintain areas where required to avoid damage and/or safety issues.

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

3.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

3.2 Safety Hazards

[Summary](#)

3.2.1

Inspection Area: Main Building
Location: Above Kitchen
Finding: Cable - Poor Connection

Information: Electrical cable joins are inadequate. This should have been adequately secured and boxed off to make the cables double insulated to prevent personal injury. Contact licensed electrician for repairs. Note: we are not electricians and always recommend an inspection by a professional with the appropriate licenses and qualifications.



3.2.2

Inspection Area: Main Building
Location: Original House
Finding: Halogen Downlights - No Covers

Information: The down light holdings within the ceiling void were found to be missing protective covering during inspection. Whilst in use, halogen down lights create a large amount of heat that, without these protective coverings, has the potential for ignition of any flammable objects that the down light may come into contact with (e.g. insulation, debris etc.). It's recommended the client consider replacing the lights with LED's or have covers installed to help prevent the possibility of fire.



3.2.3

Inspection Area: Main Building
Location: Original House > Rear Left
Finding: Cable - Poor Connection

Information: Like the defect found above the kitchen, the electrical cable joins are inadequate. This should have been adequately secured and boxed off to make the cables double insulated to prevent personal injury. Contact licensed electrician for repairs. Note: we are not electricians and always recommend an inspection by a professional with the appropriate licenses and qualifications.



3.3 Major Structural Defects [Summary](#)

No major defects were observed around the visible and accessible areas of the building's roof space.

3.4 Conditions Conducive to Structural Damage or Safety Hazards [Summary](#)

3.4.1

Inspection Area: Main Building
Location: Above Kitchen > Centre Right
Finding: Exterior Gaps

Information: The exterior cladding has not been completed. Obvious gaps were located that will allow water to penetrate the roof space. Further finishing is needed.



3.4.2

Inspection Area: Main Building
Location: Above Bedroom/Lounge > Rear Left
Finding: Altered Framing

Information: Frame alterations were observed. It is undetermined whether alterations identified will affect the structural integrity of the building because there was no visible evidence of major deviations or damage. The hanging beams that take the load of the ceiling of the lounge and rear bedroom do not appear to have direct load bearing onto the below wall. The load appears to be placed on the ceiling joists either side of the wall. Unless the ceiling joist is directly on top of the wall, further supporting blocks will be required where the red arrow is shown. Wall support could not be determined because the plaster lining was obstructing the top of the wall plate. Photo 1 below shows where the support should be and photo 2 shows an example of how the hanging beam should be supported.



3.5 Significant Items & Maintenance Defects

[Summary](#)

3.5.1

Inspection Area: Main Building
Location: Above Garage
Finding: Stored Items

Information: The roof truss design is not built to take extra load or personal belongings. Removal of items is recommended.

3.5.2

Inspection Area: Main Building
Location: Above Kitchen
Finding: Insulation - Inadequate

Information: Insulation is missing to this area of the ceiling. The energy efficiency of the house may suffer due to this defect. It's recommended replacing insulation where necessary. A general contractor could be hired for this work.



3.5.3

Inspection Area: Main Building
Location: Original House > Rear Right
Finding: Insulation - Misplaced

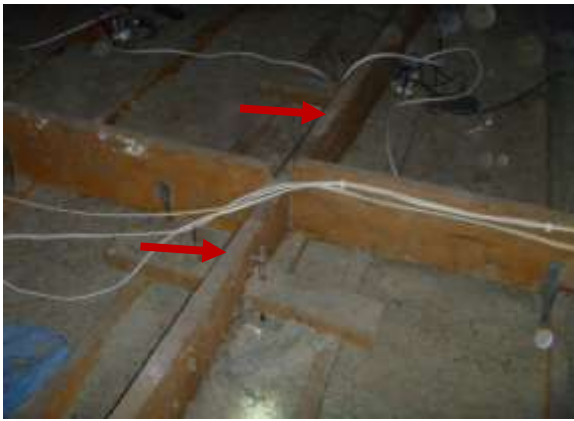
Information: Insulation has been moved out of place. The energy efficiency of the house may suffer due to this defect. It's recommended replacing insulation where necessary. A general contractor could be hired for this work.



3.5.4

Inspection Area: Main Building
Location: Above Lounge > Rear Left
Finding: Beam – Undersized?

Information: The building element in the below picture has not been built or installed to any recognized standard. The counter beam running across the lounge appears undersized. There may have originally been a load bearing column directly under this beam at some stage, which has now been removed? Monitor the ceiling in this room and install additional support if cracking or significant deviations become evident.



3.5.5

Inspection Area: Main Building
Location: Above Bathroom > Rear Left
Finding: Missing Prop

Information: Roof props were missing from the roof structure. It is noted that the roof was once tiled and has now been changed to lightweight metal cladding, therefore reducing the weight load. No significant deviations were observed, however any alterations to roof framing is always noted during a building inspection.



3.5.6

Inspection Area: Main Building
Location: Roof Timbers > Rear Left
Finding: Substandard Blocking

Information: Blocks used to pack the roof battens are considered substandard. Packing on top of the rafter is the correct way to straighten a roof unless blocks are laminated adequately. If blocks are used, they should be installed straight not on an angle, so the batten as full support. Blocks should also be screwed not nailed.



3.6 General Comments

[Summary](#)

No Comments

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

4.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

IMPORTANT: The following information is the consultant's opinion of the general overall condition and quality of the exterior roofing material. Only during long periods of heavy rain is it possible to make an assessment on whether the roof is absolutely water tight or not and even then it would be based on the accessibility and safety of walking on the roof and bodily access inside the roof. Due to these reasons, the consultant cannot and does not offer an opinion or guarantee on whether the roof leaks at the time of inspection or is susceptible to future leaks. Further investigations prior to purchase are always recommended to areas of the roof that are inaccessible and/or obstructed at the time of inspection. In most cases, roofing material is viewed from a distance only.

4.2 Safety Hazards

[Summary](#)

No imminent safety hazards were observed around the visible and accessible areas of the building's roof exterior.

4.3 Major Structural Defects

[Summary](#)

No major defects were observed around the visible and accessible areas of the building's roof exterior.

4.4 Conditions Conducive to Structural Damage or Safety Hazards

[Summary](#)

No obvious condition that could potentially cause structural damage or safety concerns were observed around the visible and accessible areas of the building's roof exterior.

4.5 Significant Items & Maintenance Defects

[Summary](#)

No minor defects that required reporting were observed around the visible and accessible areas of the building's roof exterior.

4.6 General Comments

[Summary](#)

Metal Sheeting - Good

The overall condition of the visible and accessible roof exterior was good. Wear and tear is to a minimum and the material has been installed with a high standard of workmanship. Note: we always recommend frequent roof inspections to for early detection of defects and damage.

Gutters - Satisfactory.

The majority of the gutter system was free from debris. It's always recommended to clean gutters frequently to help prevent blockages and premature aging of gutters and downpipes. Further assessment of the gutter system by a licensed plumber is always recommended.

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

5.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

5.2 Safety Hazards

[Summary](#)

5.2.1

Inspection Area: Main Building
Location: Rear Left
Finding: Cable - Poor Connection

Information: Electrical cable joins are inadequate. This should have been adequately secured and boxed off to make the cables double insulated to prevent personal injury. Contact licensed electrician for repairs. Note: we are not electricians and always recommend an inspection by a professional with the appropriate licenses and qualifications.



5.3 Major Structural Defects

[Summary](#)

No major defects were observed around the visible and accessible areas of the building's subfloor.

5.4 Conditions Conducive to Structural Damage or Safety Hazards

[Summary](#)

5.4.1

Inspection Area: Main Building
Location: Subsoil > Rear Right
Finding: Subsoil - Damp

Information: The sub soil under the house was damp. Dampness was considered moderate to high and usually happens when external ground levels are higher than the subfloor area. Damp subsoil can cause damage to structural elements and help create environments conducive to termite infestation. Additional drainage in the form of an "aggie" drain will be required to eliminate lateral damp. Contact a licensed plumber or drainage specialist for further advice on this necessary work.



5.4.2

Inspection Area: Main Building
Location: Rear Right
Finding: Power Point - Not Clipped

Information: A single power point was lying directly on moist ground. Recommended to have the point elevated and attached to the framework.



5.5 Significant Items & Maintenance Defects

[Summary](#)

5.5.1

Inspection Area: Main Building
Location: Ductwork > Right
Finding: Ductwork - Not Hung

Information: Ducting has been installed directly onto the ground. Due to the moisture content in the soil, ducting will deteriorate over time. Recommended the client have the ducting elevated to eliminate the risk of future damage.



5.5.2

Inspection Area: Main Building
Location: Decking > Rear
Finding: Substandard Packing

Information: Packing has been used to build the stairs. Stair frames like this are generally built using solid timber to reduce movement. No immediate work is required, however maintenance overtime is likely.



5.5.3

Inspection Area: Main Building
Location: Rear Left
Finding: Ductwork - Not Connected

Information: A heating duct was not connected. Heating or cooling would be blowing directly into this space effecting the energy efficiency of the system and unnecessary costs. Contact a general contractor or heating/cooling specialist for required repairs.

**5.6 General Comments**[Summary](#)

No Comments

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

6.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected defects or conditions conducive to defects. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

6.2 Safety Hazards

[Summary](#)

No imminent safety hazards were observed around the visible and accessible areas of the property grounds.

6.3 Major Structural Defects

[Summary](#)

No major defects were observed around the visible and accessible areas of the property grounds.

6.4 Conditions Conducive to Structural Damage or Safety Hazards

[Summary](#)

6.4.1

Inspection Area: Site
Location: Retaining Walls > Left
Finding: Retaining Incomplete

Information: Retaining walls in this area have not been completed. Drainage should be installed at the base behind the wall and then backfilled with drainage rock (i.e. scoria) Due to the height of the wall, "Deadman" supports should be installed to stop the wall moving outwards from the soil pressure, which is likely to build up overtime. A "Deadman" is where you connect the posts of the retaining wall back to a dead weight into the ground behind, usually with galvanized fencing wire. Contact a builder or landscape gardener for further advice.



6.5 Significant Items & Maintenance Defects

[Summary](#)

6.5.1

Inspection Area: Site
Location: Fences > Left
Finding: Fence & Gate - Maintenance

Information: The rear side fence and gate closer to the house were in need of some maintenance. Not urgent and can be undertaken at the clients discretion.

6.6 General Comments

[Summary](#)

No Comments

1. Interior	2. Exterior	3. Roof Space	4. Roof Exterior	5. Subfloor	6. The Site	7. Conclusion
-------------	-------------	---------------	------------------	-------------	-------------	---------------

7.1 Overall Condition Assessment of the Property

[Summary](#)

Building Interiors	Below Average	Roof Exterior	Average -Above Average
Building Exteriors	Average -Below Average	Subfloor	Below Average
Roof Space	Below Average	The Site	Average

7.1.1.OVERALL CONDITION ASSESSMENT

In conclusion of all findings listed in this inspection report, the consultant's opinion of **the overall condition of the building on the day of the inspection** when compared to the average condition of a building of similar age and style was considered: **BELOW AVERAGE**. There are some significant defects and/or evidence of very poor and unprofessional workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction to significant building elements.

7.1.2.CONDUCTIVE CONDITION ASSESSMENT

The incidence of conducive conditions in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: **HIGH**. The frequency and/or magnitude of conducive conditions are beyond the inspector's expectations.

7.1.3.MINOR DEFECT ASSESSMENT

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be: **HIGH**. The frequency and/or magnitude of minor defects are beyond the inspectors expectations.

7.1.4. MAJOR STRUCTURAL DEFECTS

During this inspection, did evidence suggest the presence of any Major Structural Defects in the building or on the property? **NO**

PLEASE SEE THE SUMMARY AT THE START OF THIS REPORT FOR THE LOCATION OF MAJOR STRUCTURAL DEFECTS WITHIN THE BODY OF THIS REPORT

[Click here to go back to the Summary](#)

IMPORTANT: Safety Hazards, Major Defects and Conditions Conducive that require further investigation noted within this report must be treated as urgent and the consultant's recommendations should be acted on immediately to rectify major defects, safety hazards or conditions conducive to either. The client should be aware that every property requires ongoing maintenance. Failure to maintain any building or site element will most likely lead to premature deterioration of elements and expensive rectification/repair work that could easily be avoided. Ongoing maintenance inspections are recommended.

7.2 Additional Comments& Recommended Inspections

There were no major structural defects located at the time of inspection, however the building rates below average due to safety hazards, incomplete work and excessive defects found. It's strongly recommended the client have an independent plumbing and electrical inspection prior to purchase.

BELOW IS A LIST OF FURTHER INSPECTIONS THAT SHOULD BE CONSIDERED.

Note: it is recommended all consultants carry the appropriate qualifications and licenses.

Licensed Plumber, Licensed Electrician

7.3 Contact the Consultant

Thank you for choosing **Building Inspections Australia** to carry out a third party inspection on your behalf. You should be aware that sometimes in a report it is difficult to explain situations and problems such as obstructions, lack of access or the severity of defects and safety hazards founding a manner that is readily understandable for the reader. If you have trouble understanding any item in this report you should immediately contact the consultant who undertook the inspection for further clarification. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Yours sincerely,

Paul Lewis
0438 255 424

TIMBER PEST INSPECTION REPORT

SCOPE OF INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Timber Pest Inspection Summary

Conclusion

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

<u>OBSTRUCTIONS & ACCESS</u>	<u>YES/NO</u>	<u>SEE SECTION LISTED BELOW</u>
Were there any obstructions or inaccessible areas that limited the inspection?	YES	See Page 4 onwards for important information.

IMPORTANT: No inspection was made, and no report is submitted of areas obstructed or inaccessible. Please read the entire report and the Terms and Conditions at the end of this report to completely understand the risks related to areas that were not inspected or reported on.

TIMBER PEST ACTIVITY

<u>FINDINGS</u>	<u>YES/NO</u>	<u>SEE SECTION LISTED BELOW</u>
Were live (active) termites observed?	NO	Not Applicable
Was inactive termite evidence observed?	YES	(5)Site
Was evidence of past termite treatment observed?	NO	Not Applicable
Was evidence of borer observed?	NO	Not Applicable
Was any fungal decay/wood rot observed?	YES	(5)Site

IMPORTANT: We strongly recommend that the potential purchaser inquiry with the vendor about any past timber pest activity or treatment in regard to this property. Special attention and consideration should be given to information about termites.

CONDITIONS CONDUCTIVE TO TIMBER PESTS

<u>FINDINGS</u>	<u>YES/NO</u>	<u>SEE SECTION LISTED BELOW</u>
Was there evidence of inadequate ventilation?	NO	Not Applicable
Was any excessive moisture identified?	YES	(1)Interior (2)Exterior (4)Subfloor
Were other conditions conducive to timber pests identified?	YES	(1)Interior (2)Exterior (4)Subfloor (5)Site
Was any evidence suggesting the use of new timbers identified?	NO	Not Applicable
Was evidence of chemical delignification identified?	NO	Not Applicable
Was any timber found in a hazardous environment?	YES	(2)Exterior
Due to timber pest damage, were any safety hazards identified?	NO	Not Applicable

SLAB EDGE EXPOSURE

FINDINGS	YES/NO	SEE SECTION LISTED BELOW
Was any part of the house built on a concrete slab?	NO	The slab edge is located at the base of the exterior walls. Information, if applicable, will be located in (2)Exterior
Was there an exposed slab edge for termite inspection?	N/A	

IMPORTANT: If there is no evidence of adequate termite protection and the slab edge is **NOT** exposed for termite inspection, a property is automatically considered a **HIGH** risk for concealed termite entry. Over the top of the slab edge and through the exterior cladding is a very common way termites gain concealed entry into a building making them difficult to detect.

WHEN IS THE NEXT TERMITE INSPECTION RECOMMENDED FOR THIS PROPERTY? IN 6 MONTHS

IF A TERMITE NEST IS IN THE VICINITY OF THE BUILDING. Considering all obstructions, limitations, inaccessible areas and environmental factors, the consultant's opinion regarding the **overall risk of undetected and concealed termite entry into the building** is: **HIGH. No access under the subfloor on the far LHS and the centre of the building gave this a higher rating.**

IMPORTANT: Any person who relies upon the contents of this report does so acknowledging that they have read the Terms & Conditions at the end of this report and understand that clauses which define the Scope and Limitations of the inspection form an integral part of the report.

END OF SUMMARY**Definitions and Information to Help Understand This Report****OBSTRUCTIONS OR INACCESSIBLE AREAS**

Inaccessible Areas are any areas intended to be inspected that do not offer safe or reasonable access at the time of inspection and therefore could not be inspected or reported on. Inaccessible areas are considered high risk areas for undetected timber pest activity/damage or conditions conducive to timber pest activity/damage. It's strongly recommended the client make arrangements to access inaccessible areas and remove physical obstructions for further inspection prior to purchase. **See important information on Accessibility and Readily Accessible Areas in Terms & Conditions at the end of this report.**

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, builders' debris, vegetation, pavements or earth. Obstructed areas are considered high risk areas for undetected timber pest activity/damage or conditions conducive to timber pest activity/damage. It's strongly recommended the client make arrangements to remove obstructions for further inspection prior to purchase. **See important information on Readily Accessible Areas and Limitations in the Terms & Conditions at the end of this report.**

TIMBER PEST ACTIVITY**Active Termites**

When 'active' termites are located during the inspection it's essential that the client consult a licensed pest controller for immediate treatment to eliminate termites from the property. An ongoing termite management program must be implicated to help control future termite attack. **See important information on Termites in the Terms & Conditions at the end of this report.**

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

Termite workings or damage

When 'inactive' evidence of termites (including workings or damage) is located during the inspection it's essential that the client consult a licensed pest controller for immediate treatment to reduce the risk of termites returning to the property. Competent advice (e.g. from a licensed or registered building contractor) should also be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. An ongoing termite management program must be implicated to help control future termite attack. **See important information on Termite Workings and Damage in the Terms & Conditions at the end of this report.**

IMPORTANT: Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Treatments

Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Borers

Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken. **See important information on Wood Borers in the Terms & Conditions at the end of this report.**

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

Fungal Decay

The microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood. Severe fungal decay can have significant effects on structural stability and strength of timber in service. Competent advice (e.g. from a licensed or registered building contractor) should also be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. Fungal decay also provides a highly attractive food source for termites and wood borers. Immediate removal and replacement of effected timber is essential to eliminate structural hazards and/or conducive conditions to termites and wood borers. **See important information on Fungal Decay in the Terms & Conditions at the end of this report.**

CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Inadequate Ventilation

Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space or wall cavity. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

Excessive Moisture

Excessive moisture provides conditions suitable for timber pest infestation. Ground levels around the building should be maintained in such a way to minimize water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity. **See important information on Conditions Conducive in the Terms & Conditions at the end of this report.**

Other Conditions Conducive

Conditions Conducive to Timber Pest Attack means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests. **See important information on Conditions Conducive in the Terms & Conditions at the end of this report.**

New Timber

When new timber is found in areas on the property, it can sometimes mean timber has been replaced due to previous timber pest damage. Special attention and consideration are given to new timbers found in the roof space and sub floor areas. We strongly recommend the potential purchaser inquiry with the vendor about the reason new timber has been used and whether new timber installed is due to previous timber pest damage.

Untreated or Non-Durable Timber Used in a Hazardous Environment

To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of sufficient durability and/or is adequately preservative treated. Wood rot is likely to untreated timber, rotting timber is highly attractive to termites and should be replaced. The Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work

Chemical Delignification

The breakdown of timber through chemical reaction. **See information in the terms and conditions at the end of this report.**

Safety Hazards

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

Slab Edge Exposure

Where external concrete slab edges are not exposed there is a higher risk of concealed termite entry if a nest is in the vicinity of the property. The edge of the slab forms part of the termite shield system, an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage. **Note: if it is impracticable or the client does not want the slab edges to be exposed it's essential to have a continuous termite barrier installed to the entire perimeter of the building to prevent termite attack.**

FREQUENCY OF FUTURE INSPECTIONS

Australian Standard AS 3660 recognizes that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized. Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

Inspection Results

1. Interior

2. Exterior

3. Roof Space

4. Subfloor

5. The Site

6. Conclusion

1.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected pest activity or conditions conducive to pest activity. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

1.2 Termite Activity

[Summary](#)

No evidence of termite activity was observed throughout the visible and accessible areas of the building interior.

1.3 Termite Treatments

[Summary](#)

No evidence of any termite treatment was observed throughout the visible and accessible areas of the building interior.

1.4 Timber Borers

[Summary](#)

No evidence of timber borer activity was observed throughout the visible and accessible areas of the building interior.

1.5 Fungal Decay (Wood Rot)

[Summary](#)

No evidence of fungal decay was observed throughout the visible and accessible areas of the building interior.

1.6 Conditions Conducive to Timber Pests

[Summary](#)

1.6.1

Inspection Area: Main Building

Location: Wet Areas

Finding: Sealant Damaged/Missing

Information: It is always recommended to apply adequate sealant to the corners of showers, baths and junctions where benches meet vertical splash backs. Failure to seal these areas is likely to lead to water penetration to the underlying framework, flooring and other surrounding building elements. Consistent moisture may cause wood rot in the frame that can create hidden environments conducive to termite infestation. A general contractor could be hired to apply sealant to areas missing or damaged. See photos for example.



**1.6.2****Inspection Area:** Main Building**Location:** Toilet & Bathroom > Rear Left**Finding:** High Moisture Readings

Information: High moisture readings can be caused by any one of the following: conductive materials, 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 what repair or treatment is required. See pictures for location.



1. Interior

2. Exterior

3. Roof Space

4. Subfloor

5. The Site

6. Conclusion

2.1 Obstructions & Inaccessible Areas[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected pest activity or conditions conducive to pest activity. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

2.2 Termite Activity[Summary](#)

No evidence of termite activity was observed around the visible and accessible areas of the building exterior.

2.3 Termite Treatments[Summary](#)

No evidence of any termite treatment was observed around the visible and accessible areas of the building exterior.

2.4 Timber Borers[Summary](#)

No evidence of timber borer activity was observed around the visible and accessible areas of the building exterior.

2.5 Fungal Decay (Wood Rot)[Summary](#)

No evidence of fungal decay was observed around the visible and accessible areas of the building exterior.

2.6 Conditions Conducive to Timber Pests[Summary](#)**2.6.1**

Inspection Area: Main Building

Location: Front Right

Finding: Vegetation

Information: Vegetation was growing close to the building exterior. It's recommended the client cut all vegetation well back from the building edges to reduce dampness to this area. These conditions are considered conducive to termite infestation and put the building at higher risk if a nest is in the vicinity of the property.

**2.6.2**

Inspection Area: Main Building

Location: Downpipes > Front Left

Finding: Downpipes - Not Connected

Information: The downpipes to this area was not connected to the appropriate storm water outlet. Excess water run off around the base of the building is likely, which can create an environment conducive to termite infestation if a nest is in the area. It's recommended the client contact a licensed plumber for remedial works.



2.6.3

Inspection Area: Main Building
Location: Deck > Rear
Finding: Timber - Ground Contact

Information: Untreated timber was in contact with the ground. This will cause rot, which may attract termites to the area. It's recommended the client replace the timber with termite treated timber.



1. Interior	2. Exterior	3. Roof Space	4. Subfloor	5. The Site	6. Conclusion
-------------	-------------	---------------	-------------	-------------	---------------

3.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected pest activity or conditions conducive to pest activity. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

3.2 Termite Activity

[Summary](#)

No evidence of termite activity was observed throughout the visible and accessible areas of the building's roof space.

3.3 Termite Treatments

[Summary](#)

No evidence of any termite treatment was observed throughout the visible and accessible areas of the building's roof space.

3.4 Timber Borers

[Summary](#)

No evidence of timber borer activity was observed throughout the visible and accessible areas of the building's roof space.

3.5 Fungal Decay (Wood Rot)

[Summary](#)

No evidence of fungal decay was observed throughout the visible and accessible areas of the building's roof space.

3.6 Conditions Conducive to Timber Pests

[Summary](#)

No conducive conditions to timber pests were observed throughout the visible and accessible areas of the building's roof space.

1. Interior	2. Exterior	3. Roof Space	4. Subfloor	5. The Site	6. Conclusion
-------------	-------------	---------------	-------------	-------------	---------------

4.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected pest activity or conditions conducive to pest activity. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

4.2 Termite Activity

[Summary](#)

No evidence of termite activity was observed throughout the visible and accessible areas of the building's subfloor.

4.3 Termite Treatments

[Summary](#)

No evidence of any termite treatment was observed throughout the visible and accessible areas of the building's subfloor.

4.4 Timber Borers

[Summary](#)

No evidence of timber borer activity was observed throughout the visible and accessible areas of the building's subfloor.

4.5 Fungal Decay (Wood Rot)

[Summary](#)

No evidence of fungal decay was observed throughout the visible and accessible areas of the building's subfloor.

4.6 Conditions Conducive to Timber Pests

[Summary](#)

4.6.1

Inspection Area: Main Building
Location: Subsoil > Rear Right
Finding: Subsoil - Damp

Information: Subsoil was damp in the subfloor area. Excessive moisture in subfloor creates environments favourable for termites if a nest is within the vicinity of the building. It's recommended the client contact a licensed plumber or drainage specialist for rectification of this issue



4.6.2

Inspection Area: Main Building
Location: Rear Right
Finding: AC Overflow

Information: The over flow to the AC unit runs directly onto the ground along the side of the building. Constant moisture from the overflow creates damp conditions that may attract termites to the area. It is recommended the client redirect the pipe to an appropriate drain or several metres away from the house.



4.6.3

Inspection Area: Main Building
Location: Centre Rear
Finding: Leaking Plumbing

Information: Leaking pipes were observed under this area. Leaking plumbing can cause damage and rot to subfloor framing and flooring. Moisture from the leaks also creates an environment conducive to termite infestation. Contact a licensed plumber for repair work as soon as possible. Note: first photo is to show location of leak.



4.6.4

Inspection Area: Main Building
Location: Various Areas
Finding: Timber Off Cuts & Debris

Information: Scrap timbers and debris was found in several areas in the subfloor. While the timbers do not show any signs of termite damage, their presence creates an environment that is conducive to termite or timber pest attack, particularly if any excess moisture is found in the subfloor space. Timbers and debris should be removed to reduce the likelihood of infestation.



1. Interior

2. Exterior

3. Roof Space

4. Subfloor

5. The Site

6. Conclusion

5.1 Obstructions & Inaccessible Areas

[Summary](#)

Please see important information on Page 4 onwards about Obstructions and Inaccessible Areas that may have limited the inspection of this area. Obstructed or inaccessible areas are considered high risk areas for undetected pest activity or conditions conducive to pest activity. It's strongly recommended that the client make arrangements to access all areas for further inspection prior to purchase.

[Click here to see Information](#)

5.2 Termite Activity

[Summary](#)

5.2.1

Inspection Area: Site
Location: Trees > Left
Finding: Inactive Termite Evidence - Trees

Information: Evidence of termite activity was observed in the trees in this area. This may mean a termite nest is in the tree and puts the house in a high risk category for termite attack. Contact a licensed pest control company immediately for further advice on the best treatment for the building and property and to have the tree tested for clarification on whether a nest is present or not.



5.3 Termite Treatments

[Summary](#)

No evidence of any termite treatment was observed around the visible and accessible areas of the property grounds.

5.4 Timber Borers

[Summary](#)

No evidence of timber borer activity was observed around the visible and accessible areas of the property grounds.

5.5 Fungal Decay (Wood Rot)

[Summary](#)

See Defect 5.1.6 below for information.

5.6 Conditions Conducive to Timber Pests

[Summary](#)

5.6.1

Inspection Area: Site
Location: Rear
Finding: Wood Stacks - Fungal Decay

Information: Wood stacks were located on the property and some rot was observed. Wood stacks can be a highly attractive area for termites to nest and can put the building at greater risk of termite attack due to this. It's recommended the client have the wood stacks elevated or removed completely. If removing the wood stack/s is impracticable, frequent inspections for termite evidence in these areas is essential.



5.6.2

Inspection Area:

Site

Location:

Various Areas

Finding:

Dead Tree Stumps

Information:

Dead tree stumps were located on the property. Termites like to nest in the base of both living and dead trees. Dead trees and stumps are more susceptible to rot, which creates a highly attractive environment for termite infestation. It's always recommended the client remove any dead tree stumps from the property to help reduce the overall risk of termites to the property.

1. Interior

2. Exterior

3. Roof Space

4. Subfloor

5. The Site

6. Conclusion

6.1 Important Information

[Summary](#)

Where evidence of live termites or termite damage or termite workings (mudding) was 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.

Environmental factors, conducive conditions, obstructions and limitations are all taken into consideration to help decide the overall risk factor for termite infestation to this property. If the house is built on a concrete slab and the slab edge is covered, the house is automatically considered a high risk for undetected termite entry.

6.2 Property Risk Assessment

Considering all findings and environmental factors observed during this inspection report, the consultant's opinion regarding the **overall degree of risk for subterranean termite infestation** within the boundaries of this property is: **HIGH**

6.3 Concealed Termite Entry

IF A TERMITE NEST IS IN THE VICINITY OF THE BUILDING. Considering all obstructions, limitations, inaccessible areas and environmental factors, the consultant's opinion regarding the **overall risk of undetected and concealed termite entry into the building is: HIGH. No access under the subfloor on the far LHS and the centre of the building gave this a higher rating.**

6.4 Subterranean Termite Treatment Recommendation

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: **STRONGLY RECOMMENDED** A termite treatment proposal is not attached to this report; however it is strongly recommended the client consult a licensed and competent pest/termite controller for further advice about a termite management plan best suited for this property if required.

6.5 Conducive Conditions to Timber Pests

Removal of all conditions conducive to termites and timber pests listed in this report is always **RECOMMENDED**

6.6 Future Inspections & Specialist Inspections

Considering all findings and observations listed in this inspection report, the consultant recommends that the next inspection to help detect termite attack at this property is: **IN 6 MONTHS**

Australian Standards 3660.2-2000 recommends that inspections should be carried out at intervals no greater than 12 months Where timber pest conditions are higher, recommendations for further inspections will 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 earlier stage.

BELOW IS A LIST OF FURTHER INSPECTIONS THAT SHOULD BE CONSIDERED PRIOR TO PURCHASE.

Not Applicable

6.7 Additional Comments

No Comments

6.8 Risk Management Options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack. To help minimize the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspection of buildings are necessary.

6.9 Contact the Consultant

Thank you for choosing **Building Inspections Australia** to carry out a timber pest inspection on your behalf. You should be aware the sometimes during an inspection it is very difficult to explain situations and problems such as obstructions, lack of access or timber pest activity and/or damage in a manner that is readily understandable for the reader. If you have trouble understanding any item in this report you should immediately contact the consultant who undertook the inspection for further clarification prior to acting on this report.

Yours sincerely,

Paul Lewis
0438 255 424

A.1 TERMS AND CONDITIONS - PRE PURCHASE BUILDING INSPECTION

SERVICE

As requested by the Client, the inspection carried out by the Building Consultant (the Consultant) was a 'Pre-Purchase Standard Property Inspection Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

Unless noted in 'Special Conditions or Instructions', the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based 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:

1. Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out Tests whenever necessary or appropriate.
2. 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).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. 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, builders debris, vegetation, pavements or earth.
5. Australian Standard AS4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections -Residential Buildings recognizes that a property inspection report is not a warranty against problems developing with the building in the future.
6. 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:

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

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.

DEFINITIONS

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 in accordance with Australian Standard AS 4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections -Residential Buildings. The consultant must also meet any Government licensing requirement, where applicable.

Building & Site means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and storm water run-off within 30 m of the building, but within the property boundaries. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 meters 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.

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

Primary Elements means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, 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.

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:

- (a) **Structural Cracking and Movement** -major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **Deformation** -an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **Dampness** -the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **Structural Timber Pest Damage** -structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

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

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.

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

Minor Defect means a defect other than a Major Defect.

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

Tests mean where appropriate the carrying out of tests using the following procedures and instruments:

- (a) **Dampness Tests** means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) **Physical Tests** means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

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.

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 400 mm by 500 mm access manhole.

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 AS4349.1-2007 Inspection of Buildings. Part 1: Pre-Purchase Inspections -Residential Buildings recognizes that a standard property report is not a warranty 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.

Consideration should also be given to the inspection and assessment of:

- any individual Minor Defect;
- 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;
- lighting or energy efficiency;
- 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, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as toxic mould; and
- in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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.

This inspection report was produced for the use of the client. The building consultant is not liable for any reliance placed on the report by any third party.

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.

This report contains Terms and Conditions copyright of Report Systems Australia

A.1 TERMS AND CONDITIONS - PRE PURCHASE TIMBER PEST INSPECTION

SERVICE

As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ('the Consultant') was a 'Pre-Purchase Standard Timber Pest Detection Report'.

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection

SCOPE OF INSPECTION This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

ACCEPTANCE CRITERIA Where possible, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Note: If the building was not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection was based on the general knowledge and experience of the Consultant.

Unless noted in 'Special Conditions or Instructions', this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this 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:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. 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.
3. The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

6.If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

7.This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

8.This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

(a) Chemical Delignification - the breakdown of timber through chemical action.

(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.

- (c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means where appropriate the carrying out of Tests using the following techniques and instruments:

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

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

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 - inside walls, 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, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

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. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack 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 ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being 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. Always seek further advice from the Consultant.

TERMITES

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

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

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 meters of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

CHEMICAL DELIGNIFICATION

General Description of Attack Surface of timber appears very hairy; and wood and 'hairs' separate.

Economic Significance Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defibrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

FUNGAL DECAY

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibers coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

WOOD BORERS

General Description of Attack As the attack proceeds, borer larvae eat through the wood leaving a dust called 'frass'. Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

A.3 IMPORTANT NOTE

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

Economic Significance Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

The Lyctid Borer The most common lyctid borer in Australia is *Lyctus brunneus* (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers and joists) in a building 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 cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

The Anobiid Borer There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often

difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program Wherever practical, remove any conditions conducive to attack (e.g. *Anobium* borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Lack of Adequate Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack.

Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) 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. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. 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.

Bridging or Breaching of Termite Barriers and Inspection Zones Physical and/or chemical barrier systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached.

With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material barriers, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite barriers have been installed, the building owner should ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite barrier. Where attachments to buildings such as steps are not provided with a termite barrier or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite barriers are often breached by the installation of services. Any disturbance of the barrier should be promptly repaired. Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

Untreated or Non-Durable Timber Used in a Hazardous Environment To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of sufficient durability and/or is adequately preservative treated. Where evidence of this condition exists, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work.

Other Conditions Conducive to Timber Pest Attack If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.