

# Inspection Report - Non Invasive

Provided By



**Safehome PTY LTD**

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## Report Information

### Client Information

Client Name	SAMPLE REPORT
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### Inspection Information

Report/Agreement #	2305230921506
Inspection Date:	23 May 2023
Inspection Time:	11:00 am

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## Summary Of Major Defects And Safety Hazards

**Below Is A Summary Of Significant Items Requiring Immediate Action.**

Section	Location	Name	Comment
SITE	FENCES & GATES	FRONT FENCE & GATES	Brick fence areas are unstable & easily moved. This is a potential safety hazard due to collapse - A qualified brick layer should be engaged immediately to repair/replace.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	Fence rot/leaning due to post rot. Repairs required as soon as possible due to possible collapse, especially in high winds.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	Fence rails detached due to rot or deterioration. Repair as soon as possible. Not safe to climb on and possible collapse. Safety Hazard.
ENTRY PORCH	ENTRY PORCH	Flooring Condition	The entry area concrete slab has subsided/dropped/large cracks. This is often observed in older homes due to poor footing construction - Engage a qualified concreter to assess/repair.
ENTRY PORCH	ENTRY PORCH	Ceiling Lining	Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.
ROOF & COMPONENTS	ROOF CLADDING	Roof Sheet Condition	The roof lining is fibrous cement sheeting. Note: We recommend an asbestos inspection be conducted by a licensed asbestos inspector prior to a decision to purchase. Considered a potential Safety Hazard.
ROOF & COMPONENTS	DOWN PIPES	Down Pipe Findings	Down pipe/s not connected to storm water discharge - Down pipes not connected to storm water have the potential to cause differential settlement to the footings and rising damp in masonry homes. A qualified plumber should repair as soon as possible.
ROOF & COMPONENTS	DOWN PIPES	Down Pipe Findings	Rust penetrations in down pipe. Over time, this has potential to cause differential settlement to the footings and rising damp in Masonry dwellings. A qualified plumber should be engaged to replace.
WALLS	MASONRY	Masonry Condition	Brick fretting on wall section/s. This can be associated with damp/drainage issues. Further investigation required by a qualified damp proofing & drainage specialist for advice & recommendations.
WALLS	RISING DAMP	Rising Damp Findings	Salt Residue visible on lower external wall areas. This is normally associated with Rising Damp/poor drainage/water ponding alongside walls - Engage a qualified damp proofing specialist for advice & recommendations as soon as possible.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Eave lining stains detected in sections. Appears current leak related. Engage a licensed plumber for to assess/repair as required.



GARAGE INTERNAL	INTERNAL	Ceiling	Major Cracks - Excessive, multiple or wide cracking visible - Contact a qualified structural engineer for further advice & recommendations as soon as possible.
GARAGE INTERNAL	INTERNAL	Ceiling	Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.
GARAGE INTERNAL	INTERNAL	Ceiling	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
GARAGE INTERNAL	INTERNAL	Walls	Major wall Cracks - Excessive, multiple or wide cracking visible - Contact a qualified structural engineer for further advice & recommendations.
BUNGALOW INTERNAL	BATH 1	Vanity/Sink	Mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.
BUNGALOW INTERNAL	BATH 1	Shower/Bath	Shower mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.
BUNGALOW INTERNAL	BATH 1	Ceiling	Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.
BUNGALOW INTERNAL	BATH 1	Ceiling	Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.
BUNGALOW INTERNAL	BATH 1	Ceiling	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
BUNGALOW INTERNAL	BATH 1	Ceiling	Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
BUNGALOW INTERNAL	BATH 1	Walls	Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.
BUNGALOW INTERNAL	BATH 1	Walls	Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
BUNGALOW INTERNAL	BATH 1	Flooring	Sections of damp damage/rot in flooring - appears old damage. Engage a qualified carpenter for repair/replacement.

BUNGALOW INTERNAL	LOUNGE	Ceiling	Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.
BUNGALOW INTERNAL	LOUNGE	Ceiling	Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.
BUNGALOW INTERNAL	LOUNGE	Ceiling	Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
BUNGALOW INTERNAL	LOUNGE	Ceiling	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
BUNGALOW INTERNAL	LOUNGE	Walls	Mould evident in lining sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
BUNGALOW INTERNAL	LOUNGE	Walls	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
HOUSE INTERNAL	BEDROOM 3	Flooring	Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess immediately - homes levels & adjustments may be necessary.
HOUSE INTERNAL	DINING	Windows	Cracked glass pane - A glazier should be engaged as soon as possible to replace as this is a potential safety hazard.
HOUSE INTERNAL	DINING	Flooring	Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess immediately - homes levels & adjustments may be necessary.
HOUSE INTERNAL	BATHROOM 1	Leaks from Shower	Appears current leak from shower recess into surrounding wall / skirting board areas. High moisture readings obtained in areas outside shower recess. Engage a plumber to assess and repair leaks. Potential timber bottom plate, stud and floor damage requiring assessing after plaster/linings removed.
HOUSE INTERNAL	BATHROOM 1	Shower/Bath	Shower mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.

HOUSE INTERNAL	BATHROOM 1	Shower/Bath	Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions - A qualified plumber or water proofing contractor should be engaged to assess/repair. Grout Deterioration can allow water ingress over time.
HOUSE INTERNAL	BATHROOM 1	Ceiling	Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.
HOUSE INTERNAL	BATHROOM 1	Ceiling	Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
HOUSE INTERNAL	BATHROOM 1	Walls	Excess moisture readings were obtained on the lower wall areas near the shower recess - This may be related to possible shower recess/tiles/base/pipe connection leaking. Engage a licensed plumber to ascertain if pipe leak related or shower recess waterproofing is required. We cannot guarantee (if timber framed) that timber wall framing members behind showers/wet areas are not damaged by water unless an invasive inspection is conducted.
HOUSE INTERNAL	BATHROOM 1	Walls	Skirting board damp damage - Excess moisture readings obtained indicating that there is a current leak from shower. A qualified carpenter should be engaged to assess if wall & floor framing damp damage exists in inaccessible areas & a plumber should assess for bathroom leaks.
HOUSE INTERNAL	BATHROOM 1	Walls	Skirting board rot. Appears to emanate from a toilet leak. Have a plumber rectify ASAP.
HOUSE INTERNAL	BATHROOM 1	Walls	Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.
HOUSE INTERNAL	BATHROOM 1	Walls	Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
HOUSE INTERNAL	BATHROOM 1	Flooring	Excess moisture readings were obtained on the floor areas near the shower recess - This may be related to possible shower recess/tiles/base/pipe connection leaking. Engage a licensed plumber to ascertain if pipe leak related or shower recess water proofing is required. We cannot guarantee that timber wall/ floor framing members behind showers/wet areas are not damaged by water unless an invasive inspection is conducted which I strongly advise you have conducted.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Mould in cupboard areas. Have professionally assessed and cleaned.

HOUSE INTERNAL	KITCHEN	Ceiling	Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.
HOUSE INTERNAL	KITCHEN	Ceiling	Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.
HOUSE INTERNAL	KITCHEN	Walls	Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.
HOUSE INTERNAL	LAUNDRY	Door Opening	Timber fungal decay (rot) in door/frame components. Engage a qualified carpenter to repair/replace affected sections.
HOUSE INTERNAL	LAUNDRY	Door Opening	Damp damage to door/frame - It appears external water has damaged / penetrated areas of the framing. I am not able to ascertain if this is still occurring - can only be ascertained during heavy rainfall periods - If penetration occurs a qualified carpenter should be engaged regarding repair/sealing from weathering.
HOUSE INTERNAL	LAUNDRY	Walls	Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
HOUSE INTERNAL	SEPARATE TOILET(1)	Ceiling	Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.
HOUSE INTERNAL	SEPARATE TOILET(1)	Ceiling	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
HOUSE INTERNAL	SEPARATE TOILET(1)	Walls	Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.
HOUSE INTERNAL	SEPARATE TOILET(1)	Flooring	Sections of damp damage/rot in flooring - appears old damage. Engage a qualified carpenter for repair/replacement.
ROOF VOID	ROOF VOID	Roof Frame Findings	The strutting of the roofing is considered inadequate/poorly fixed - Engage a qualified Carpenter to assess.



SUBFLOOR	SUB FLOOR AREA	Soil Dampness	<p>Yellow mould was seen on the subfloor. Mould needs to be inspected by a suitably qualified tester as it is a health hazard. Have this checked and cleared prior to a decision to purchase. Is yellow mould dangerous and toxic?</p> <p>Some species of yellow mold produce poisons called mycotoxins. These poisons can enter the body through breathing in spores from yellow mold in the home, through the skin by touching yellow mold, or otherwise ingesting the toxin. There are many types of mycotoxin, and illnesses resulting from mycotoxin poisoning can vary from acute to chronic, mild to severe.</p>
SUBFLOOR	SUB FLOOR AREA	Piers And Foundation Walls	Stumps are not supporting bearers in Sections - Engage a qualified re-stumping contractor for advice & recommendations. May be due to settlement in footing/stump decay or poor workmanship. Sometimes rectification is by packing to prevent "Bounce" in floor areas.
RAISED STRUCTURES	STAIRS & STEPS	Frame	Timber fungal decay in sections of framing. This is a safety hazard & repair is required by a carpenter.
RAISED STRUCTURES	STAIRS & STEPS	Balustrade and Rails	Rust present in balustrade/railing - Have assessed by contractor with view of restricting/repairing & sealing affected areas.
CONCLUSION - BUILDING INSPECTION	Condition Of Inspected Structure	The incidence of Major Defects	The incidence of major defects in this residential building as compared with similar buildings is considered HIGH - The frequency and/or magnitude of major defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
CONCLUSION - BUILDING INSPECTION	Condition Of Inspected Structure	The Incidence of Minor Defects	The incidence of minor defects in this residential building as compared with similar buildings is considered HIGH - The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
CONCLUSION - BUILDING INSPECTION	Condition Of Inspected Structure	The Overall Condition Of This Dwelling	<p>The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is BELOW AVERAGE.</p> <p>BELOW AVERAGE definition: 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.</p>
CONCLUSION - BUILDING INSPECTION	Condition Of Inspected Structure	The Overall Condition Of This Dwelling	<p>All defects found by the inspector and listed within this report, whether considered to be minor or major defects, should be rectified as soon as possible. The reason for this recommendation is that even minor defects can worsen. For example, external paint deterioration in timber materials including fascia, weatherboards, window frames etc is more prone to deteriorate if not adequately paint sealed.</p> <p>Any defects listed in this report as major defects or safety hazards should be assessed and/or repaired prior to purchasing the property.</p>

TIMBER PEST FINDINGS	4. Timber Fungal Decay - Rot	Does the damage present a Major Safety Hazard	Shed frame rot has caused unsafe conditions. Immediate repair.
CONDUCTIVE CONDITIONS	5.0 Conducive Areas To Termite Infestation -	Conducive Areas Requiring Amendments -	Leaking bathroom into subfloor timbers. This causes moisture and excess moisture is conducive to termite infestation. The degree of risk is high. You need to engage a plumber to rectify.
CONDUCTIVE CONDITIONS	5.1 Leaks	Water leaks -	There was water leakage detected during the inspection that appeared to be emanating from the bathroom/shower recess. Engage a plumber to assess & rectify as soon as possible.

## Summary Of Minor Defects

**Below Is A Summary Of Defects Other Than Major Defects.**

Section	Location	Name	Comment
SITE	FENCES & GATES	FRONT FENCE & GATES	Denting to metal fence components. Monitor for rust and repair.
SITE	FENCES & GATES	FRONT FENCE & GATES	Impact damage to fence areas. Have repaired by fencing contractor.
SITE	FENCES & GATES	FRONT FENCE & GATES	Gate has detached. Have rectified by trades person.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	Fence palings have detached in areas. I have fencing contract are repair.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	General fence rot present in areas - upkeep/repairs required by fencing contractor.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	Climbing plants on fence. Remove.
SITE	FENCES & GATES	BOUNDARY FENCE & GATES	Plinth boards have deteriorated and detached. Have fence contractor assess and repair.
SITE	TREES	Tree Findings	Trees are overhanging the roof in areas. This will cause gutter and down pipe blocks and I recommend you cut them back away from the roof.
SITE	DRIVEWAY	Driveway Condition	Common cracks & settlement were observed on sections. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks & if worsening occurs contact a concreter for further advice.
SITE	DRIVEWAY	Driveway Condition	Surface raised and settled in some areas. Potential trip hazard - Monitor during rainfall period to ascertain if surface water flows towards footings - Repair/Replace at leisure.
SITE	DRIVEWAY	Driveway Condition	Driveway has visible tripping hazards in sections. Repairs are required by a qualified concreter to avoid potential injury.
SITE	PATHS	Path Condition	Common cracks & settlement were observed on sections. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks & if worsening occurs contact a concreter for further advice.
SITE	PATHS	Path Condition	Surface raised and settled in some areas. Potential trip hazard - Monitor during rainfall period to ascertain if surface water flows towards footings - Repair/Replace at leisure.
SITE	PATHS	Path Condition	The driveway is being adversely affected by tree roots. This should be rectified & repairs carried out.

SITE	PATHS	Path Condition	Driveway has visible tripping hazards in sections. Repairs are required by a qualified concreter to avoid potential injury.
SITE	PATHS	Path Condition	The driveway is in poor condition & replacement by concreter recommended.
SITE	SURFACE DRAINAGE	Drainage Findings	The ground levels along the perimeter walls of the home did not appear to fall away from the property walls sufficiently. A fall of 25 mm over the first meter from the wall is typically recommended. Engage a plumber or landscaper to assess & rectify as this can cause footings problems/settlement & wall decay over time.
SITE	SURFACE DRAINAGE	Drainage Findings	Debris evident in/around drains - Requires cleaning out.
SITE	SURFACE DRAINAGE	Drainage Findings	There is evidence around the home of ponding near walls has occurred - Monitor during periods of rainfall to assess if water is pounding or flowing under the dwelling. A qualified landscaping contractor or a plumber should be engaged for advice & recommendations.
SITE	SHEDS	Shed Condition	Rot evident in shed framing - repairs by carpenter required.
SITE	SHEDS	Shed Condition	The roof had damaged sections. Have repaired.
SITE	SHEDS	Shed Condition	Water Ponding in sections of the roof - this expedites rust. Engage a qualified plumber for advice/repair.
ENTRY PORCH	ENTRY PORCH	Flooring Condition	General aging to path/flooring areas. Minor upkeep recommended.
ENTRY PORCH	ENTRY PORCH	Flooring Condition	Porch/patio general settlement cracks evident- Whilst these cracks appeared to be minor at the time of inspection, we recommend you monitor these cracks & if worsening occurs contact a qualified concreter for advice/repairs.
ENTRY PORCH	ENTRY PORCH	Wall Siding	Settlement cracks in areas. Monitoring for 12 months advised & if widening subsequently occurs it will require assessing by a structural engineer or brick layer.
ENTRY PORCH	ENTRY PORCH	Ceiling Lining	Mould evident in sections of the ceiling - requires cleaning & if re-occurs, engage a mould specialist to assess.
ENTRY PORCH	ENTRY PORCH	Ceiling Lining	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
ENTRY PORCH	ENTRY PORCH	Ceiling Lining	Paint on lining has deteriorated in areas. Have prepped and painted.
DOORS	HOUSE DOORS	Front	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
DOORS	HOUSE DOORS	Rear	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
DOORS	HOUSE DOORS	Side	General age and/or wear and/or deterioration to door/ components - General maintenance works required.



ROOF & COMPONENTS	CHIMNEYS & FLUES	Chimney / Flue Findings	The metal flue / components have rust sections - Engage a qualified plumber to replace prior to excess rust.
ROOF & COMPONENTS	CHIMNEYS & FLUES	Chimney / Flue Findings	Flashing rust in sections around chimneys/Flues - A qualified plumber should be engaged for advice & recommendations regarding replacing to prevent potential leak related damage.
ROOF & COMPONENTS	CHIMNEYS & FLUES	Chimney / Flue Findings	Fibrous Cement Flue material. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector to remove.
ROOF & COMPONENTS	FLASHINGS	Flashing Findings	Flashing rust in sections - A qualified plumber should be engaged to repair to prevent potential leak related damage in future.
ROOF & COMPONENTS	GUTTERS	Gutter Findings	Debris in guttering areas - this requires cleaning out to prevent blocking of down pipes and leaking into eaves & fascia. Have gutters cleaned and assessed by a plumber for adequate fall. Also regularly clean to prevent ponding. Ponding water will contribute to rust.
ROOF & COMPONENTS	GUTTERS	Gutter Findings	Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out & re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. A qualified roof plumber should be engaged to Assess/Repair.
ROOF & COMPONENTS	GUTTERS	Gutter Findings	Gutter surface rust in sections - replacement recommended in near future.
ROOF & COMPONENTS	DOWN PIPES	Down Pipe Findings	Leaking down pipe joins visible. This can be conducive to termite infestation and cause water damage to areas. Repairs by plumber recommended.
WALLS	MASONRY	Masonry Condition	1-5 mm wide Settlement cracking visible on External wall areas. You must monitor the crack/s for 12 months & if further opening / widening / lengthening occurs contact a licensed structural engineer for advice & recommendations. See information section regarding wall cracks.
WALLS	MASONRY	Masonry Condition	Damaged brick/s sections. Engage brick layer to assess / replace.
WALLS	MASONRY	Mortar Condition	General ageing & deterioration to brick mortar sections - This is common in older dwellings we inspect & can be associated with surface water ponding alongside walls, excessive watering over time - Engage a qualified brick layer for advice & recommendations regarding repair.
WINDOWS EAVES & FASCIA	WINDOWS	Window Findings	Sections of the external windows have paint deterioration - Engage a qualified painter for repairs.
WINDOWS EAVES & FASCIA	WINDOWS	Window Findings	Deterioration of sections of window putty was observed - A qualified glazier should be engaged for minor repairs.
WINDOWS EAVES & FASCIA	WINDOWS	Window Findings	Window pane cracked. Engage a qualified glazier to repair/replace as soon as possible. Cracked windows can be a safety hazard.

WINDOWS EAVES & FASCIA	WINDOWS	Window Findings	Lintel rust in sections. This may cause cracking in wall linings above the window - A qualified brick layer should be engaged for repairs & recommendations regarding restricting rust or replacement.
WINDOWS EAVES & FASCIA	WINDOWS	Window Findings	Rust is evident in sections of the homes window framework. Some areas should be repaired. A qualified carpenter should be engaged for advice & recommendations regarding restriction of rust.
WINDOWS EAVES & FASCIA	FASCIA	Fascia Findings	Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Timber fungal decay visible in sections - A qualified carpenter should be engaged to assess/repair.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Sections of the Eaves have paint deterioration - Engage a qualified painter to paint/seal.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Quad deteriorated or detached in areas - Contact a Licensed carpenter for minor repair or replacement.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Eaves damaged in sections. Replace at leisure.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Eave detached in areas. Have carpenter repair.
WINDOWS EAVES & FASCIA	EAVES	Eave Findings	Staining under pipe penetration. Likely a flashing leak. Have plumber assess and repair as required.
WINDOWS EAVES & FASCIA	BARGE BOARDS	Barge Board Findings	Paint / finish deteriorated in areas & is in need Sanding back affected areas & painting required.
WINDOWS EAVES & FASCIA	BARGE BOARDS	Barge Board Findings	Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.
WINDOWS EAVES & FASCIA	DECORATIVE TIMBERS	Decorative Gable Findings	Paint / finish deteriorated in areas & is in need Sanding back affected areas & painting required.
WINDOWS EAVES & FASCIA	DECORATIVE TIMBERS	Decorative Gable Findings	Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.
PLUMBING	EXTERNAL PLUMBING PIPES	Plumbing Pipes	Opening/gaps between plumbing & wall penetration - Plumbing holes are defective if they are not properly grouted. Engage a brick layer or plumber to rectify.
PLUMBING	EXTERNAL PLUMBING PIPES	Plumbing Pipes	Settlement/cracking visible in sections of the plumbing concrete base connection - Engage a qualified plumber for advice & recommendations.

PLUMBING	EXTERNAL PLUMBING PIPES	Plumbing Pipes	The plumbing is poorly sealed to the base drain in areas - Engage a qualified plumber to seal to avoid blocking.
PLUMBING	EXTERNAL PLUMBING PIPES	Plumbing Pipes	Rusted pipe work - Have plumber assess & repair as required.
PLUMBING	HEATING & COOLING	Unit Findings	The split system overflow requires diverting to a drain or further from the dwellings wall or footings. Excess water ponding alongside walls & into perimeter footings has the potential to cause rising damp, differential settlement & wall cracks over time. It is also conducive to termite infestation. Engage a plumber to rectify.
PLUMBING	HEATING & COOLING	Unit Findings	Rust deterioration evident on heating or cooling unit sections - Engage a qualified plumber for advice & recommendations.
GARAGE INTERNAL	INTERNAL	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
GARAGE INTERNAL	INTERNAL	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
GARAGE INTERNAL	INTERNAL	Ceiling	Uneven ceiling sections. Have plasterer assess.
GARAGE INTERNAL	INTERNAL	Ceiling	Frame separated in sections. Have carpenter assess and rectify.
GARAGE INTERNAL	INTERNAL	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
GARAGE INTERNAL	INTERNAL	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
GARAGE INTERNAL	INTERNAL	Walls	Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.
GARAGE INTERNAL	INTERNAL	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/ or painter.
GARAGE INTERNAL	INTERNAL	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
BUNGALOW INTERNAL	ELECTRICAL SAFETY	Electrical Findings	No smoke alarm was fitted. Engage a qualified electrician to install a smoke alarm.
BUNGALOW INTERNAL	BATH 1	Leaks from Shower	Old damage to flooring. This is possibly been caused by past leaks from the shower recess. Have a carpenter assess and repair as required

BUNGALOW INTERNAL	BATH 1	Vanity/Sink	General age deterioration & wear to sink, cupboards & benches. Considered a maintenance/upkeep defect where replacement/updating is optional.
BUNGALOW INTERNAL	BATH 1	Vanity/Sink	The vanities are not connected. Have plumber rectify.
BUNGALOW INTERNAL	BATH 1	Shower/Bath	General age deterioration to shower base. Replace as required.
BUNGALOW INTERNAL	BATH 1	Toilet	General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.
BUNGALOW INTERNAL	BATH 1	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
BUNGALOW INTERNAL	BATH 1	Ceiling	Plaster cracks in sections - Possible settlement/shrinkage related. Engage a qualified plasterer for advice & recommendations.
BUNGALOW INTERNAL	BATH 1	Walls	Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.
BUNGALOW INTERNAL	BATH 1	Walls	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
BUNGALOW INTERNAL	BATH 1	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
BUNGALOW INTERNAL	BATH 1	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
BUNGALOW INTERNAL	BATH 1	Flooring	Sections of the floor tile grouting has deteriorated / cracking - Grout deterioration can enable water intrusion over time. Engage a qualified tiler to repair.
BUNGALOW INTERNAL	LOUNGE	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
BUNGALOW INTERNAL	LOUNGE	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
BUNGALOW INTERNAL	LOUNGE	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
BUNGALOW INTERNAL	LOUNGE	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
BUNGALOW INTERNAL	KITCHEN	Sink & Bench Top	General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.
BUNGALOW INTERNAL	KITCHEN	Sink & Bench Top	Evidence of past leaks/damage to vanity areas - general repairs as required. Monitor for potential leaks in future.



BUNGALOW INTERNAL	KITCHEN	Sink & Bench Top	Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.
BUNGALOW INTERNAL	KITCHEN	Sink & Bench Top	No operable hot water. Have assessed by plumber.
BUNGALOW INTERNAL	KITCHEN	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
BUNGALOW INTERNAL	KITCHEN	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
BUNGALOW INTERNAL	KITCHEN	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
BUNGALOW INTERNAL	KITCHEN	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/ or painter.
BUNGALOW INTERNAL	KITCHEN	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	ELECTRICAL SAFETY	Electrical Findings	The smoke detector is not connected adequately. Have electrician assess.
HOUSE INTERNAL	HALLWAY	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	HALLWAY	Ceiling	Patching of past cracks visible. These may reopen in the future. Monitoring advised and if further opening occurs reassessment will be required.
HOUSE INTERNAL	HALLWAY	Ceiling	Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.
HOUSE INTERNAL	HALLWAY	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	HALLWAY	Walls	Patched wall cracks visible - I am unable to guarantee that these patched areas will not re-open in the future. If further opening occurs the affected areas will require immediate assessment by a qualified carpenter.
HOUSE INTERNAL	HALLWAY	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	HALLWAY	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

HOUSE INTERNAL	HALLWAY	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	BEDROOM 1	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
HOUSE INTERNAL	BEDROOM 1	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	BEDROOM 1	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/ or painter.
HOUSE INTERNAL	BEDROOM 1	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	BEDROOM 1	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	BEDROOM 2	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
HOUSE INTERNAL	BEDROOM 2	Door Opening	Binding evident in door - Engage a qualified carpenter to assess/repair. See Note re binding doors.
HOUSE INTERNAL	BEDROOM 2	Door Opening	Door was not lock closing (able to open without turning handle) - This can relate to some differential settlement in the footings, frame movement, age, expansion, shrinkage & the like. A qualified carpenter should be engaged to repair at leisure.
HOUSE INTERNAL	BEDROOM 2	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	BEDROOM 2	Ceiling	Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.
HOUSE INTERNAL	BEDROOM 2	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	BEDROOM 2	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	BEDROOM 2	Walls	Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.

HOUSE INTERNAL	BEDROOM 2	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	BEDROOM 2	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	BEDROOM 2	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	BEDROOM 3	Door Opening	General age and/or wear and/or deterioration to door/components - General maintenance works required.
HOUSE INTERNAL	BEDROOM 3	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	BEDROOM 3	Ceiling	Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.
HOUSE INTERNAL	BEDROOM 3	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	BEDROOM 3	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	BEDROOM 3	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	BEDROOM 3	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	BEDROOM 3	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	LOUNGE	Door Opening	General age and/or wear and/or deterioration to door/components - General maintenance works required.
HOUSE INTERNAL	LOUNGE	Ceiling	Patching of past cracks visible. These may reopen in the future. Monitoring advised and if further opening occurs reassessment will be required.
HOUSE INTERNAL	LOUNGE	Ceiling	Uneven ceiling sections. Have plasterer assess.
HOUSE INTERNAL	LOUNGE	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

HOUSE INTERNAL	LOUNGE	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	LOUNGE	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	LOUNGE	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	LOUNGE	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	SITTING	Door Opening	General age and/or wear and/or deterioration to door/components - General maintenance works required.
HOUSE INTERNAL	SITTING	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	SITTING	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	SITTING	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	SITTING	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	SITTING	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	DINING	Door Opening	General age and/or wear and/or deterioration to door/components - General maintenance works required.
HOUSE INTERNAL	DINING	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	DINING	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	DINING	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.



HOUSE INTERNAL	DINING	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	DINING	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	BATHROOM 1	Leaks from Shower	Seal the shower screen junction.
HOUSE INTERNAL	BATHROOM 1	Leaks from Shower	Old damage to flooring. This is possibly been caused by past leaks from the shower recess. Have a carpenter assess and repair as required
HOUSE INTERNAL	BATHROOM 1	Toilet	General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.
HOUSE INTERNAL	BATHROOM 1	Vanity/Sink	General age deterioration & wear to sink, cupboards & benches. Considered a maintenance/upkeep defect where replacement/updating is optional.
HOUSE INTERNAL	BATHROOM 1	Vanity/Sink	Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/ vanity.
HOUSE INTERNAL	BATHROOM 1	Vanity/Sink	Tile grout has aged / deteriorated. Have sealed by qualified tiler.
HOUSE INTERNAL	BATHROOM 1	Vanity/Sink	Blocked sink - have plumber remove trap and clean/assess.
HOUSE INTERNAL	BATHROOM 1	Shower/Bath	The taps are stiff to open. A qualified plumber should be engaged to assess/repair. Normally replacing spindles will rectify.
HOUSE INTERNAL	BATHROOM 1	Shower/Bath	General age deterioration to shower base. Replace as required.
HOUSE INTERNAL	BATHROOM 1	Shower/Bath	General age deterioration to bath base. Replace as required.
HOUSE INTERNAL	BATHROOM 1	Ventilation	Noisy Exhaust Fan. Have assessed by an electrician. May require cleaning, replacement or securing.
HOUSE INTERNAL	BATHROOM 1	Ventilation	The exhaust fan is loosely fitted to the ceiling. Engage an electrician to rectify.
HOUSE INTERNAL	BATHROOM 1	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	BATHROOM 1	Ceiling	Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.
HOUSE INTERNAL	BATHROOM 1	Ceiling	Uneven ceiling sections. Have plasterer assess.

HOUSE INTERNAL	BATHROOM 1	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	BATHROOM 1	Walls	Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.
HOUSE INTERNAL	BATHROOM 1	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	BATHROOM 1	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	BATHROOM 1	Flooring	Sections of the floor tile grouting has deteriorated / cracking - Grout deterioration can enable water intrusion over time. Engage a qualified tiler to repair.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/ vanity.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Bench top/frame/cabinet decay from water penetration - Engage a qualified cabinet maker for advice & recommendations.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Unable to ignite all gas burners with igniter. Have Plumber assess / rectify.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Cook top is loose. Have plumber re-fix.
HOUSE INTERNAL	KITCHEN	Sink & Bench Top	Damaged areas of oven. Have repaired
HOUSE INTERNAL	KITCHEN	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
HOUSE INTERNAL	KITCHEN	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	KITCHEN	Ceiling	Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.
HOUSE INTERNAL	KITCHEN	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

HOUSE INTERNAL	KITCHEN	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	KITCHEN	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	KITCHEN	Flooring	Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess - homes levels & adjustments may be necessary.
HOUSE INTERNAL	KITCHEN	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	KITCHEN	Flooring	Minor creaking in flooring sections - In some circumstances this can be due to workmanship and/or fixings loosened, deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.
HOUSE INTERNAL	LAUNDRY	Door Opening	General age and/or wear and/or deterioration to door/ components - General maintenance works required.
HOUSE INTERNAL	LAUNDRY	Any Leak Damage	Timber skirting board damage in areas. Appears to be caused old leaks from wet area. Repairs recommended by carpenter. There maybe damage to framing behind this wall.
HOUSE INTERNAL	LAUNDRY	Any Leak Damage	Wall damage in areas. Appears to be caused old leaks from wet area. Repairs recommended by carpenter. There maybe damage to timber wall frame behind this wall.
HOUSE INTERNAL	LAUNDRY	Any Leak Damage	Old floor staining visible. Typically caused by past leaks.
HOUSE INTERNAL	LAUNDRY	Tub & Bench Top	Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/ vanity.
HOUSE INTERNAL	LAUNDRY	Tub & Bench Top	General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.
HOUSE INTERNAL	LAUNDRY	Tub & Bench Top	Evidence of past leaks/damage to vanity areas - general repairs as required. Monitor for potential leaks in future.
HOUSE INTERNAL	LAUNDRY	Tub & Bench Top	Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.
HOUSE INTERNAL	LAUNDRY	Tub & Bench Top	Bench top/frame/cabinet decay from water penetration - Engage a qualified cabinet maker for advice & recommendations.
HOUSE INTERNAL	LAUNDRY	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

HOUSE INTERNAL	LAUNDRY	Walls	General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.
HOUSE INTERNAL	LAUNDRY	Walls	Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.
HOUSE INTERNAL	LAUNDRY	Walls	Detached or damaged skirting board. General maintenance recommended.
HOUSE INTERNAL	LAUNDRY	Walls	Grout in wall tiles has deteriorated. Minor repairs/re-grout recommended.
HOUSE INTERNAL	SEPARATE TOILET	Toilet	General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.
HOUSE INTERNAL	SEPARATE TOILET(1)	Toilet	General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.
HOUSE INTERNAL	SEPARATE TOILET(1)	Toilet	Toilet not flushing. Engage a plumber to assess.
HOUSE INTERNAL	SEPARATE TOILET(1)	Ceiling	General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.
HOUSE INTERNAL	SEPARATE TOILET(1)	Ceiling	Plaster fixings are visible. This is normally associated with Paul workmanship more than anything.
HOUSE INTERNAL	SEPARATE TOILET(1)	Ceiling	Rot evident in ceiling. Have carpenter replace.
HOUSE INTERNAL	SEPARATE TOILET	Walls	Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.
HOUSE INTERNAL	SEPARATE TOILET(1)	Walls	Grout in wall tiles has deteriorated. Minor repairs/re-grout recommended.
HOUSE INTERNAL	SEPARATE TOILET(1)	Walls	Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.
HOUSE INTERNAL	SEPARATE TOILET(1)	Walls	Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.
HOUSE INTERNAL	SEPARATE TOILET	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	SEPARATE TOILET(1)	Windows	General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.
HOUSE INTERNAL	SEPARATE TOILET	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.
HOUSE INTERNAL	SEPARATE TOILET(1)	Flooring	General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

ROOF VOID	INSULATION	Insulation	General ageing/deterioration/debris build up. Consider replacement.
SUBFLOOR	SUB FLOOR AREA	Subfloor Cleanliness	There was debris & other material in the subfloor, we recommend cleaning these to aid with ventilation and reduce the likely hood of rodents & pests.
SUBFLOOR	SUB FLOOR AREA	Subfloor Cleanliness	Cement sheeting laying in sub floor - possible asbestos - have removed by a builder or asbestos removal company.
SUBFLOOR	SUB FLOOR AREA	Piers And Foundation Walls	Excessive or inadequate packing between bearers & stumps/ piers - If the sub floor is kept dry this should not be too much of an issue, however packing is defective if it is compressible such as timber packing. A qualified re-stumping contractor should be engaged for advice & recommendations.
SUBFLOOR	SUB FLOOR AREA	Piers And Foundation Walls	Excessive packing between bearer and stump top -Section 4.04 of the Guide to Tolerances and Standards - Packing to stumps or piers under bearers is defective if it is not made of durable, non-compressible materials, such as engineered plastic packers, or does not provide the minimum bearing area required by AS 1684, is more than a total thickness of 20 mm, or is not fixed in a proper and workmanlike manner.
RAISED STRUCTURES	STAIRS & STEPS	Frame	Rusted sections/components of stairs visible. Have assessed by a carpenter for potential repairs.

## PROPERTY INFORMATION

### PROPERTY INFORMATION

#### Building Type

- The dwelling is a Class 1A Dwelling Used For domestic purposes.

#### People Present

- The Estate Agent was present.

#### Weather

- The weather was fine & dry at the time of the inspection.

#### Direction House Faces

- The dwelling faces East for the purposes of this inspection report.

#### Wall Cladding

- Brick Veneer cladding.
- The wall cladding is Timber Board.

#### Roof Cladding

- The roof is metal.



## Roof Design

- Flat roof design.

**Note: We are unable to access the roof void on flat roof, or any roof roof which has no access. The only method of accessing is by removing roof cladding. We cannot comment on whether any defects exist between the roof cladding & the ceiling lining.**

## Storeys

- Single level dwelling.

## Electricity

- Electricity to the dwelling was connected.

**Note: We do not carry out electrical inspections for wiring or safety as it's illegal for anyone but a licenced electrician. This must be carried out by a licensed electrician & I recommend you have all electrical wiring and components assessed by a licensed electrician.**

The photos supplied are there for you to provide to an electrician for an opinion.



## Water

- The water was Connected.

**Note: All plumbing and pipe installation should be assessed by a licensed plumber for compliance and operability, including gas heating and cooling units.**

## Footings Type

- Concrete stump footings visible.

## Property Occupied

- The home was occupied.

## Property Furnished

- The home was Fully Furnished.

**Note: Due to the amount of furnishings, personal belongings and the like in some rooms and cupboards, defects may become apparent once these are removed.**

## INSPECTION AGREEMENT

### **Were there any specific requirements to The Pre Inspection Agreement**

- No specific requirements or requests outside of the agreed terms of the Pre inspection Agreement were requested by the client or their representatives.

## SITE

### FENCES & GATES

#### FRONT FENCE & GATES

General age to fence components. General upkeep & maintenance recommended.

Brick fence areas are unstable & easily moved. This is a potential safety hazard due to collapse - A qualified brick layer should be engaged immediately to repair/replace.

Denting to metal fence components. Monitor for rust and repair.

Impact damage to fence areas. Have repaired by fencing contractor.

Gate has detached. Have rectified by trades person.

The inspector did not brake fence timber open or dig grounds around the base of the posts. Any leaning or unevenness is typically indicative of fence post rot subsurface and repairs by a fencing contractor must be carried out as soon as possible due to safety concerns.





## BOUNDARY FENCE & GATES

General age to fence components. General upkeep & maintenance recommended.

Fence palings have detached in areas. I have fencing contract are repair.

General fence rot present in areas - upkeep/repairs required by fencing contractor.

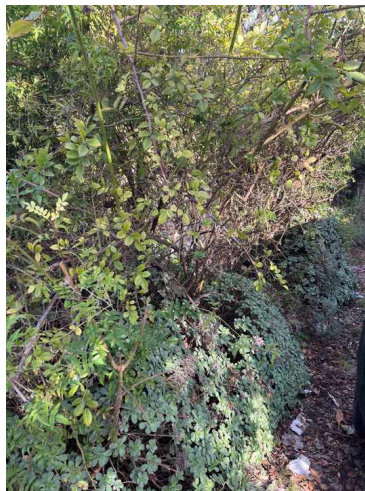
Fence rot/leaning due to post rot. Repairs required as soon as possible due to possible collapse, especially in high winds.

Climbing plants on fence. Remove.

Plinth boards have deteriorated and detached. Have fence contractor assess and repair.

Fence rails detached due to rot or deterioration. Repair as soon as possible. Not safe to climb on and possible collapse. Safety Hazard.

Plants are covering some fence areas & Not able to thoroughly inspect for defects.





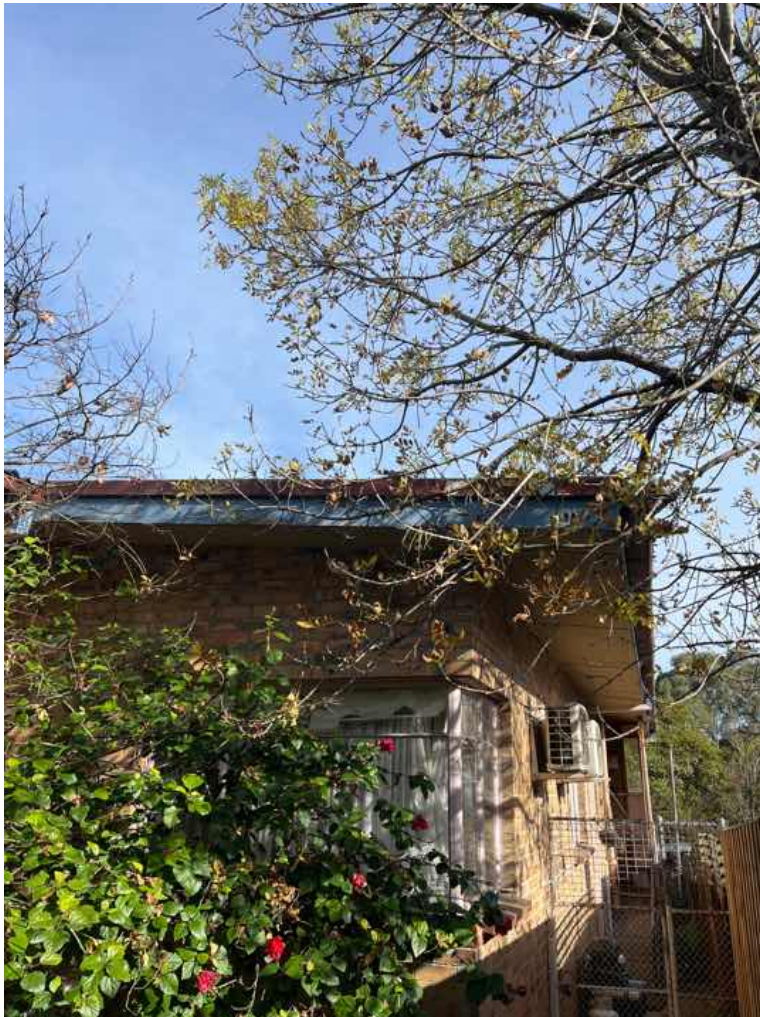


## **TREES**

### **Tree Findings**

Trees are overhanging the roof in areas. This will cause gutter and down pipe blocks and I recommend you cut them back away from the roof.

Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A geo-technical inspection can determine the foundation material & provide advice on the best course of action with regards to the trees. Please download & read the CSIRO's maintenance guide relating to trees.





## **DRIVEWAY**

### **Driveway Condition**

Common cracks & settlement were observed on sections. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks & if worsening occurs contact a concreter for further advice.

Surface raised and settled in some areas. Potential trip hazard - Monitor during rainfall period to ascertain if surface water flows towards footings - Repair/Replace at leisure.

Driveway has visible tripping hazards in sections. Repairs are required by a qualified concreter to avoid potential injury.



## **PATHS**

### **Path Condition**

Common cracks & settlement were observed on sections. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks & if worsening occurs contact a concreter for further advice.

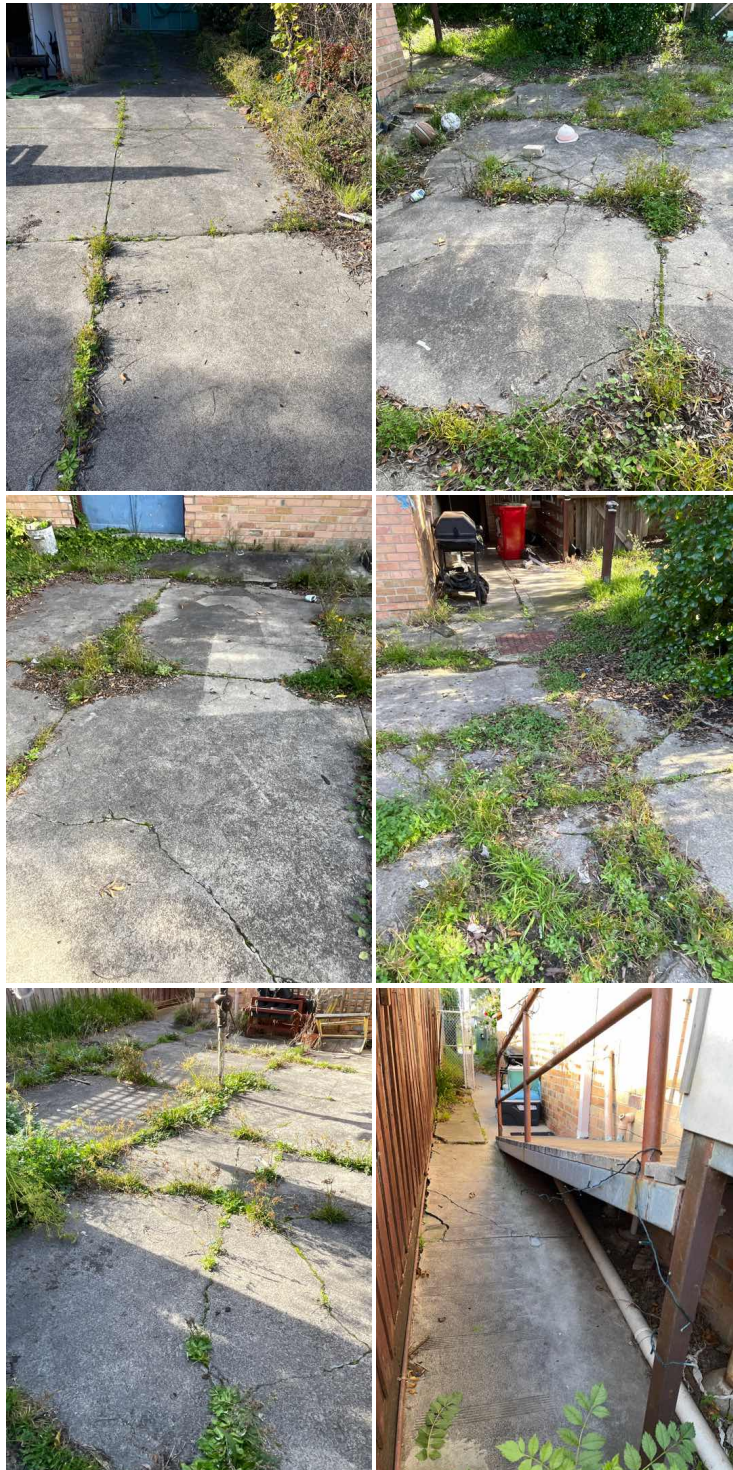
Surface raised and settled in some areas. Potential trip hazard - Monitor during rainfall period to ascertain if surface water flows towards footings - Repair/Replace at leisure.



The driveway is being adversely affected by tree roots. This should be rectified & repairs carried out.

Driveway has visible tripping hazards in sections. Repairs are required by a qualified concreter to avoid potential injury.

The driveway is in poor condition & replacement by concreter recommended.





## **SURFACE DRAINAGE**

### **Drainage Findings**

The ground levels along the perimeter walls of the home did not appear to fall away from the property walls sufficiently. A fall of 25 mm over the first meter from the wall is typically recommended. Engage a plumber or landscaper to assess & rectify as this can cause footings problems/settlement & wall decay over time.

Debris evident in/around drains - Requires cleaning out.

There is evidence around the home of ponding near walls has occurred - Monitor during periods of rainfall to assess if water is pounding or flowing under the dwelling. A qualified landscaping contractor or a plumber should be engaged for advice & recommendations.

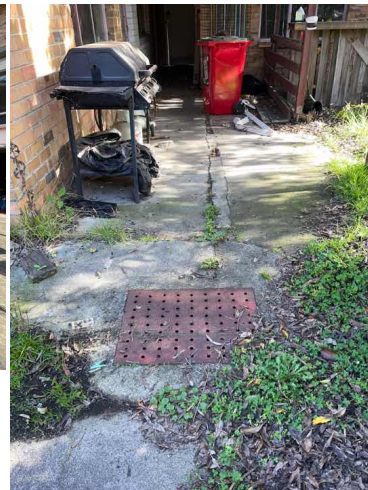
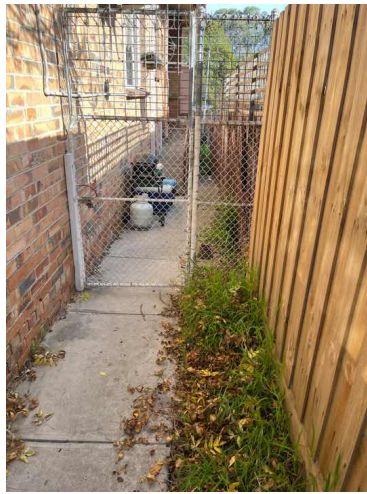
Bark covering ground prevents accurate assessment of fall. Bark is not recommended as is conducive to termites and recommended that you remove and assess fall of finished ground surface.

Stones covering ground prevents accurate assessment of fall.

Excessive growth - unable to assess. Cut back and re-assess.

**The general adequacy of site drainage is not included in the standard property inspection report as Comments on surface water drainage are limited because surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a smoke or camera test be obtained to determine any illegal connections, blocked or broken drains and a drainage plumber engaged to assess adequate fall and drainage around the home.**





## **SHEDS**

### **Shed Condition**

The shed is considered in poor condition & repairs/replacement should be considered.

Shed cladding rusted - repair at leisure.

Rot evident in shed framing - repairs by carpenter required.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

The roof had damaged sections. Have repaired.

Water Ponding in sections of the roof - this expedites rust. Engage a qualified plumber for advice/repair.







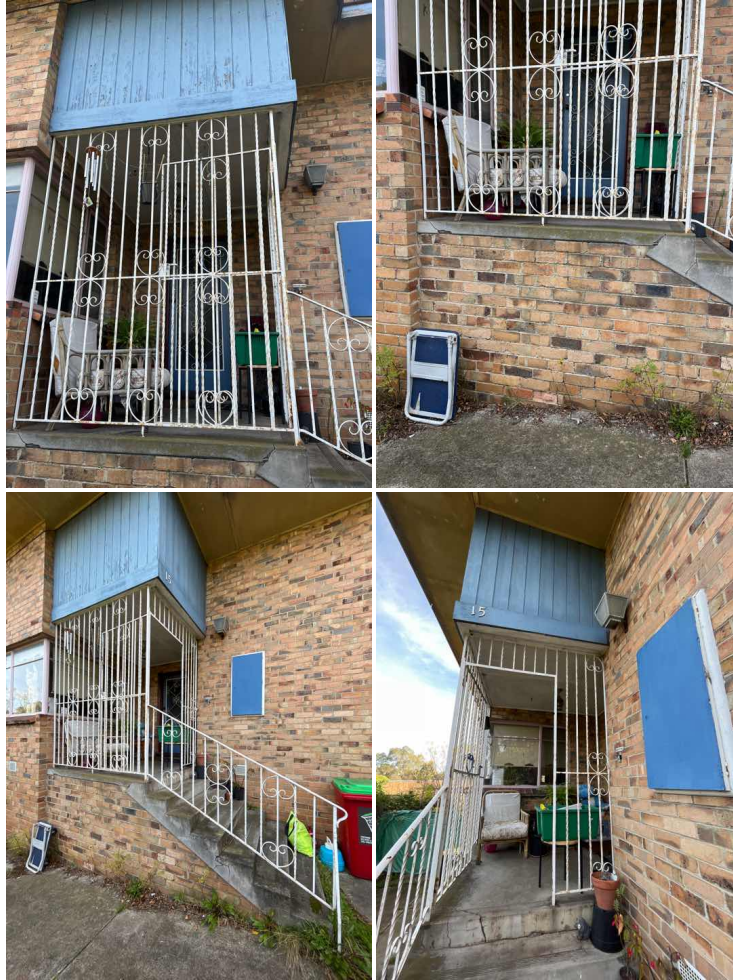


## ENTRY PORCH

### ENTRY PORCH

#### Overall Condition

On inspection, defects were noted that may require further assessment & recommendations by licensed tradesperson.



#### Flooring Condition

General aging to path/flooring areas. Minor upkeep recommended.

Porch/patio general settlement cracks evident- Whilst these cracks appeared to be minor at the time of inspection, we recommend you monitor these cracks & if worsening occurs contact a qualified concreter for advice/repairs.



The entry area concrete slab has subsided/dropped/large cracks. This is often observed in older homes due to poor footing construction - Engage a qualified concreter to assess/repair.



### Wall Siding

General age deterioration and wear to areas - General maintenance / upkeep to areas required.

Settlement cracks in areas. Monitoring for 12 months advised & if widening subsequently occurs it will require assessing by a structural engineer or brick layer.



### Ceiling Lining

Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.

Mould evident in sections of the ceiling - requires cleaning & if re-occurs, engage a mould specialist to assess.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

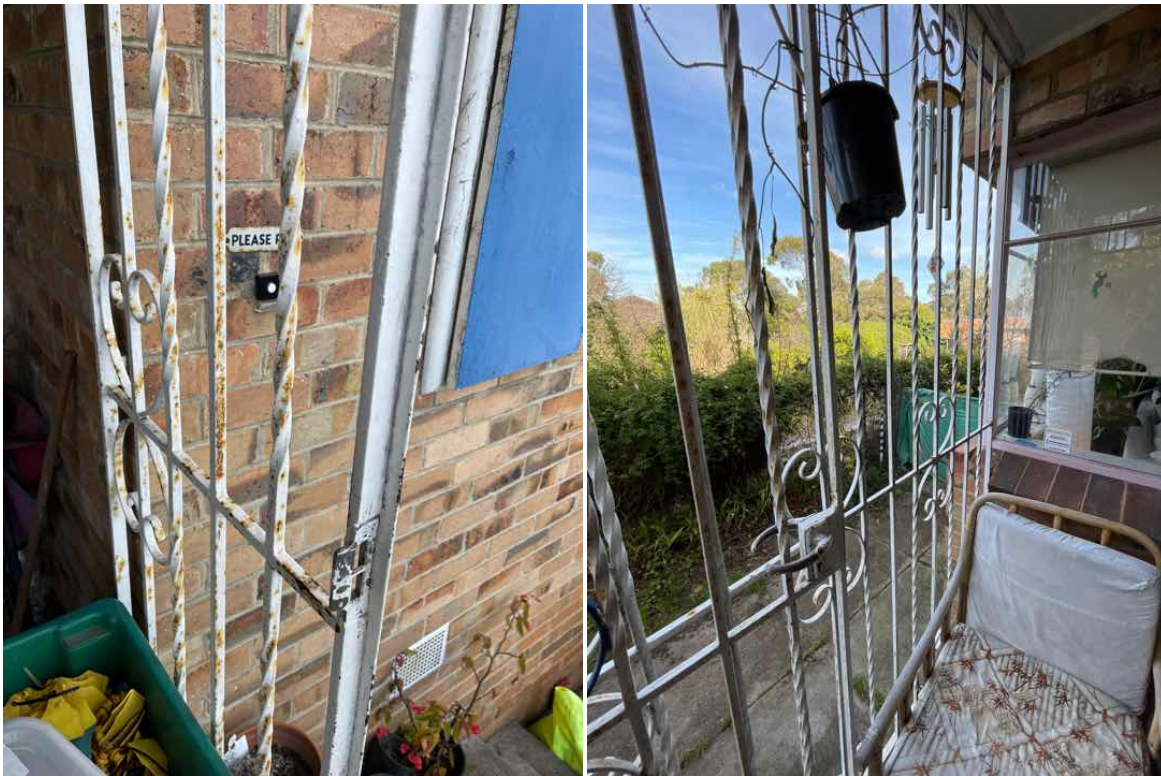
Paint on lining has deteriorated in areas. Have prepped and painted.



### Columns & Posts

Rust deterioration evident on sections of posts/components - Engage a qualified trades person to assess with view of restricting / repairing the rust.





## Roof & Framing

No access to entry roof frame.



# DOORS

## HOUSE DOORS

### Front

General age and/or wear and/or deterioration to door/components - General maintenance works required.



### Rear

General age and/or wear and/or deterioration to door/components - General maintenance works required.

### Side

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## ROOF & COMPONENTS

### ROOF CLADDING

#### **Roof Tiles Condition**

The upper level roof and components could not be inspected as too high to reach by ladder. Viewed from a distance.

The roof lining is fibrous cement sheeting. Note: We recommend an asbestos inspection be conducted by a licensed asbestos inspector prior to a decision to purchase.

#### **Roof Sheet Condition**

The upper level roof and components could not be inspected as too high to reach by ladder. Viewed from a distance.

The roof lining is fibrous cement sheeting. Note: We recommend an asbestos inspection be conducted by a licensed asbestos inspector prior to a decision to purchase. Considered a potential Safety Hazard.

### CHIMNEYS & FLUES

#### **Chimney / Flue Findings**

The metal flue / components have rust sections - Engage a qualified plumber to replace prior to excess rust.

Flashing rust in sections around chimneys/Flues - A qualified plumber should be engaged for advice & recommendations regarding replacing to prevent potential leak related damage.

Fibrous Cement Flue material. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector to remove.

### FLASHINGS

#### **Flashing Findings**

Flashing rust in sections - A qualified plumber should be engaged to repair to prevent potential leak related damage in future.

### GUTTERS

#### **Gutter Findings**

No access to upper gutters - too high.

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

Gutter ponding - This can relate to poor fall, inadequate down pipes, gutter or debris build up. If debris presence has been noted above clean same out & re-assess for any ponding. If clean guttering is ponding it can be a blocked down pipe or the guttering fall is inadequate. A qualified roof plumber should be engaged to Assess/Repair.

Gutter surface rust in sections - replacement recommended in near future.



## **DOWN PIPES**

### **Down Pipe Findings**

Down pipe/s not connected to storm water discharge - Down pipes not connected to storm water have the potential to cause differential settlement to the footings and rising damp in masonry homes. A qualified plumber should repair as soon as possible.

Leaking down pipe joins visible. This can be conducive to termite infestation and cause water damage to areas. Repairs by plumber recommended.

Rust penetrations in down pipe. Over time, this has potential to cause differential settlement to the footings and rising damp in Masonry dwellings. A qualified plumber should be engaged to replace.

We can not ascertain if down pipes are blocked or leaking in the absence of rainfall. We can not ascertain if down pipes are damaged sub surface as they need to be revealed. We advise that you check for leaks and overflowing gutters during heavy rainfall which may indicate a blockage.



**PLEASE NOTE**

**Please Note**

**ROOF ACCESS RESTRICTIONS** - Due to safety of our consultants, we need to have full access to the roof void to be able to assess the roof frame before we will walk on any roof. Numerous tradespersons have fallen through roofs due to timber batons under the roof cladding missing, broken or rotten.

The roof covering and components are not walked on if a full inspection of the roof frame could not be carried out.

Generally, issues that prevent roof access can include, access height over 2 metres (need fall protection), steep pitch, wet/slippery surfaces, deteriorated tiles/covering.

Not being able to walk a roof limits our inspection which can result in defects going undetected, e.g. cracked tiles, flashing gaps and the like. We do not place ladders anywhere near power supply lines and these areas are excluded.

Occupational Health & Safety Regulations - Control Measures as per Section 41 of Compliance Code - Work Safe Victoria states passive fall prevention devices are required for potential falls of 2 meters or more. This includes Scaffolds, perimeter screens, step platforms, perimeter guard rails, elevated work platforms guard railing edges of roofs and safety mesh. If you require us to inspect roofs and components over 2 meters high please arrange the above safety fall devices and we will be happy to inspect.

We try to inspect each elevation of roofing from a 3.6 meter ladder and defects to roofs, gutters, flashings, downpipes, chimneys, flue may be present in areas we can't see.

The roof findings in this report is an opinion of the general quality & condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.

This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.



# WALLS

## MASONRY

### Masonry Condition

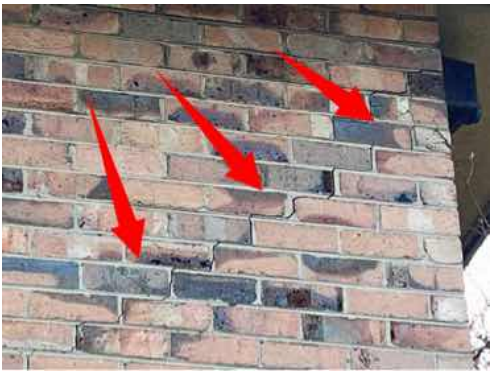
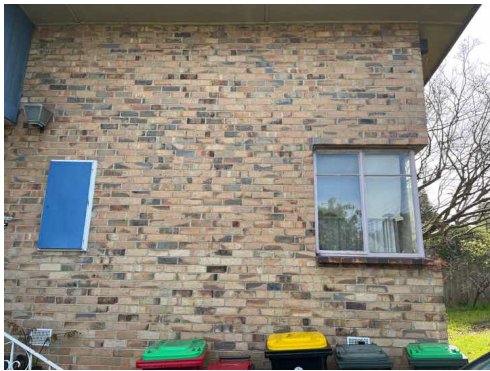
1-5 mm wide Settlement cracking visible on External wall areas. You must monitor the crack/s for 12 months & if further opening / widening / lengthening occurs contact a licensed structural engineer for advice & recommendations. See information section regarding wall cracks.

Brick fretting on wall section/s. This can be associated with damp/drainage issues. Further investigation required by a qualified damp proofing & drainage specialist for advice & recommendations.

Damaged brick/s sections. Engage brick layer to assess / replace.









### **Mortar Condition**

General ageing & deterioration to brick mortar sections - This is common in older dwellings we inspect & can be associated with surface water ponding alongside walls, excessive watering over time - Engage a qualified brick layer for advice & recommendations regarding repair.

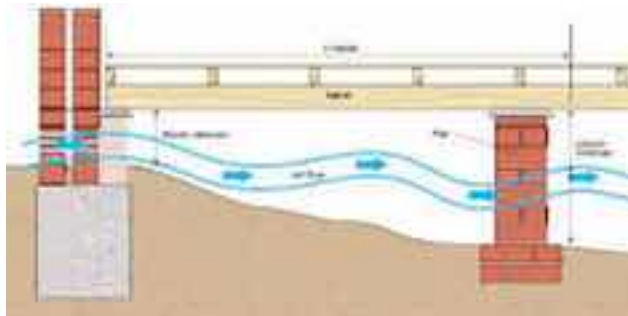
### **Control Joints**

No control joints.

## **SUB FLOOR VENTILATION**

### **Findings**

Subfloor ventilation is acceptable.



## **RISING DAMP**

### **Rising Damp Findings**

Salt Residue visible on lower external wall areas. This is normally associated with Rising Damp/poor drainage/ water ponding alongside walls - Engage a qualified damp proofing specialist for advice & recommendations as soon as possible.



# WINDOWS EAVES & FASCIA

## WINDOWS

### Window Information

**Window Flashing** - we are not able to ascertain if all windows at this dwelling are adequately sealed or flashed to prevent water ingress as we would need to remove cladding and components. We can only assess by presence of leaks or stains at the time of the inspection. Please assess after period of heavy rainfall.

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

### Window Findings

General ageing / deterioration in areas of windows/components. General upkeep or maintenance advised.

Sections of the external windows have paint deterioration - Engage a qualified painter for repairs.

Deterioration of sections of window putty was observed - A qualified glazier should be engaged for minor repairs.

Window pane cracked. Engage a qualified glazier to repair/replace as soon as possible. Cracked windows can be a safety hazard.

Lintel rust in sections. This may cause cracking in wall linings above the window - A qualified brick layer should be engaged for repairs & recommendations regarding restricting rust or replacement.

Rust is evident in sections of the homes window framework. Some areas should be repaired. A qualified carpenter should be engaged for advice & recommendations regarding restriction of rust.



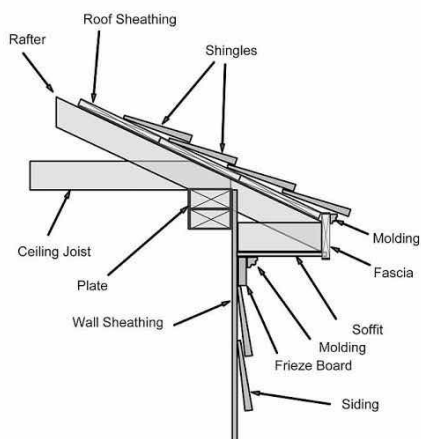


## **FASCIA**

### **Fascia Findings**

Minor deterioration & ageing evident to timber fascia. Maintenance works, general upkeep should be carried out. Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.

Fascia





## **EAVES**

### **Eave Findings**

Minor eave deterioration & ageing evident - Maintenance works, general upkeep should be carried out. Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

Timber fungal decay visible in sections - A qualified carpenter should be engaged to assess/repair.

Sections of the Eaves have paint deterioration - Engage a qualified painter to paint/seal.

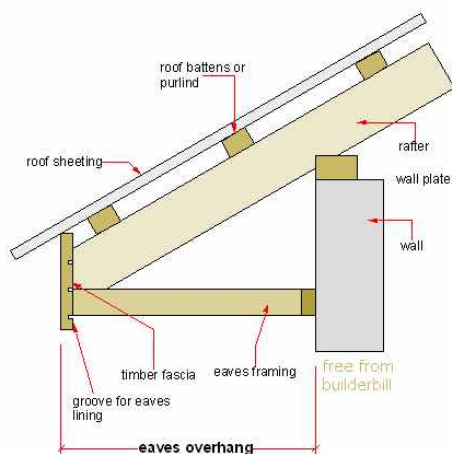
Quad deteriorated or detached in areas - Contact a Licensed carpenter for minor repair or replacement.

Eave lining stains detected in sections. Appears current leak related. Engage a licensed plumber for to assess/repair as required.

Eaves damaged in sections. Replace at leisure.

Eave detached in areas. Have carpenter repair.

Staining under pipe penetration. Likely a flashing leak. Have plumber assess and repair as required.







## **BARGE BOARDS**

### **Barge Board Findings**

Minor deterioration & ageing evident to Barge Board Timber - Maintenance works, general upkeep should be carried out.

Paint / finish deteriorated in areas & is in need Sanding back affected areas & painting required.

Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.

## **DECORATIVE TIMBERS**

### **Decorative Gable Findings**

Minor deterioration & ageing evident to Decorative gable timber areas - Maintenance works, general upkeep should be carried out.

Paint / finish deteriorated in areas & is in need Sanding back affected areas & painting required.

Timber fungal decay (rot) visible. A qualified carpenter should be engaged to repair/seal all affected timbers.

## PLUMBING

### HOT WATER UNIT

#### Hot Water Unit Findings

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



### EXTERNAL PLUMBING PIPES

#### Plumbing Pipes

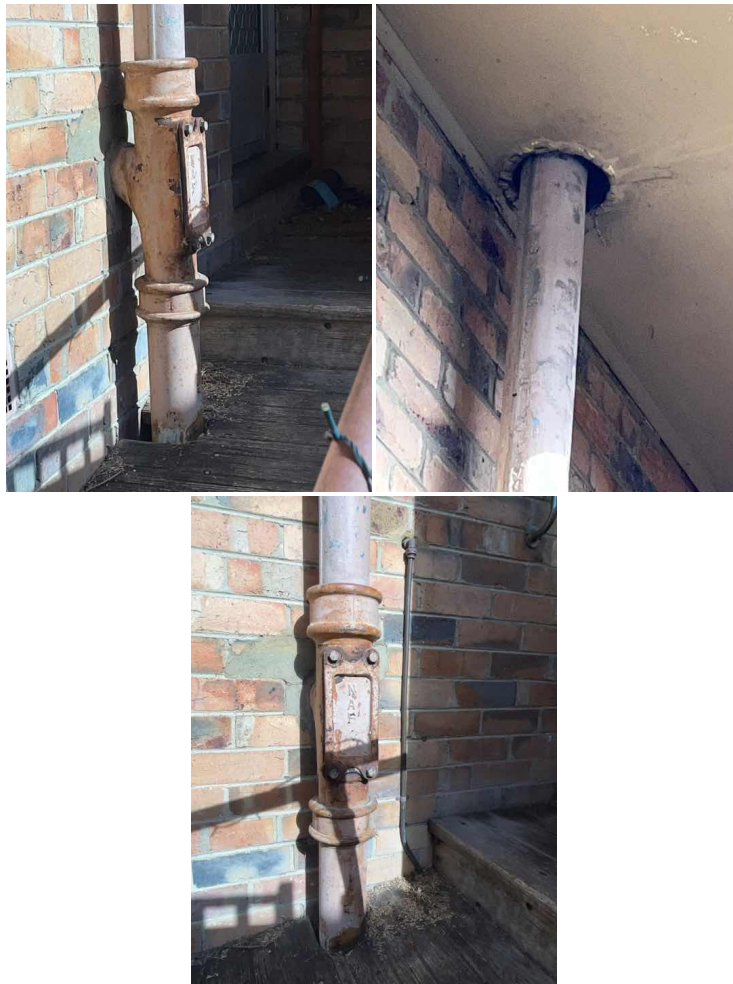
Opening/gaps between plumbing & wall penetration - Plumbing holes are defective if they are not properly grouted. Engage a brick layer or plumber to rectify.

Settlement/cracking visible in sections of the plumbing concrete base connection - Engage a qualified plumber for advice & recommendations.

The plumbing is poorly sealed to the base drain in areas - Engage a qualified plumber to seal to avoid blocking.

Rusted pipe work - Have plumber assess & repair as required.





## **HEATING & COOLING**

### **Unit Findings**

The unit/s themselves were sited & appeared in reasonable condition with no major rust or visible leaks. Units were not operated.

We advise that you have all heating/cooling units tested and serviced by a contractor as soon as possible as it is not known when last tested/serviced.

The split system overflow requires diverting to a drain or further from the dwellings wall or footings. Excess water ponding alongside walls & into perimeter footings has the potential to cause rising damp, differential settlement & wall cracks over time. It is also conducive to termite infestation. Engage a plumber to rectify.

Rust deterioration evident on heating or cooling unit sections - Engage a qualified plumber for advice & recommendations.

General Age and/or Damage to unit/s. Engage a heating/cooling contractor to assess & test.





## **PLEASE NOTE**

### **Note**

**We are not plumbers. Hidden leaks in pipe work not visible, plumbing operability, Compliance with Australian Standards and/or Regulations does not form part of this report as is outside the scope of AS 4349.1 - we do not operate heating or cooling units, ovens, rangehoods, dishwashers or the like. Heating and Cooling units are only checked for visible defects like rust, detached/damaged ducts. No testing or operability of the unit/s mentioned above is carried out - this can only be conducted by a licensed plumber or electrician and we recommend you have all heating and cooling units tested by a licensed trades prior to purchase. Water hammer is only reported on when normal closure of taps, not fast, sharp closure. We strongly recommend you engage a licensed plumber to assess for any leaks from pipes internally that are not visible. This should be done prior to purchase.**



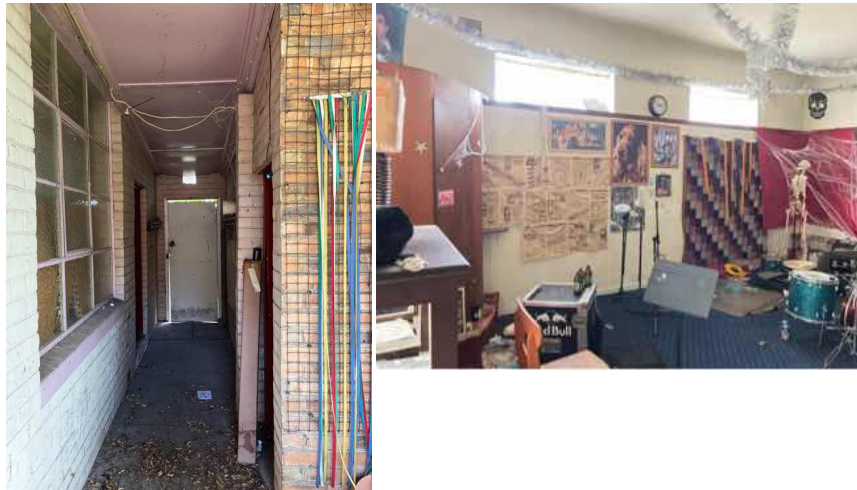
## GARAGE INTERNAL

### INTERNAL

#### Overall Condition

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

Storage restricted full access and therefore defects may exist in areas not able to be inspected





## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Major Cracks - Excessive, multiple or wide cracking visible - Contact a qualified structural engineer for further advice & recommendations as soon as possible.

Uneven ceiling sections. Have plasterer assess.

Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

Frame separated in sections. Have carpenter assess and rectify.

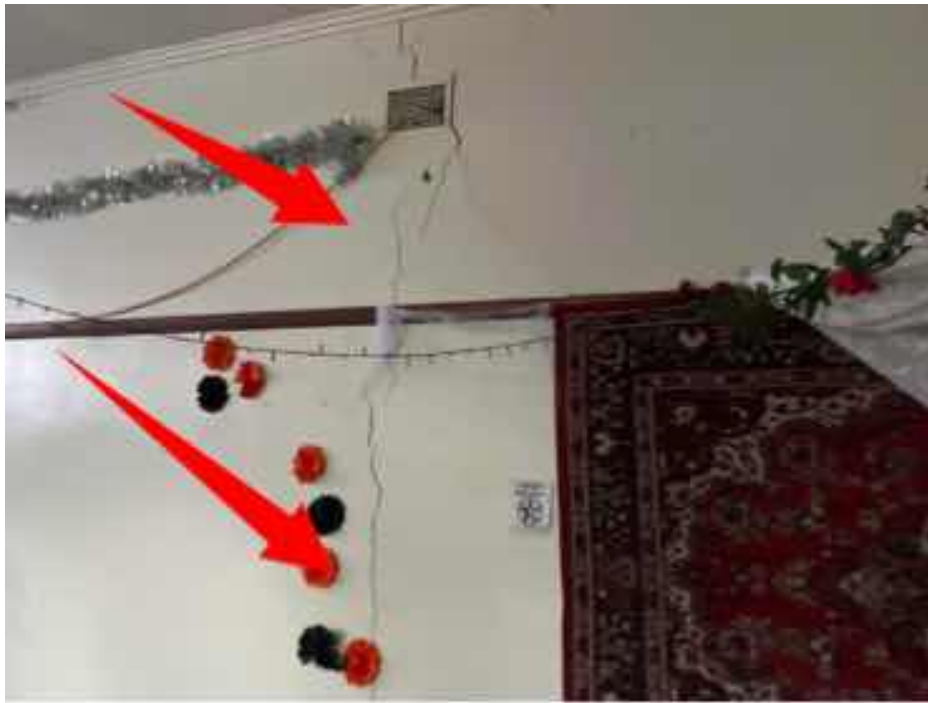
## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.

Major wall Cracks - Excessive, multiple or wide cracking visible - Contact a qualified structural engineer for further advice & recommendations.

Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.



## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring



General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

## BUNGALOW INTERNAL

### ELECTRICAL SAFETY

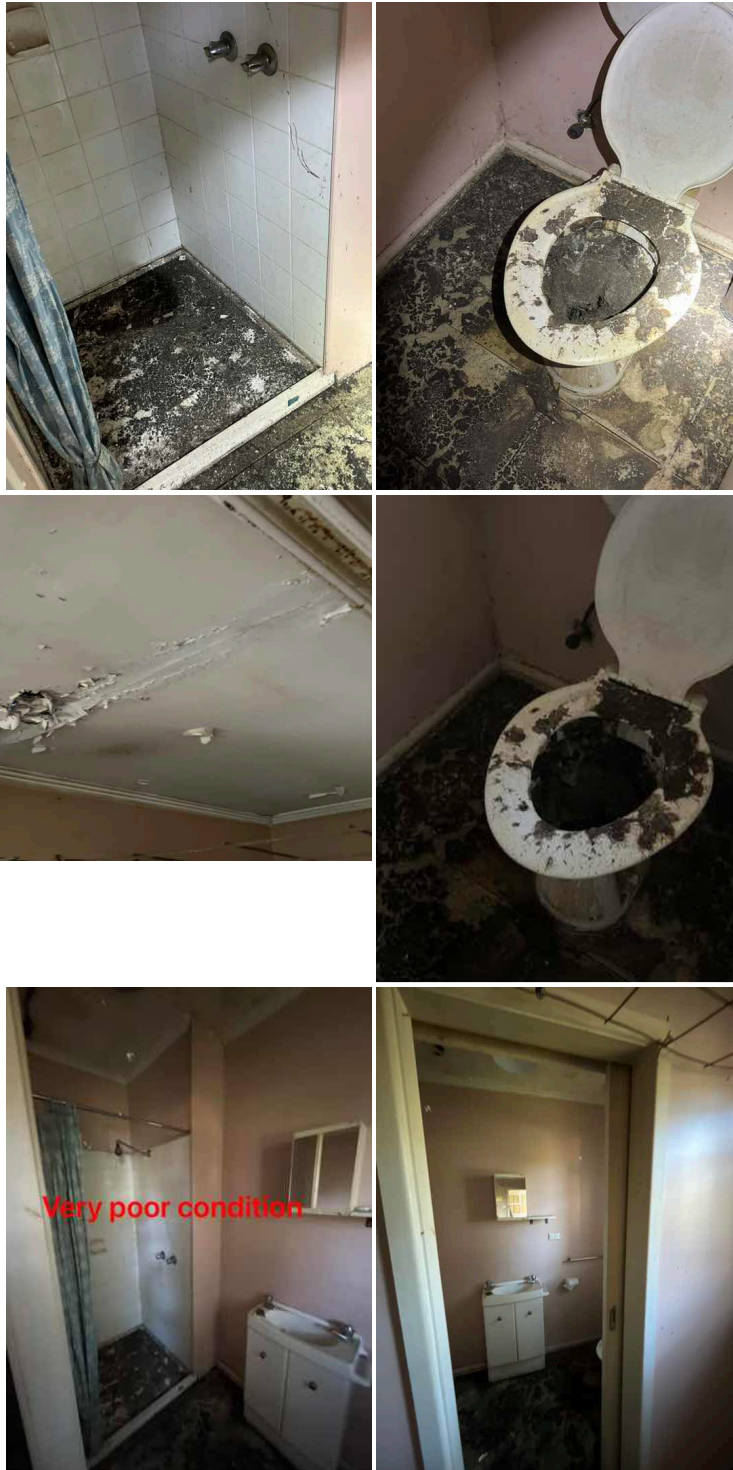
#### Electrical Findings

No smoke alarm was fitted. Engage a qualified electrician to install a smoke alarm.

### BATH 1

#### Overall Condition

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



## Door Opening

The door has been removed.

## Leaks from Shower

Old damage to flooring. This is possibly been caused by past leaks from the shower recess. Have a carpenter assess and repair as required

## Leaks from Toilet

No visible evidence of excess moisture emanating through to surrounding walls or skirting board from toilet leaks.  
No excess moisture readings obtained.

## Vanity/Sink

General age deterioration & wear to sink, cupboards & benches. Considered a maintenance/upkeep defect where replacement/updating is optional.

The vanities are not connected. Have plumber rectify.

Mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.

## Shower/Bath

Shower mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.

General age deterioration to shower base. Replace as required.

## Toilet

General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.

## Ventilation

No Exhaust fan fitted. One is only required if no operable window but advise to have one installed regardless to prevent paint deterioration & mould.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Plaster cracks in sections - Possible settlement/shrinkage related. Engage a qualified plasterer for advice & recommendations.

Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.

Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

## **Walls**

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

Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.

Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.

Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

## **Windows**

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## **Flooring**

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Sections of the floor tile grouting has deteriorated / cracking - Grout deterioration can enable water intrusion over time. Engage a qualified tiler to repair.

Sections of damp damage/rot in flooring - appears old damage. Engage a qualified carpenter for repair/ replacement.



## **LOUNGE**

### **Overall Condition**

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



### **Door Opening**

The door has been removed.

### **Ceiling**

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.

Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.

Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

## **Walls**

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Mould evident in lining sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

## **Windows**

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## **Flooring**

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

## **KITCHEN**

### **Overall Condition**

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



### **Sink & Bench Top**

General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.

Evidence of past leaks/damage to vanity areas - general repairs as required. Monitor for potential leaks in future.

Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.

No operable hot water. Have assessed by plumber.

### **Door Opening**

General age and/or wear and/or deterioration to door/components - General maintenance works required.

### **Ceiling**

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

## **Walls**

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

## **Windows**

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## **Flooring**

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.



# HOUSE INTERNAL

## ELECTRICAL SAFETY

### Electrical Findings

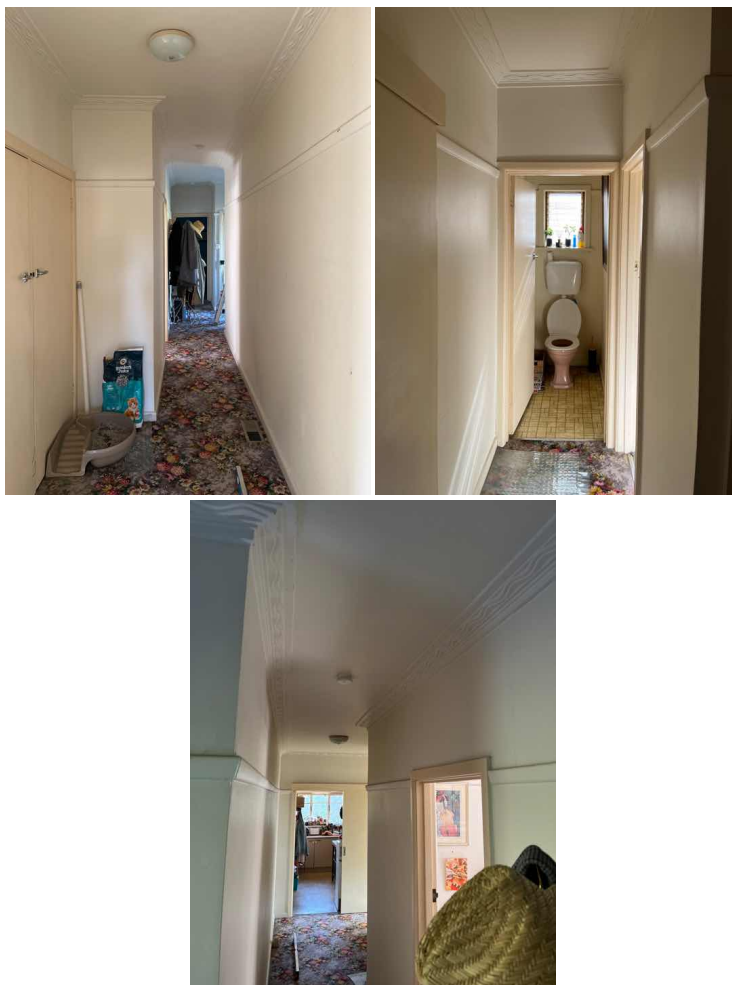
By Law, We are not permitted to test electrical points, appliances or smoke detectors for operability or correct installation. This must be done by a qualified electrician. Please have a fully licensed electrician assess same. The smoke detector is not connected adequately. Have electrician assess.

There were damaged switches/points in areas. Have a qualified electrician assess and repair as required.

## HALLWAY

### Overall Condition

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



### Door Opening

The door was found to be in acceptable condition for the age of this dwelling.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Patching of past cracks visible. These may reopen in the future. Monitoring advised and if further opening occurs reassessment will be required.

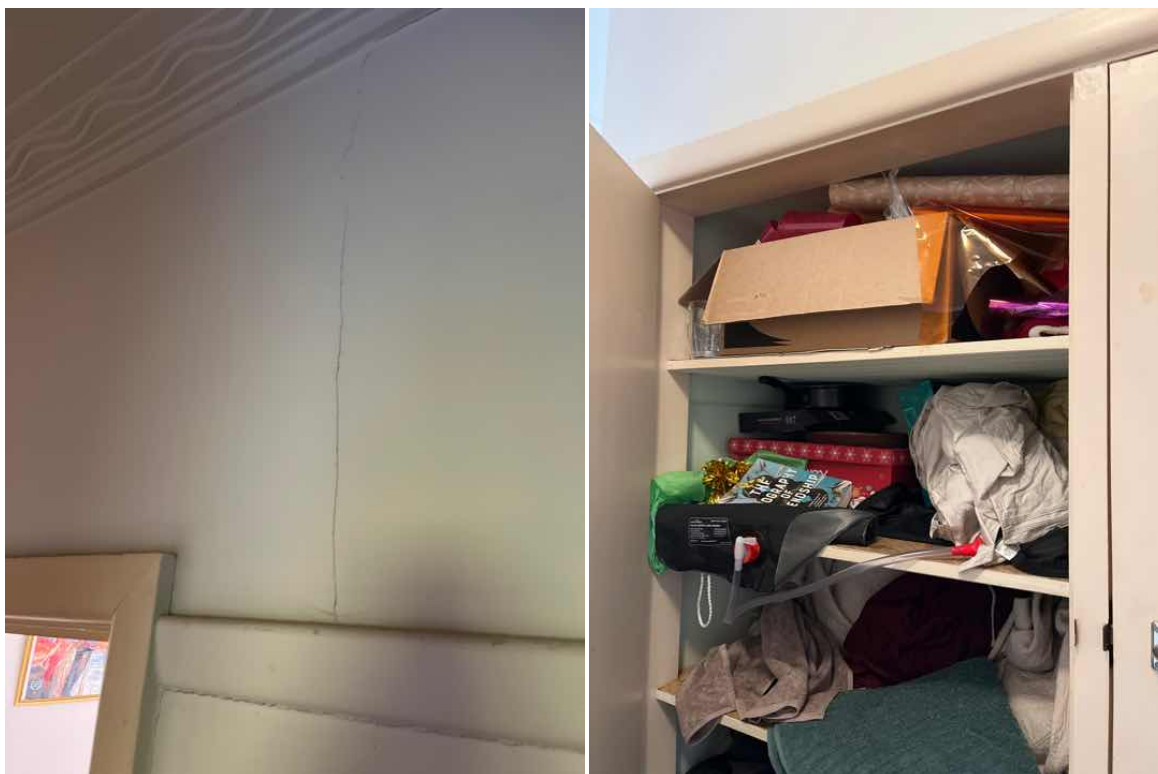
Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.

## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Patched wall cracks visible - I am unable to guarantee that these patched areas will not re-open in the future. If further opening occurs the affected areas will require immediate assessment by a qualified carpenter.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.



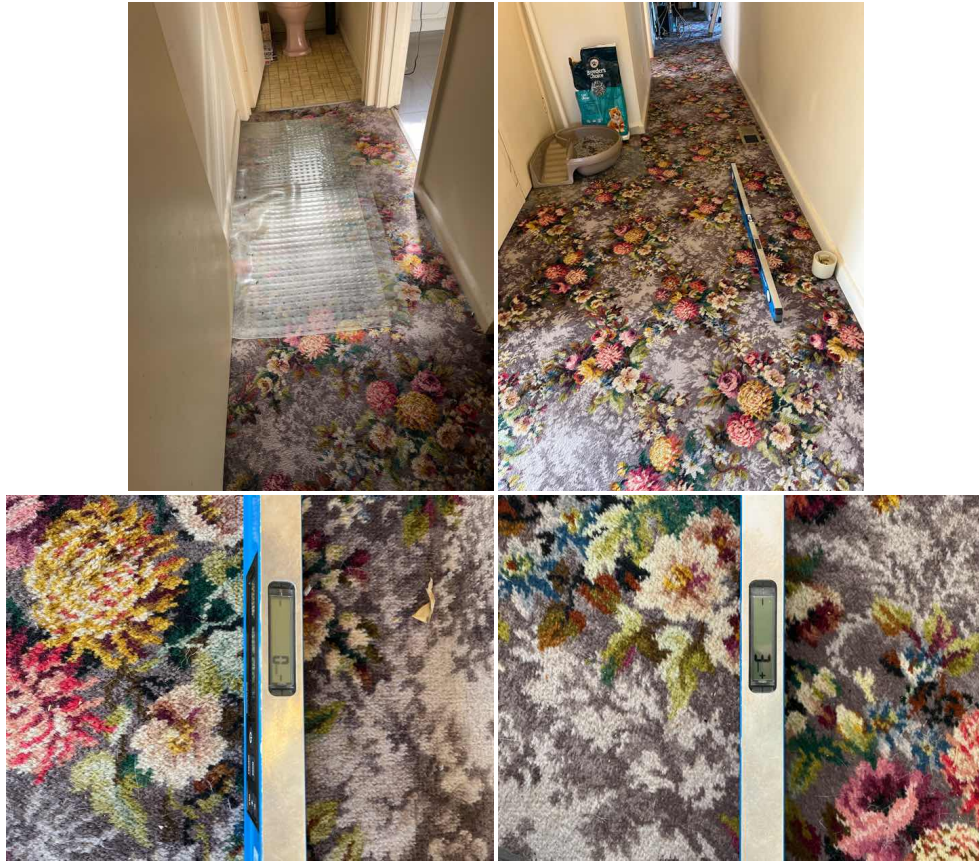
## Windows

The windows were found to be in acceptable condition.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/ deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## BEDROOM 1

### Overall Condition

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



## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.



**Ceiling**

Acceptable condition.

**Walls**

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

**Windows**

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

**Flooring**

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/ deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## **BEDROOM 2**

### **Overall Condition**

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





## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

Binding evident in door - Engage a qualified carpenter to assess/repair. See Note re binding doors.

Door was not lock closing (able to open without turning handle) - This can relate to some differential settlement in the footings, frame movement, age, expansion, shrinkage & the like. A qualified carpenter should be engaged to repair at leisure.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

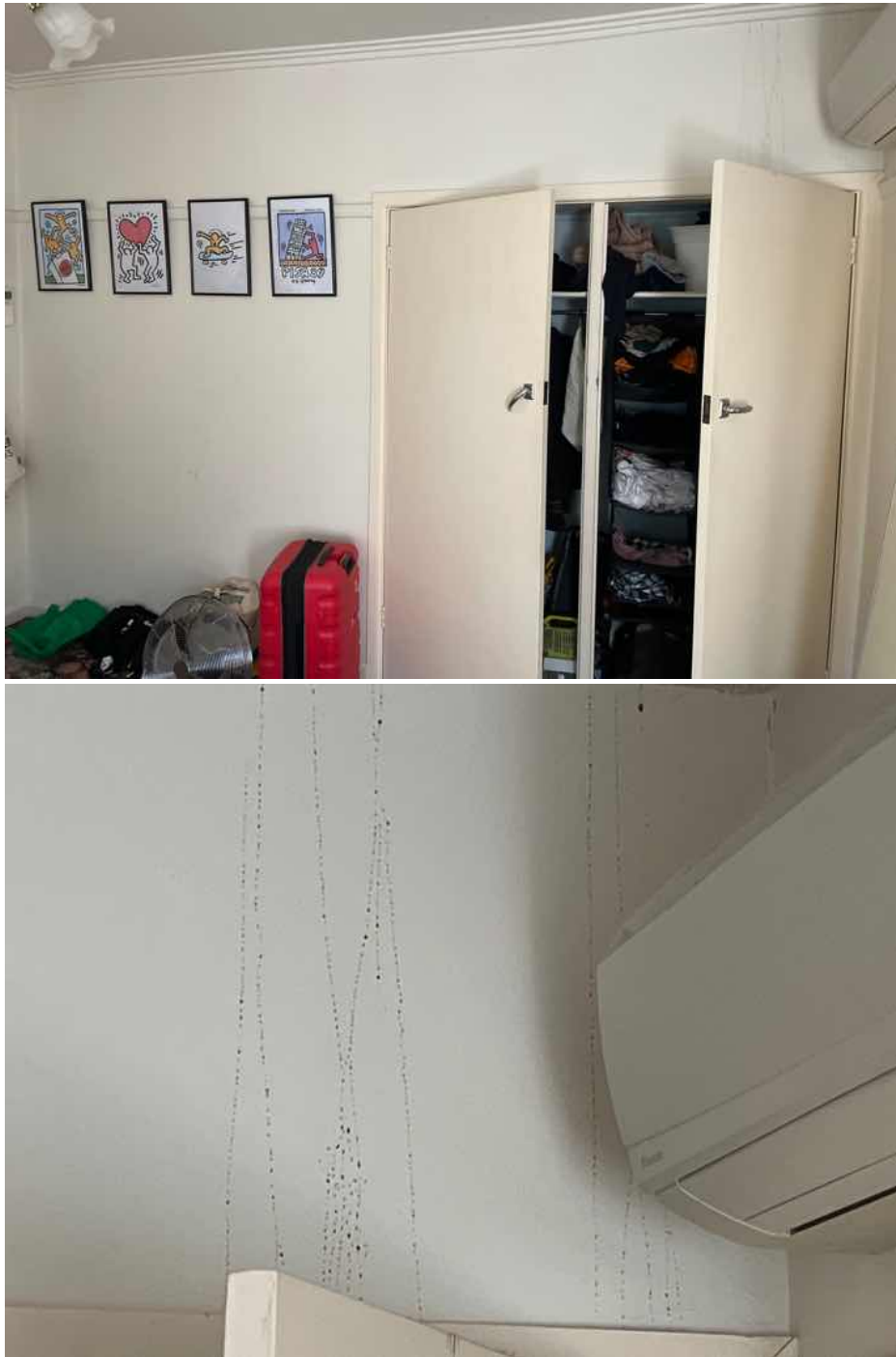
Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.

## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.

Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.



## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.



## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

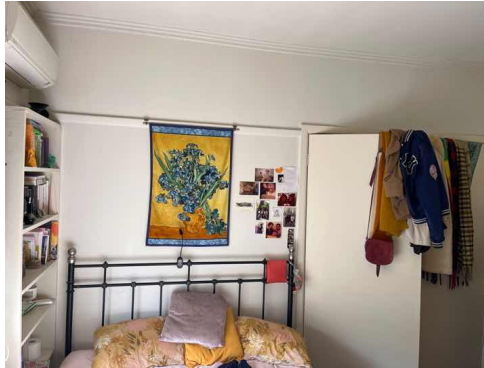
Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## BEDROOM 3

### Overall Condition

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



## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.

## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.

## Windows

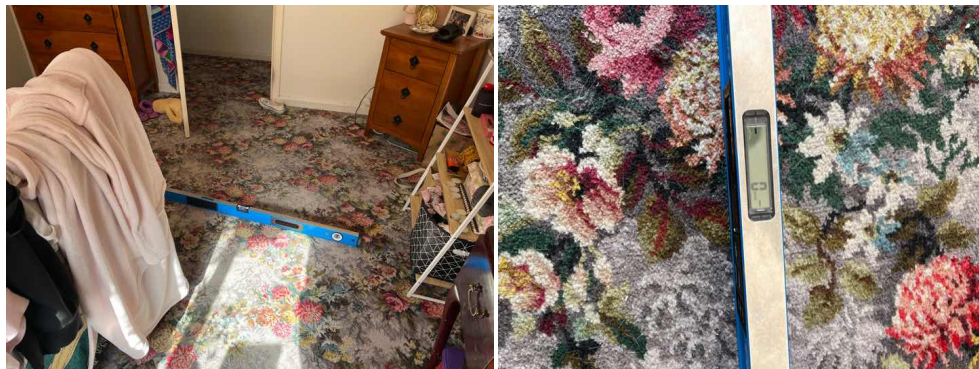
General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess immediately - homes levels & adjustments may be necessary.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## **LOUNGE**

### **Overall Condition**

Serviceable condition with no notable structural defects sighted.



### **Door Opening**

General age and/or wear and/or deterioration to door/components - General maintenance works required.

### **Ceiling**

Patching of past cracks visible. These may reopen in the future. Monitoring advised and if further opening occurs reassessment will be required.

Uneven ceiling sections. Have plasterer assess.





## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.





## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.





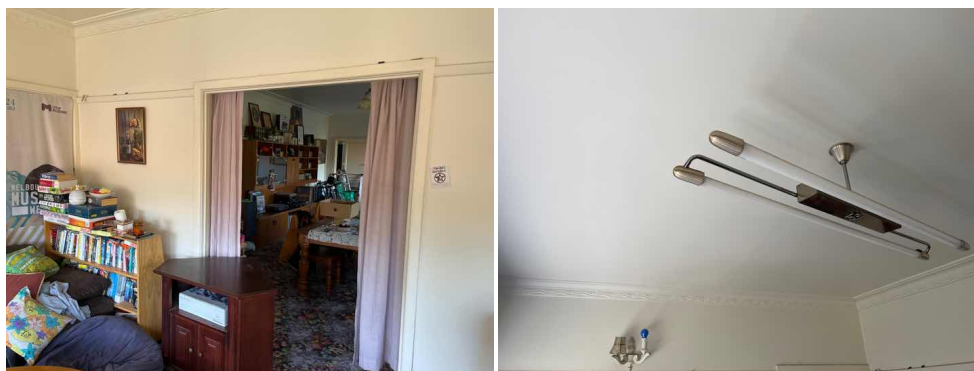
## **SITTING**

### **Overall Condition**

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







## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.



## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## DINING

### Overall Condition

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



### Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

### Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

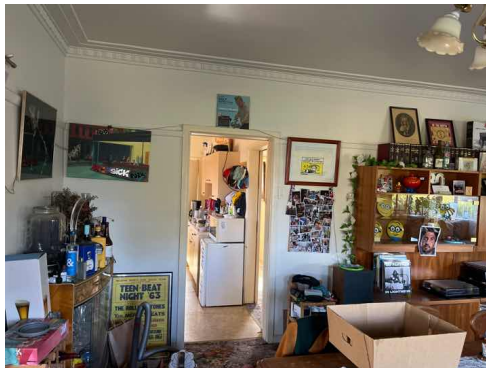
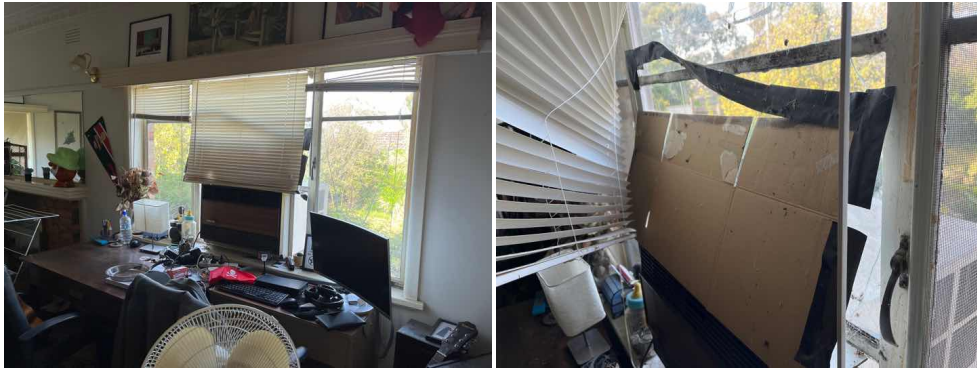
### Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

Cracked glass pane - A glazier should be engaged as soon as possible to replace as this is a potential safety hazard.





## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess immediately - homes levels & adjustments may be necessary.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship, fixings loosened/deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.







## **BATHROOM 1**

### **Overall Condition**

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



### **Door Opening**

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## Leaks from Shower

Appears current leak from shower recess into surrounding wall / skirting board areas. High moisture readings obtained in areas outside shower recess. Engage a plumber to assess and repair leaks. Potential timber bottom plate, stud and floor damage requiring assessing after plaster/linings removed.

Seal the shower screen junction.

Old damage to flooring. This is possibly been caused by past leaks from the shower recess. Have a carpenter assess and repair as required



## Leaks from Toilet

No visible evidence of excess moisture emanating through to surrounding walls or skirting board from toilet leaks. No excess moisture readings obtained.

## Toilet

General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.

## Vanity/Sink

General age deterioration & wear to sink, cupboards & benches. Considered a maintenance/upkeep defect where replacement/updating is optional.

Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/vanity.

Tile grout has aged / deteriorated. Have sealed by qualified tiler.  
Blocked sink - have plumber remove trap and clean/assess.



## Shower/Bath

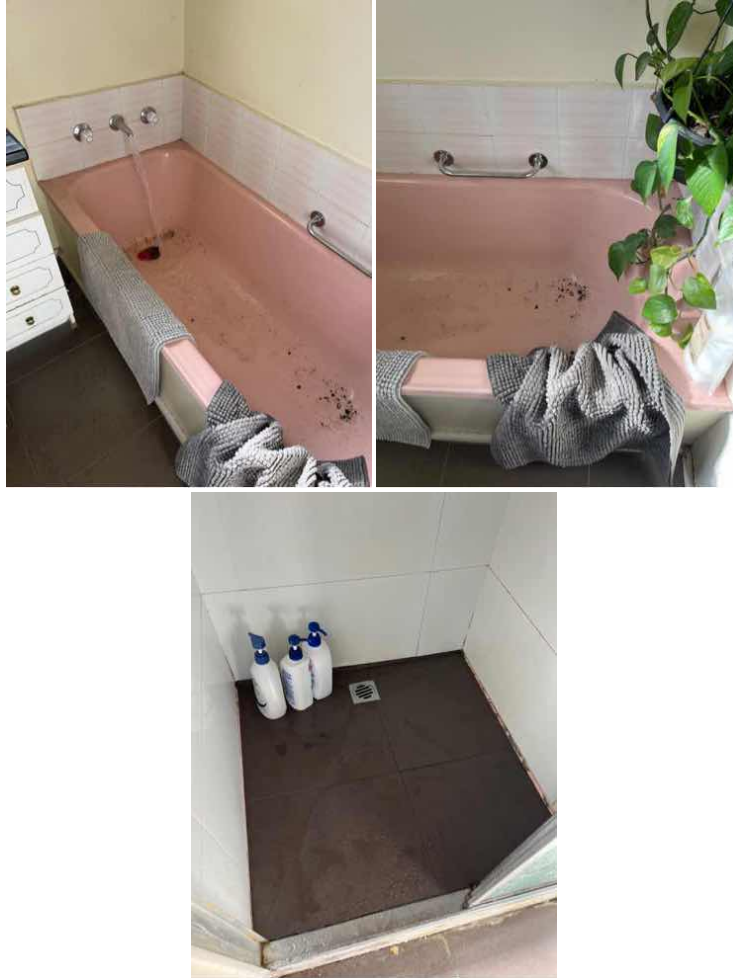
Shower mould present. Mould can be a health risk to some people. There are specialist companies who can assess & offer advice. I recommend having assessed by same.

The taps are stiff to open. A qualified plumber should be engaged to assess/repair. Normally replacing spindles will rectify.

Tile grout deterioration. Re-grout / seal the shower tiles and screen junctions - A qualified plumber or water proofing contractor should be engaged to assess/repair. Grout Deterioration can allow water ingress over time.

General age deterioration to shower base. Replace as required.

General age deterioration to bath base. Replace as required.



## Ventilation

Noisy Exhaust Fan. Have assessed by an electrician. May require cleaning, replacement or securing. The exhaust fan is loosely fitted to the ceiling. Engage an electrician to rectify.





## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.

Uneven ceiling sections. Have plasterer assess.

Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.

Mould evident in sections of the ceiling - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.



## Walls

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

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.

Excess moisture readings were obtained on the lower wall areas near the shower recess - This may be related to possible shower recess/tiles/base/pipe connection leaking. Engage a licensed plumber to ascertain if pipe leak related or shower recess waterproofing is required. We cannot guarantee (if timber framed) that timber wall framing members behind showers/wet areas are not damaged by water unless an invasive inspection is conducted.

Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.

Skirting board damp damage - Excess moisture readings obtained indicating that there is a current leak from shower. A qualified carpenter should be engaged to assess if wall & floor framing damp damage exists in inaccessible areas & a plumber should assess for bathroom leaks.

Skirting board rot. Appears to emanate from a toilet leak. Have a plumber rectify ASAP.

Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.

Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.



## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Sections of the floor tile grouting has deteriorated / cracking - Grout deterioration can enable water intrusion over time. Engage a qualified tiler to repair.

Excess moisture readings were obtained on the floor areas near the shower recess - This may be related to possible shower recess/tiles/base/pipe connection leaking. Engage a licensed plumber to ascertain if pipe leak related or shower recess water proofing is required. We cannot guarantee that timber wall/ floor framing members behind showers/wet areas are not damaged by water unless an invasive inspection is conducted which I strongly advise you have conducted.





## **KITCHEN**

### **Overall Condition**

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



### **Sink & Bench Top**

Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/vanity.

General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.

Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.

Bench top/frame/cabinet decay from water penetration - Engage a qualified cabinet maker for advice & recommendations.

Unable to ignite all gas burners with igniter. Have Plumber assess / rectify.

Cook top is loose. Have plumber re-fix.

Damaged areas of oven. Have repaired  
Mould in cupboard areas. Have professionally assessed and cleaned.



## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Cornice cracks in ceiling areas - I recommend you contact a licensed plasterer for further advice & recommendations.

Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.

Ceiling stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice and recommendations and to assess damage to plaster and inaccessible framing.





## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.

Wall stains - Appear to have emanated from Roof Area. No moisture readings obtained from same. These may have been repaired, however a qualified plasterer should be engaged for advice & recommendations and to assess damage to plaster & inaccessible framing.







## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

Unevenness visible in sections of flooring - Possible causes - older homes have been re-stumped & not leveled adequately or could be some recent or past differential settlement in the footings. A qualified carpenter or stumping contractor should be engaged to assess - homes levels & adjustments may be necessary.

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Minor creaking in flooring sections - In some circumstances this can be due to workmanship and/or fixings loosened, deteriorated, dampness/rain during construction. A qualified carpenter should be engaged to ascertain cause & remedy.



## LAUNDRY

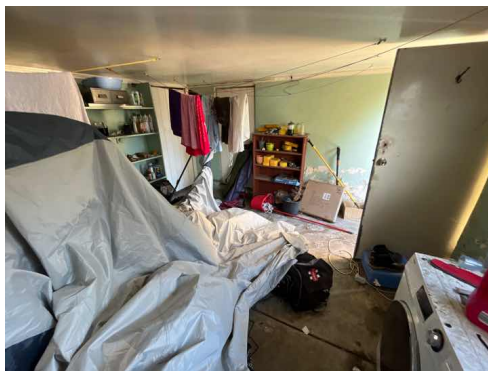
### Overall Condition

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









## Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

Timber fungal decay (rot) in door/frame components. Engage a qualified carpenter to repair/replace affected sections.

Damp damage to door/frame - It appears external water has damaged / penetrated areas of the framing. I am not able to ascertain if this is still occurring - can only be ascertained during heavy rainfall periods - If penetration occurs a qualified carpenter should be engaged regarding repair/sealing from weathering.

## Any Leak Damage

Timber skirting board damage in areas. Appears to be caused old leaks from wet area. Repairs recommended by carpenter. There maybe damage to framing behind this wall.

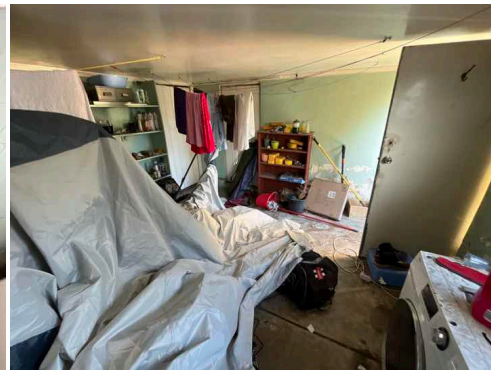
Wall damage in areas. Appears to be caused old leaks from wet area. Repairs recommended by carpenter.

There maybe damage to timber wall frame behind this wall.

Old floor staining visible. Typically caused by past leaks.







### Tub & Bench Top

Bench top and splash back junction sealing deteriorated - Re-sealing by a plumber or general maintenance contractor is recommended to prevent water access behind the benches/vanity.

General ageing & deterioration of the sink, cupboards and benches - Update kitchen as required.

Evidence of past leaks/damage to vanity areas - general repairs as required. Monitor for potential leaks in future.

Splash back grout age/deterioration - Engage a qualified tiler for advice & recommendations re sealing.

Bench top/frame/cabinet decay from water penetration - Engage a qualified cabinet maker for advice & recommendations.

## Ceiling

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

## Walls

General ageing to Walls & Components - This can be denting, wear, paint deterioration, previous wall patching, damage/age to switches/points and the like - A relevant trades person should be engaged to assess & repair as required.

Old damp damage to wall. Tested and dry today. Repairs by a plasterer recommended.

Detached or damaged skirting board. General maintenance recommended.

Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

Grout in wall tiles has deteriorated. Minor repairs/re-grout recommended.

## **SEPARATE TOILET**

### Overall Condition

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

**Door Opening**

The door was found to be in acceptable condition for the age of this dwelling.

**Leaks from Toilet**

No visible evidence of excess moisture emanating through to surrounding walls or skirting board from toilet leaks.  
No excess moisture readings obtained.



### Toilet

General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.

### Ventilation

No Exhaust fan fitted. One is only required if no operable window but advise to have one installed regardless to prevent paint deterioration & mould.

### Ceiling

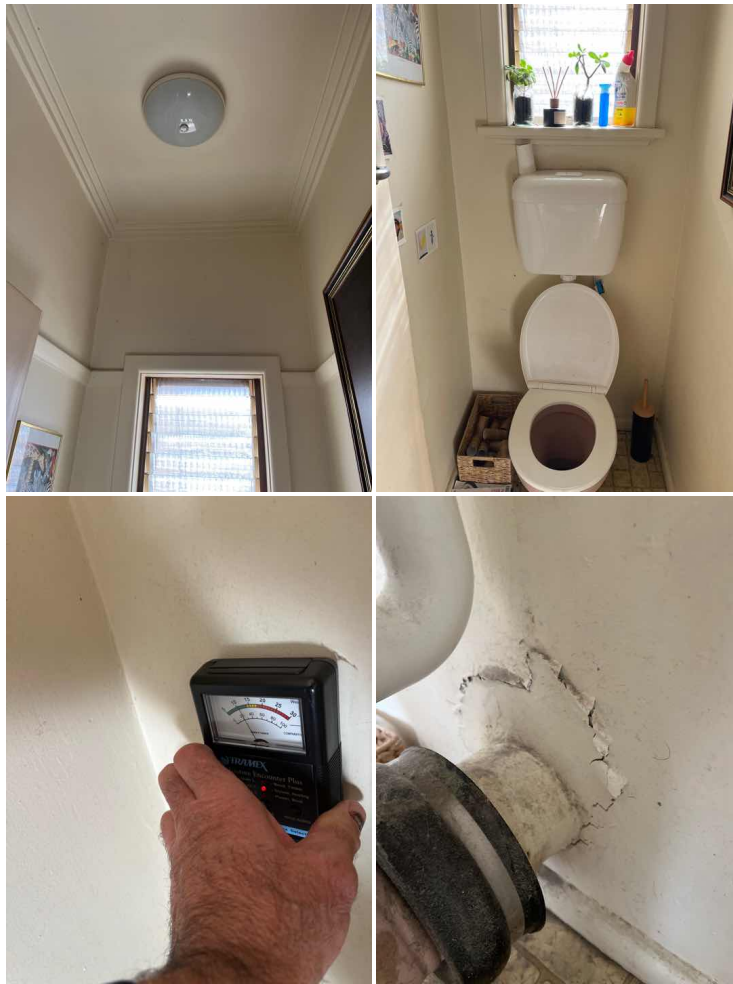
Acceptable condition.

### Walls

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

Settlement Cracks on wall areas. This can be related to differential settlement in footings, shrinkage in timber framing or poor plastering. Monitoring these cracks for 12 months is advised & if become wider or longer, you will need to contact a structural engineer to assess.



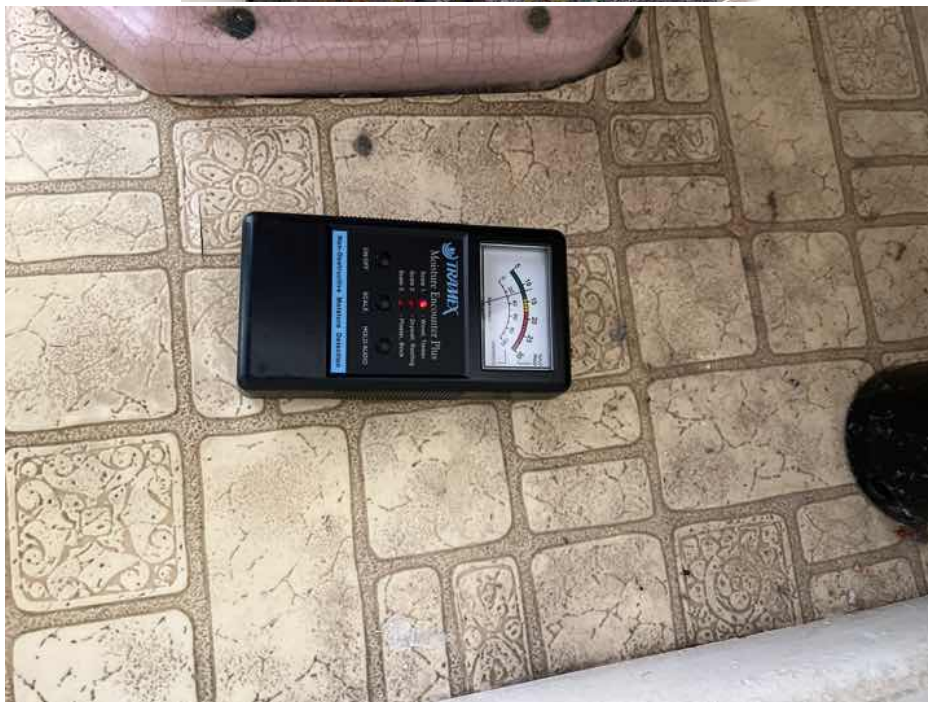


## Windows

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.



## **SEPARATE TOILET(1).**

### **Overall Condition**

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





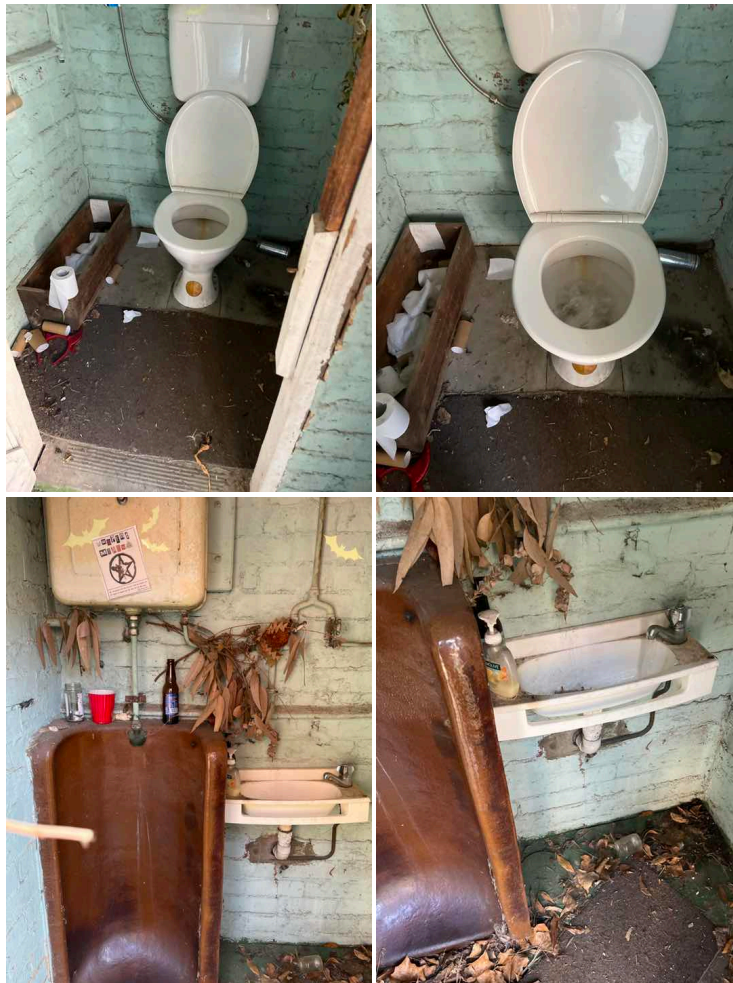


### Door Opening

General age and/or wear and/or deterioration to door/components - General maintenance works required.

### Leaks from Toilet

No visible evidence of excess moisture emanating through to surrounding walls or skirting board from toilet leaks.  
No excess moisture readings obtained.



### Toilet



General Ageing, wear, damage or deterioration of the toilet & components. Updating should be considered.

Toilet not flushing. Engage a plumber to assess.

## **Ventilation**

No Exhaust fan fitted. One is only required if no operable window but advise to have one installed regardless to prevent paint deterioration & mould.

## **Ceiling**

General ageing - this could be denting, paint deterioration, wear, previous patching, loose light fittings and the like on ceiling linings - A qualified tradesperson should be engaged to assess & repair as required.

Ceiling sagging/uneven in areas - Requires repair from a safety perspective - I recommend you contact a licensed plasterer for further advice & recommendations as soon as possible.

Plaster fixings are visible. This is normally associated with Paul workmanship more than anything.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

Rot evident in ceiling. Have carpenter replace.

## **Walls**

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

Grout in wall tiles has deteriorated. Minor repairs/re-grout recommended.

Carpenter Skirting board damaged or detached. I recommend repairs by a carpenter.

Mould evident in sections - we do not specifically report on mould type or hazards as per the Australian Standards AS 4349.1-2007 - we recommend you engage a mould specialist to assess & make recommendations as to cause and remedy.

Fibrous Cement Sheeting sections. We recommend an ASBESTOS Inspection be conducted by a licensed Asbestos Inspector prior to a decision to purchase.

## **Windows**

General age/wear, paint deterioration or patching to window areas. General maintenance works required by carpenter and/or painter.

## Flooring

General age, deterioration or wear and tear to sections of the floor linings. General repair and maintenance advised.

Sections of damp damage/rot in flooring - appears old damage. Engage a qualified carpenter for repair/replacement.

# ROOF VOID

## ROOF VOID

### General Disclaimer

#### ACCESS IN THE ROOF VOID

*Typically the building consultant requires at least 1.5 meter clearance to walk through a roof safely, however in some circumstances the entire roof void area and components may not be fully accessible. For example, to inspect the top plates on perimeter walls the roof cladding would need to be removed.*

**Attics with deep insulation** cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting a full review of the attic area from the hatch area only.

A **truss roof frame** will not be walked upon in the roof void due to live loads (the inspector) that can break bottom cords if timber knots present & can cause flex & subsequent ceiling lining damage. There is a limited review of the attic area viewed from the hatch only in these circumstances. The roof frame assessment does not include fixings, fasteners, bottom cord integrity because to accurately assess a truss frame tie downs, gang nails etc would involve removing insulation and could take 3-4 hours to complete. The truss will have been inspected during construction as part of the mandatory stage inspection requirements.

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation, framing, lath plaster ceiling linings, ceiling linings that have evidence of previous patching and/or truss roof frames. There is a limited view of the attic area viewed from the hatch only in these circumstances.

Only areas where safe and reasonable access is available were inspected. Access was not gained where there was safety concerns (too low, foil insulation, insulation covering joists) obstructions or where the space to inspect is less than the following: Roof void access door must be at least 500 mm x 400 mm, reachable by a 3.6 M ladder and within the roof void there is at least 600mm x 600mm crawl space and only if deemed safe to do so by the inspector.

### Overall Condition

A view only from the man hole was made. See Areas Obstructed / Restricted / Not Accessed for details. On inspection, defects were present that will require further assessing and recommendations by licensed and qualified trades persons, please read below for details.



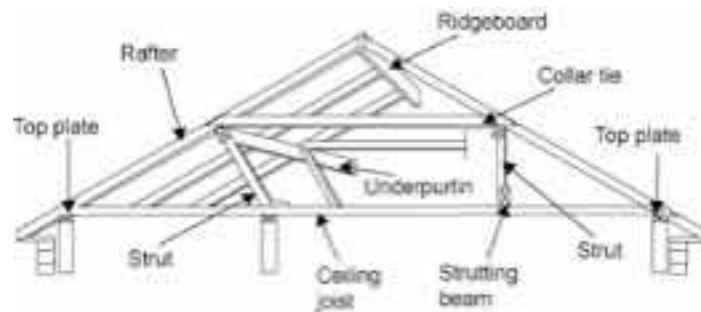






## Roof Frame Type

The roof frame is a conventional timber frame.



## Roof Frame Findings

No full access could be made to thoroughly inspect

The strutting of the roofing is considered inadequate/poorly fixed - Engage a qualified Carpenter to assess.



### **Roof Cladding Findings**

No full access could be made to thoroughly inspect

### **INSULATION**

#### **Type**

The roof space is insulated with fibreglass batts.

#### **Insulation**

General ageing/deterioration/debris build up. Consider replacement.

#### **Sarking**

No Sarking Installed

#### **Party Wall Gaps**

Not applicable.

## SUBFLOOR

### SUB FLOOR AREA

#### Overall Condition

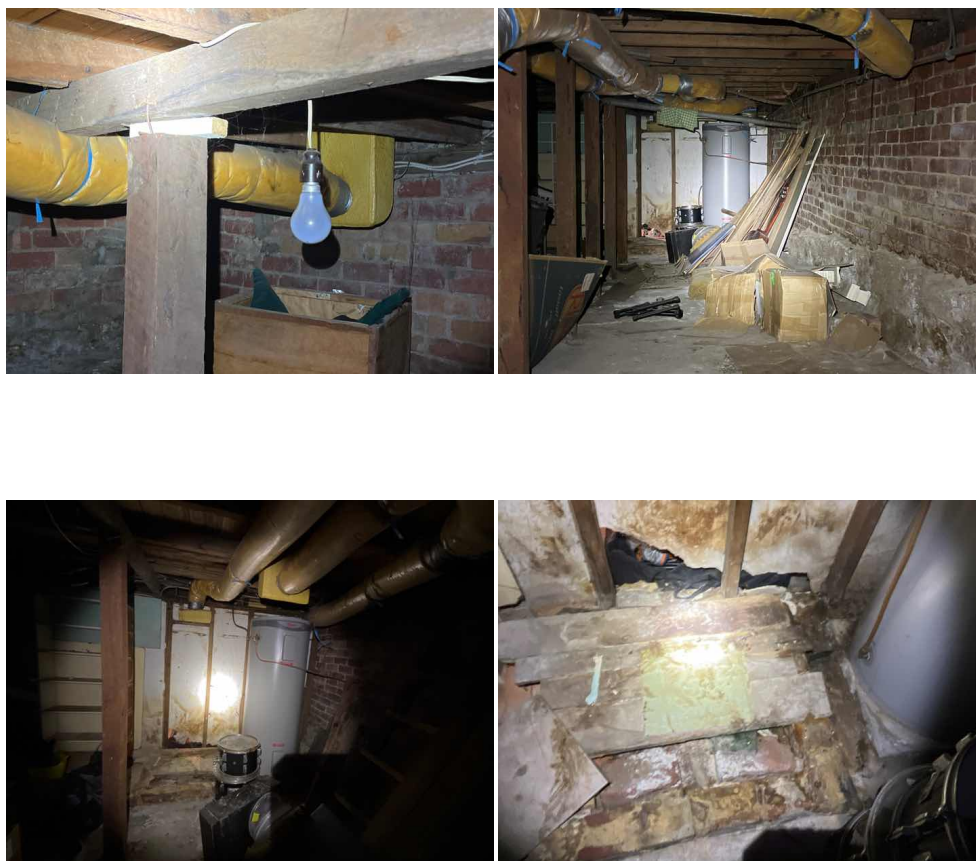
On inspection, defects were present that will require further assessing or repairs.











### Sub Floor Door

General age and/or wear and/or deterioration and/or minor unevenness to door/components - General maintenance works required.

### Subfloor Cleanliness

There was debris & other material in the subfloor, we recommend cleaning these to aid with ventilation and reduce the likely hood of rodents & pests.

Storage was placed under the home. Any stored or personal items including timber are not entirely inspected. Any timber stored must be elevated from the ground.

Cement sheeting laying in sub floor - possible asbestos - have removed by a builder or asbestos removal company.

### Soil Dampness

No Full Access to assess entire sub floor areas.

Yellow mould was seen on the subfloor. Mould needs to be inspected by a suitably qualified tester as it is a health hazard. Have this checked and cleared prior to a decision to purchase.

### Is yellow mould dangerous and toxic?

Some species of yellow mold produce poisons called mycotoxins. These poisons can enter the body through breathing in spores from yellow mold in the home, through the skin by touching yellow mold, or otherwise ingesting the toxin. There are many types of mycotoxin, and illnesses resulting from mycotoxin poisoning can vary from acute to chronic, mild to severe.

## Piers And Foundation Walls

Excessive or inadequate packing between bearers & stumps/piers - If the sub floor is kept dry this should not be too much of an issue, however packing is defective if it is compressible such as timber packing. A qualified re-stumping contractor should be engaged for advice & recommendations.

Excessive packing between bearer and stump top -Section 4.04 of the Guide to Tolerances and Standards - Packing to stumps or piers under bearers is defective if it is not made of durable, non-compressible materials, such as engineered plastic packers, or does not provide the minimum bearing area required by AS 1684, is more than a total thickness of 20 mm, or is not fixed in a proper and workmanlike manner.

Stumps are not supporting bearers in Sections - Engage a qualified re-stumping contractor for advice & recommendations. May be due to settlement in footing/stump decay or poor workmanship. Sometimes rectification is by packing to prevent "Bounce" in floor areas.



## Plumbing Leaks/Pipes

Visible & Accessible Plumbing under the home was serviceable with no leaking or deterioration observed at time of inspection. Note: This finding can be due to non operation or use of plumbing at the time & problems can occur once plumbing used.

## Floor

No Full Access to assess entire timber areas.

## Floor Bearers

No Full Access to assess.

## Floor Joists

No Full Access to assess.

## Ventilation

Subfloor ventilation appeared to be adequate at the time of inspection

## RAISED STRUCTURES

### STAIRS & STEPS

#### **Overall Condition**

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



#### **Frame**

General ageing & deterioration - Engage a qualified carpenter to assess/repair as required.

Timber fungal decay in sections of framing. This is a safety hazard & repair is required by a carpenter.

Rusted sections/components of stairs visible. Have assessed by a carpenter for potential repairs.

**Posts**

General ageing & deterioration - Engage a qualified carpenter to assess/repair as required.

**Stringers**

General ageing & deterioration - Engage a qualified carpenter for advice & recommendations.

**Treads**

General ageing & deterioration - Engage a qualified carpenter to assess/repair as required.

**Balustrade and Rails**

Rust present in balustrade/railing - Have assessed by contractor with view of restricting/repairing & sealing affected areas.



## CONCLUSION - BUILDING INSPECTION

### Condition Of Inspected Structure

#### Overall Condition

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

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

The summary at the start of this report forms part of this report & should not be relied on solely. Please read the entire report.

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

#### The incidence of Major Defects

The incidence of major defects in this residential building as compared with similar buildings is considered HIGH - The frequency and/or magnitude of major defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

#### The Incidence of Minor Defects

The incidence of minor defects in this residential building as compared with similar buildings is considered HIGH - The frequency and/or magnitude of minor defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

#### The Overall Condition Of This Dwelling

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

BELOW AVERAGE definition: 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.

**All defects found by the inspector and listed within this report, whether considered to be minor or major defects, should be rectified as soon as possible. The reason for this recommendation is that even minor defects can worsen. For example, external paint deterioration in timber materials including fascia, weatherboards, window frames etc is more prone to deteriorate if not adequately paint sealed.**

**Any defects listed in this report as major defects or safety hazards should be assessed and/or repaired prior to purchasing the property.**

## TIMBER PEST INSPECTION

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

Please ensure that you read all sections of the report as well as the additional information at the rear of the report & understand the limitations & the special recommendations for this construction style. If there is something you do not understand or require further clarification, contact the Inspector straight away.

### IMPORTANT NOTE:

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

The Summary is not the Report. The following Report must be read in full in conjunction with the Summary. If there is a discrepancy between the information provided in the Summary & that contained within the body of the Report, the information in the body of the Report shall override the Summary.

## ACCESS AND RESTRICTIONS

### Note

#### **Inspection Information**

**For the purpose of a visual timber pest inspection, this timber pest inspection report which forms part of a combined timber pest & building inspection.**

The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date & time of inspection, agreement number, who the report is prepared for & the description of the property inspected.

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

### Summary Only

#### **Important Disclaimer**

**IMPORTANT DISCLAIMER** - This summary & the opinion is supplied to allow a quick & superficial overview of the inspection results. This summary is not the report & cannot be relied upon on its own. This summary must be read in conjunction with the full report & not in isolation from the report. If there should happen to be any discrepancy between anything in the report & anything in this summary, the information in the report shall override that in this summary. The report is subject to terms & limitations.

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

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

### 1.1 Access to Areas

#### **Any Areas Access Should be Gained**

Yes. Please read the report in its entirety

### 1.2 Timber Pest Activity

#### **Any Termite Workings or Damage Found -**

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

#### **Any Live or Active Termites Found**

No. Please read the report in its entirety

### **NOTE**

**Note: If Any evidence of termite activity or workings is found in the grounds or building structure, then this assumes that risk of termite attack to buildings is very high. We strongly recommend a treatment to eradicate the termites & to protect the building.**

#### **Any Visible Borer of seasoned Timbers Found**

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

#### **Any Damage - Wood Decay, Rot Found**

**Yes - Read this report in its entirety.**

### **NOTE**

**For complete & accurate information please refer to the attached complete visual timber pest report, provided in accord with as 4349.3 -2010.**

### **Are further inspections recommended**

YES - read this report in its entirety.

### **Any major safety hazards identified**

YES - read this report in its entirety

### **Susceptibility of this property to timber pests**

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

### **Is an Invasive Inspection Recommended**

**Yes. An invasive inspection is recommended due to possible timber pests being suspected and/or evident - see below -**

Abnormal/Excessive moisture readings were detected in areas and an invasive inspection must be carried out prior to purchasing this dwelling.

### **Any Hollowness Detected in Timbers**

No Hollowness was detected in accessible Timbers.

**Note: We Timber Test or Tap readily accessible Timbers to sound for Hollowness which may indicate a Termite Infestation or Past Damage. Some Areas are restricted by Furniture, stored goods, items in cupboards and limited clearance in Roof Void and Sub Floor. Not Every square centimeter of Timber can be tap tested in the limited time available to carry out the inspection, for example the entire roof frame and Floor frame is normally constructed with timber and one would require at least 4 to 5 hours to do same.**

## **1.3 Brief Description of the Structure Inspected**

### **Building Type**

The particulars of the inspected dwelling are as per the Building Inspection Report Description.

## **Terms and Limitations**

### **Important Information**

**Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope & limitations of the inspection form an integral part of the report:**

**1. This is a visual inspection only** in accord with the requirements of AS 4349.3 Inspection of buildings part 3: Timber pest inspections. This visual inspection was **limited to those areas & sections of the property to which reasonable access (see definition) was both available & permitted on the date of inspection.** The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of timber pests which may only be revealed when the items are moved or removed. In the case of strata type properties only the interior of the unit is inspected.



**2. Scope of report:** This report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean & dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "timber pests"), present on the date of the inspection. The inspection did not cover any other pests & this report does not comment on them. Dry wood termites (family: Kalotermitidae) and european house borer (hylotrupes bujulus linnaeus) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found. If cryptotermes brevis (west indian dry wood termite) or hylotrupes bujulus linnaeus are discovered we are required by law to notify government authorities. If reported a special purpose report may be necessary.

**3. Hidden damage:** If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

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

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

**6. Mould:** Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property & No report on the presence or absence of mould is provided. Should any evidence of mould happen to be noticed during the inspection, it will be noted in the other information (5.11) Section of this report. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local council, state or commonwealth government health department or a qualified expert such as an industry hygienist.

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

**8. Disclaimer of liability to third parties:** Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this report, in whole or in part, does so entirely at their own risk.

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

If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a mediator nominated by us from the institute of arbitrators and mediators of Australia. The cost of the mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The institute of arbitrators & mediators of Australia will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the arbitrator, will proceed in the following manner:

A) the parties must submit all written submissions and evidence to the arbitrator within twenty one (21) days of the appointment of the arbitrator; and

(B) the arbitration will be held within twenty one (21) days of the arbitrator receiving the written submissions.

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

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

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

## **Visual Timber Pest Inspection Report**

### **Important Information**

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

### **Brief Description of Areas Inspected**

#### **NOTE**

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

## The areas inspected were

- Visible areas of the Exterior were inspected.
- Visible areas of the Interior were inspected.
- Visible areas of the Roof Void were inspected.
- Visible areas of the Sub Floor were inspected.
- Visible areas of the Fences were inspected.
- Visible areas within the Grounds were inspected as per AS 4349.3 -2010.
- Visible areas of the Garage were inspected.
- Visible areas of the Outbuilding/s were inspected.

## House furnishings

### Please Note

Where a property is furnished at the time of the inspection then you must understand that the furnishings & stored goods may be concealing evidence of timber pest activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended.

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

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

### Was the dwelling Furnished -

The dwelling was heavily furnished which impeded full access for inspection.

## TIMBER PEST FINDINGS

### **3. Live Subterranean Termites**

#### **Were Active or Live Termites Visible -**

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

#### **The Termites are believed to be -**

Not Applicable - No Live Termites seen in unobstructed and accessible areas.

#### **This Species has Potential to Cause -**

Not Applicable

#### **Live Termites Causing Damage was located but not limited to -**

Not Applicable - No Live Termites Found.

### **3.1 Termite Nests -**

#### **Was a Termite Nest Found -**

No termite nests found at time of inspection. Termites can nest deep within trees and under ground. Due to not being able to drill or dig during a pre-purchase inspection makes these areas impossible to inspect.

### **3.2 Subterranean Termite Damage or workings -**

#### **Any workings or damage found -**

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

#### **Please Note**

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

#### **Evidence of timber termite damage visible at dwelling?**

No

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations). This will likely involve an invasive inspection to fully assess e.g. Removal of wall linings.

#### **If Termite damage found, is it a safety risk**

Not Applicable - No Termite Damage Found.



**Important Note:** Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

### **VERY Important:**

If **live termites or any evidence of termite workings or damage was reported** above within the building(s) or in the ground and fences then it **must be assumed that there may be concealed termite activity and/or timber damage**. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

**Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realize that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. There may also be termite damage in inaccessible areas of the home.** It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

**General remarks: A more thorough INVASIVE INSPECTION is available** (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

### **3.3 DRILL HOLES - Any Evidence of a Previous Termite Treatment, Drill Holes -**

#### **Any Evidence of previous Treatments Found -**

No, there was no visible evidence or a previous termite treatment at the property.

#### **Warning**

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

### **3.4 Durable Notice**

#### **Was a Treatment Notice Found -**

No, a durable notice was not found during the inspection.

#### **Please Note**

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

### **3.5 & 3.6 - Borer**

#### **Borer Information**

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

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

#### **Was Visible Evidence of Borer Found -**

No

#### **Please Note**

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

### **4. Timber Fungal Decay - Rot**

#### **Evidence of Wood Decay Fungi -Rot -**

Timber Fence areas.  
Fascia and / or Barge board areas.  
Eave Lining areas.  
Garden timber areas.  
Garage timber frame areas.  
Shed Timbers.  
Timber fungal decay in skirting boards areas.

#### **Extent of Damage Caused by Rot -**

Extent of rot damage is considered moderate to high

**If any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage & the estimated cost of repairs or timber replacement (see terms & limitations).**

#### **Does the damage present a Major Safety Hazard**

The fence is leaning due to post rot and must be repaired as soon as possible as could collapse in high winds.  
Garage frame rot - load bearing/support walls and rectification required to prevent collapse.  
Shed frame rot has caused unsafe conditions. Immediate repair.

**Important Note:** Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death.

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

#### **Was there any visible evidence of chemical delignification?**

None visible.

## CONDUCTIVE CONDITIONS

### 5.0 Conductive Areas To Termite Infestation -

#### Conductive Areas Requiring Amendments -

Conductive Conditions means areas around the house that will attract termites. Certain things attract termites like timber and moisture. This means that any leaks like the hot water overflow constantly dripping or a plumbing pipe constantly dripping will definitely attract termites if there is timber in the vicinity. Conductive conditions include Downpipes not connected to stormwater, leaks from plumbing, hot water overflow dripping, timber sleepers and timber off its and fire wood in contact with the ground. All these things should be avoided.

Timber fungal decay located around the home provides conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

Hot water unit overflow not connected to drain. This provides conducive conditions for termite infestation. The degree of risk is moderate to high. Engage plumber to rectify.

There is no termite shields or ant capping on the stump footings. This makes it difficult to observe termite workings into the sub floor timber.

Timber stumps in contact with ground in sub floor. This provides conducive and concealed conditions for termite infestation. The degree of risk is high. Replace with non-susceptible material.

Timber debris in contact with ground in sub floor. This provides conducive and concealed conditions for termite infestation. The degree of risk is high. Remove.

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

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

Poor drainage - There is water ponding against walls. This provides conducive conditions for termite infestation. The degree of risk is high. Engage plumber to rectify.

Areas of soil/vegetation have been built up above floor levels. This provides concealed entry points for termites and risk is high.

Wall mounted air conditioner overflow requires diverting to drain. This provides conducive conditions for termite infestation. Engage plumber to rectify.

Down pipes not connected to storm water. This causes moisture and excess moisture is conducive to termite infestation. The degree of risk is high. You need to engage a plumber to rectify.

Leaking bathroom into subfloor timbers. This causes moisture and excess moisture is conducive to termite infestation. The degree of risk is high. You need to engage a plumber to rectify.

### 5.1 Leaks

#### Water leaks -

There was water leakage detected during the inspection from the hot water overflow. This should be diverted away from the dwellings walls or into a drain. Liaise with a plumber to rectify same.

There was water leakage detected during the inspection that appeared to be emanating from the bathroom/shower recess. Engage a plumber to assess & rectify as soon as possible.

Down pipe/s not connected to storm water.

Yes a laundry leak was evident.

#### Please Note

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

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

## **5.2 Plumbing**

### **Please Note**

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

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

### **Was the overflow sufficiently drained -**

No - Divert hot water overflow away from the building perimeter

### **Was the Water tank Overflow connected to Storm -**

Not Applicable.

### **Was the Air Conditioner Sufficiently Drained -**

No - Divert A/C overflow away from the building perimeter

## **5.3 Moisture Readings**

### **Was there any Excessive Moisture Readings -**

At the time of the inspection moisture readings were high

### **Please Note**

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

### **Moisture detection Equipment used**

Tramex Encounter Moisture Meter

## **5.4 Ventilation**

### **Sub Floor Ventilation is Generally -**

Adequate.

**Note:** Ventilation, particularly to the sub-floor region is important in minimizing the opportunity for timber pests to establish themselves within a property. Where ventilation is considered inadequate a builder or other expert should be consulted.

## **5.5 Slab Edge Exposure**

### **Is the Slab Edge adequately Exposed -**

Not applicable

## **5.6 Vents & Weep Holes**

### **Were the weep holes Clear of debris -**

Not applicable.

### **Were the vents clear -**

Yes

### **Please Note**

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



## **6. Ant Capping & Termite Shields**

### **The Termite Shields Appear to Be -**

The termite shields ( ant caps ) are inadequate

### **Please Note**

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

## **7. Environmental Conditions**

### **Are Trees Close to Home -**

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation and i recommend you liaise with the neighbours to have regularly checked and if in your site, organise regular inspections for termite infestation.

### **Other Informational**

Refer to important maintenance advice regarding ipm below.

## **8. Thermal Imaging Results**

### **Observation**

The thermal imaging camera detected anomolies to the following areas. Bathroom

## PEST INSPECTION OVERALL ASSESSMENT

### 9. Overall Assessment of Property

#### Please Note

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

#### Degree of Risk of Termite Infestation is -

The overall degree of risk of timber pest infestation to this property appears to be high - See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

### 10. Subterranean Termite Treatment Recommendation

#### Treatment Recommendation

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: **STRONGLY RECOMMENDED.**

### 11. Future Inspections

#### Future Inspections

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

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

#### Recommended Inspection Intervals

12 Months.

## 12. General Remarks

### Please Read

**Please read:** A more thorough invasive inspection is available. Where any current visible evidence of timber pest activity is found it is **strongly recommended that a more invasive inspection is performed PRIOR TO PURCHASE.**

Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. **We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.**

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

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

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

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

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

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

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

## **13. Reasonable Access**

### **Access to Inspect**

#### **Access to inspect:**

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

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

#### **Important maintenance advice regarding integrated pest management for protecting against timber pests:**

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

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

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

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

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

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

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

Subfloor access hole - 500 X 400mm access hole required

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

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

Roof exterior - Accessible with a 3.6 Meter ladder

A more invasive physical inspection is available and recommended.

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

## **14. Maintenance Advice**

### **Please Read**

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

No property is safe from termites!

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

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

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

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

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

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

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

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

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

## TERMS AND CONDITIONS

**Disclaimer** - Only areas where safe & reasonable access is available were inspected.

The building consultant, where present, accessible and safe to do so inspects - The Building & the site including fencing that is up to 30 meters from the building & within the boundaries of the site, The interior of the building, The roof space, The exterior of the building, The sub-floor space, The roof exterior, The property within 30m of the building subject to inspection.

Safe access to the roof void, the sub floor area and the roof cladding is at the inspectors discretion.

Access will not normally be gained to the following - Areas where there are safety concerns including but not limited to high pitched roofs, tile roofs, wet roofs, roofs or structures 2 meters or more above finished ground level, areas of the sub floor where soil is damp and/or mouldy or where a chemical termite treatment has been applied; areas where potential damage to materials may occur including but not limited to ceiling plaster damage in low clearance ceiling spaces, damage to ducts in sub floor areas.

The roof void will not be entered where the space to inspect or enter is less than the following: access door must be at least 500 mm x 500 mm, reachable by a 3.6 m ladder and within the roof void there is at least 1500 mm x 1500 mm crawl space.

Roof voids will not be walked upon where joists are covered by insulation or where the frame is a truss roof frame with pine bottomcords unless floor sheet is installed to walk upon.

Bottom cords can have natural knots and are easily broken causing fall through to lower levels.

The sub floor will not be entered where the space to inspect or enter is less than the following: access door must be at least 400 mm x 400 mm and within the sub floor there is at least 800 mm x 800 mm Unobstructed crawl space between the soil and the floor frame

**IMPORTANT - IF AREAS ARE RESTRICTED** - some areas may not have been physically possible due to but not limited to the following:

**INTERNAL RESTRICTIONS** - storage, furniture, beds, tables, floor rugs, refrigerators, washing machines, paintings, carpet, televisions, wardrobes, cupboards, personal belongings in cupboards and/or wardrobes and the like;

**SUB FLOOR RESTRICTIONS**- No access door, Access door too small, clearance between floor/frame and ground too low, plumbing in the way, floor insulation restricting assessment of joists & floor, Mouldy soil, past termite treatment, excessively damp soil, sub floor storage or heating & ducts restricting access and the like;

**ROOF VOID RESTRICTIONS** - No access door , Access door too small, Low clearance, plumbing, insulation, truss roof frame, stored items, ducts restricting access and the like;

**EXTERNAL RESTRICTIONS** - fences & walls covered in plants, covers on pumps, roof areas & components not accessible if 2 meters or more above ground or wet from rainfall, stored items on walls, excessive ground growth restricting assessing of drainage and the like; If restrictions exist, it follows that common sense should apply that defects, timber pest activity and/or damage may exist in these areas not visible or accessible to the inspector & arrangements should be made to have these areas inspected prior to purchasing the dwelling. In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access.

To properly inspect these restricted areas, ducts & floor boards may need to be removed, furniture moved, cupboards & wardrobes emptied which will be difficult to carryout.

Accordingly, this report is does not report on inaccessible areas.



This report does not include and assessment of the following but not limited to - concealed frame timbers, stump or pier footings sub surface, slab cracks under floor coverings, low decks, Perimeter top plates, concealed eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings (carpet lino etc.), Furniture, pictures, appliances (dishwashers, refrigerators, washing machines, ovens, microwave ovens, heating and cooling units, water pumps etc.), Stored items (clothes on floor, boxes on floor and against walls, beds against walls and the like), insulation, hollow blocks/columns/posts/poles or other architectural hollow structures.

Furnishings found at this dwelling were not inspected and do not form part of this inspection.

Therefore, nothing in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by me on the date of the inspection were not free of defects or timber pests.

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

**IMPORTANT NOTE TO CLIENTS** - if there are areas listed here that could NOT be fully accessed or were restricted please make arrangements with the agent or vendor to have full access to these areas prior to purchasing the dwelling so we can ascertain if any defects, and/or timber pests exist. An additional fee may be charged to re-attend areas required. Contact us to discuss re-inspecting all areas not accessed or restricted before proceeding with the purchase of the dwelling.

**INSPECTION AGREEMENT:** This report is subject to the terms, scope, description, and limitations of the inspection agreement that was completed by you via the booking form on our website prior to the inspection being performed.

(Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property. If you have not read and agreed to the terms and conditions on our website, then this report is not valid. Changes to the Inspection Agreement: Unless stated otherwise in the report it is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report. Please read the entire report.

Only the purchaser's name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party, You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non-transferable.

## IMPORTANT INFORMATION

**1. IF WE CAN'T INSPECT AN AREA- YOU NEED TO BE AWARE THAT THESE AREAS ARE REPORTED AS INACCESSIBLE, RESTRICTED OR NOT VISIBLE MAY HAVE DEFECTS & TIMBER PEST INFESTATION OR TIMBER PEST DAMAGE PRESENT.**

**2. DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

**3. DISCLAIMER OF LIABILITY TO THIRD PARTIES:** Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

4. **WHAT YOU MUST DO BEFORE PURCHASING THE HOME** - IF AREAS ARE NOT ACCESSED OR ARE RESTRICTED OR NOT VISBLE - YOU MUST CONTACT THE OWNER OR THE AGENT & ORGANISE TO HAVE THESE AREAS MADE AVAILABLE & ACCESSIBLE SO THE INSPECTOR CAN RETURN & CARRY OUT AN INSPECTION OF THESE AREAS BEFORE PURCHASING THIS PROPERTY. OBVIOUSLY, FAILURE TO DO SO PRESENTS A RISK THAT DEFECTS & OR TERMITE DAMAGE OR INFESTATIONS MAY BE FOUND AT A LATER STAGE.

5. **INSPECTION PURPOSE** - The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection.

6. **VISUAL ONLY INSPECTION** - The inspection shall comprise visual only assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to form an opinion regarding the general condition of the property at the time of inspection. Not all minor defects will be included in the report.

7. **MAJOR DEFECTS ARE REPORTED** – A defect of sufficient magnitude (size or extent) requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

8. **NOT ALL MINOR DEFECTS ARE REPORTED** - Any defect other than what is described as a Significant Item or major defect. Note: We are not required, nor do we report on every individual minor defect as per AS4349.1. Minor defects can be floor squeaking, windows/doors sticking/binding, paint scuffs, wall dents, minor rust, minor fungal decay (rot), fence rot, damaged fly screens, age related deterioration of materials or elements, paint deterioration, issues the inspector believed are inexpensive or easy to repair or replace, minor cracks in walls and ceilings and the like.

9. **THIS REPORT IS NOT A CERTIFICATE OF COMPLIANCE** of the property within the requirements of any Act, Regulation, Ordinance, local law, or By-Law.

10. **THE INSPECTOR IS NOT A PLUMBER, ELECTRICIAN OR STRUCTURAL ENGINEER** - This report does not include an assessment of items or matters that do not fall within the consultant's expertise - This includes, but not limited to plumbing, electrical equipment, electrical wiring, electrical Standards, gas testing and associated assessments. e.g., You need a licensed electrician to test electrical wiring and appliances and a licensed plumber to check & test all plumbing and gas related equipment.

11. **THE REPORT IS NOT A WARRANTY** against problems occurring in the future. For example, leaking via roof, gutters, wet areas, plumbing pipes may occur in the future. We can only report on what we see and if we don't see evidence of leaking on the day, we don't report that they may leak later. Roofs, gutters, down pipes, flashings, balconies, windows etc may show no visible defects or leaking at the time of the inspection but become apparent when it rains. Unless there is visible evidence of leaks (stains, swelling timber etc) at the time of the inspection the inspector can't guarantee a leak is not present unless an invasive inspection is carried out.

12. **WE DON'T INSPECT OR REPORT ON DEFECTS IN AREAS NOT VISBLE, RESTRICTED OR NOT ACCESSIBLE** - The inspection & reporting is limited to a visual only assessment of the building members in accord with appendix C - AS4349.1-2007 & no inspection is made of areas not visible or accessible at the time of the inspection, for example roofs are not walked on if heights are over 2 meters high, sub floor can't be accessed because it is too low, roof void can't be accessed because door is too small or low clearance, leaks from bathrooms, showers can't be seen if behind the wall or we can't get under the home.

**13. WE DO NOT DO INVASIVE INSPECTIONS** for example removing or moving any personal items in or around a home, remove wall linings, pictures, mats, carpet, furniture, beds, tables, chairs, rugs, stored items in cupboards or wardrobes, refrigerators, washing machines, cupboards, personal items from under sinks or in robes, removing roof or under floor insulation, dig up dirt around stumps, remove ducts, remove pump covers, remove plants from walls or fences & the like. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

**14. We DO NOT assess flammability** of a material, for example wall cladding. This is an entirely different field. Recently in Victoria there have been issues regarding the flammability of wall cladding in apartment buildings. Please check with the Owners Corporation to ascertain if an audit was carried out on the building by the VBA. More information can be found here - Please go to [www.vba.vic.gov.au/cladding](http://www.vba.vic.gov.au/cladding).

**15. SOME OTHER THINGS WE DON'T INSPECT AS PER AS 4349.1** - The building inspection Report does not cover, report on, or deal with the following:

Sub floors if a chemical pest treatment has been applied.

Stump footings assessment that are below ground

Surface water drainage - The retention of water from surface run off could influence the foundation material which in turn could affect the footings to the house, cause dampness under a house & subsequent abnormal damp moisture reading internally. As we have a limited amount of time to inspect, best practice is to monitor the flow of surface water & storm water run-off & have the water directed away from the house or to storm water pipes by a licensed drainage plumber.

There is no guarantee that a home will not flood in the future due to excessive storms. The inspector cannot ascertain if a flood will occur.

A truss roof frame will not be walked upon in the roof void due to live loads (the inspector) that can break bottom cords if timber knots are present & can cause flex & subsequent ceiling lining damage. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof frame assessment does not include fixings, fasteners & bottom cord integrity because to accurately assess a truss frame tie downs, gang nails etc would involve removing insulation & could take 3-4 hours to complete. The truss will have been inspected during construction as part of the mandatory stage inspection requirements. A separate inspection of a truss frame is recommended.

This Report does not include the inspection & assessment of items or matters outside the scope of the requested inspection & report & is no guarantee that defects won't become apparent in the future.

Any individual Minor Defect: Not every single individual minor defect is reported on or photographed.

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 & smoke detection or mechanical lighting or energy

Any swimming pools & associated pool equipment, pool fences compliance or spa baths & spa equipment or the like; Pool fence compliance will be different depending on when the pool was constructed. You need to have the local council inspector assess pool safety.

Any appliances such as dishwashers, insinkerators, water pumps, ovens, stoves, rangehoods & 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.

Whether the building complies with the provisions of any Building Act, Building code, National Construction Code, Building regulation(s) Australian Standards (other than AS4349.1 or any by-laws; (need to know date home was constructed to do this)

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.

This report does not and cannot make comment upon: Defects that may have been concealed, the assessment or detection of defects (including rising damp & leaks) which may be subject to the prevailing weather conditions, whether or not services have been used for some time prior to the inspection e.g., Shower recess; & whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures and bath tubs Note -the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use),

the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns, the proximity of the property to flight paths, railways, or busy traffic, noise levels, health and safety issues, heritage concerns, security concerns, fire protection, site drainage (apart from visible issues with surface water drainage), flooding, swimming pools & spas and associated equipment including barriers, detection & identification of illegal building work, detection & identification of illegal plumbing work, durability of exposed finishes or materials, neighbourhood problems, document analysis, electrical installation, any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

We don't assess geological aspects as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition, compliance or operability of any electrical, plumbing, gas or motorised appliances or components. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course & in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified trades person.

**16. IF ABNORMAL MOISTURE READINGS OBTAINED** - Excess Damp Readings obtained on lower walls does not necessarily mean it is rising damp. Other causes can be shower leaks, condensation, damp sub floor soil due to poor ventilation, leaks, falling damp, horizontal damp or down pipes not connected to storm water. Condensation is a more common reason for excess damp readings. If any excess moisture reading were obtained, it is important it be assessed as soon as possible & prior to purchase to ascertain cause & remedy.

**17. SWIMMING POOLS:** Swimming pools/spas/associated equipment & barriers are NOT part of the standard building report under AS 4349.1-2007 & are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool & the pool equipment & plumbing as well as the requirements to meet the standards or legislated requirements for pool fencing. Failure to conduct this inspection & put into place the necessary recommendations could result in fines for non-compliance under the legislation. Different regulations exist depending on time of construction/permit and you need to ascertain from local council when the pool was built to be able to apply correct regulations



**18. SHOWER RECESSES:** Shower areas are visually checked only. We use a moisture meter on accessible bathroom walls & accessible walls adjacent shower recesses to try and detect leaking/moisture. The tests may not reveal leaks due to non-use of showers, e.g., no one has used the shower for some time. Silicon application in wet areas is a temporary waterproofing measure & may last for some months before breaking down. The adequacy and/or the correct installation of damp proofing can only be ascertained if tiles are removed. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not or will not leak.

**19. INFORMATION REGARDING WET AREAS:** Water intrusion from Bathtubs & shower enclosures is a common cause of damage behind walls, sub floors and ceilings below bathrooms. As such, periodic re-caulking & grouting of these areas is an ongoing maintenance task which must not be neglected. The inspector is not able to ascertain if any damage to wall or floor framing exists behind or under shower or bath enclosures which may become apparent only when linings are removed. If we could access the sub floor area & damp was noted under wet areas this requires immediate intrusive assessment & rectification.

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

**21. STAIRS AND BALUSTRADES:** Requirements for stair & balustrade construction are found within the National Construction Code to ensure the safety of all occupants & visitors in a building. Many balustrades & stairs may comply with requirements when constructed but not comply with the current requirements. You must upgrade all such items to the current standard to improve safety. See a Building Surveyor regarding same. Technically we are not permitted to report on Balustrade/stair compliance as per AS 4349.1 and if stairs, landings, balustrade, or balconies exist please call Peter to discuss.

**22. RETAINING WALLS:** Where retaining walls are more than 700mm high, these wall/s should have been installed with engineering design & supervision. Walls found on the site were not assessed & the performance of these walls is not the subject of a standard property report & should be further investigated about the following items, adequate drainage systems, adequate load bearing, correct component sizing.

**23. ELEVATED AREAS:** Elevated Structures: Where any elevated structure (deck, balcony, veranda, roof top balcony, children's playhouse, gazebo etc) is present & this elevated structure is designed to accommodate people, you must have this structure checked by a structural engineer. You should also arrange annual inspections of the structure & its components to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the elevated structure. The load capacity of any elevated structure at this home is not assessed in this inspection - This can only be done by a qualified structural engineer. For this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs, gazebos, jacuzzi and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person. This includes possible leaks. Balconies and the like may leak in the future but not be visibly present at the time of the inspection.

**24. ROOMS BELOW GROUND LEVEL:** If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness & water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems & water entry into these types of rooms, especially during periods of heavy rainfall & this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given. We assess and report on visible damp in these areas at the time of the inspection and there is no guarantee whatsoever that damp issues in these areas won't occur in the future because to test for damp proofing damp would need to be applied for a prolonged period which we do not carry out.

25. **ASBESTOS DISCLAIMER:** No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. Any cement sheet material should be tested for asbestos.

26. **MOULD:** (mildew and non-wood decay fungi) disclaimer: Mildew and non wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. The Inspector may cease an Inspection or not inspect an Area, upon encountering asbestos, mould, Magnesite or heavy timber damage, which causes the Inspector to have safety concerns.

27. **MAGNESITE DISCLAIMER:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

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

29. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the inspection or the report, you:

- Must notify us as soon as possible of the dispute or claim by email, fax or mail.
- You **indemnify us against any legal fees and expenses incurred if you have not first allowed us the opportunity to visit the property** to investigate the complaint and provide you with a written response within 28 days.
- Must Allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If you are not satisfied with our response, you must within twenty-one (21) days of your receipt of our written response refer the matter to a mediator nominated by us from the institute of arbitrators and mediators of Australia.

The cost of the mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The institute of arbitrators & mediators of Australia will appoint an arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the arbitrator, will proceed in the following manner:

A) the parties must submit all written submissions and evidence to the arbitrator within twenty-one (21) days of the appointment of the arbitrator; and

(B) the arbitration will be held within twenty-one (21) days of the arbitrator receiving the written submissions.

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

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

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

### 30. DEFINITIONS AND TERMINOLOGY - DEFINITIONS

**ACCEPTABLE/SERVICEABLE:** The visible building material or component is in reasonable or serviceable condition for the age of the dwelling. Serviceable means it is fulfilling its function adequately, is usable. Example - an ageing but still serviceable window.

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

**AGE:** The component has deterioration due to ageing or lack of upkeep, physical damage and/or maintenance. Includes, but not limited to carpet deterioration/staining, rusted areas, patched walls/ceilings/floors, old cracks in cladding/walls/timber, old damp damage to walls/timber/floors, paint deterioration and the like.

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

**STRATA:** - In the case of strata & company title properties, the inspection is limited to the interior & immediate exterior of the particular unit being inspected. This report does NOT include review of body corporate or similar records.

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

**MAJOR DEFECT:** A defect of sufficient magnitude (size or extent) requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**STRUCTURAL DEFECT:** Fault or Deviation from the intended structural performance of a building element.

**STRUCTURAL ELEMENT:** Physically distinguishable part of the structure. e.g wall, columns, beam, connection.

**MINOR DEFECT:** Any defect other than what is described as a Significant Item or major defect. Note: We are not required, nor do we report on every individual minor defect as per AS4349.1.

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

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

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

The definitions below apply to the types of defects associated with individual items/parts or Inspection areas.

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

**Distortion, warping, twisting:** The item has moved out of shape or moved from its position.

**Water penetration, dampness:** Moisture has gained access to unplanned and/or unacceptable areas.

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

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

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

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

**32. Special Requirements:** Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the relevant Australian Standard. It is not the role of the inspector to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law related matters.

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

#### **34. OTHER RECOMMENDED INSPECTIONS**

**AREAS NOT ACCESSED** - IF AREAS ARE NOT ACCESSED OR ARE RESTRICTED OR NOT VISBLE - YOU MUST CONTACT THE OWNER OR THE AGENT & ORGANISE TO HAVE THESE AREAS MADE AVAILABLE & ACCESSIBLE SO THE INSPECTOR CAN RETURN & CARRY OUT AN INSPECTION OF THESE AREAS BEFORE PURCHASING THIS PROPERTY. OBVIOUSLY, FAILURE TO DO SO PRESENTS A RISK THAT DEFECTS & OR TERMITE DAMAGE OR INFESTATIONS MAY BE FOUND AT A LATER STAGE.

**Electrical installation:** All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. We do not inspect any electrical appliances or wiring. The inspection of any electrical item is outside the scope of this report. It's recommended that a licensed electrician be consulted for further advice.

**Plumbing:** All plumbing, including adequacy of water proofing of wet areas, water pumps, hot water units and the like needs to be inspected & reported on by a plumber. It's recommended that a licensed plumber be consulted for further advice. We make a visual inspection of areas around wet areas for past and current leaks, however, we can't predict the future and leaks from wet areas, including balconies may occur in the future.

**Swimming Pools:** Where a swimming pool is present, this inspection specifically excludes any inspection of the pool, associated pool equipment, barriers & pool surrounds. I strongly advise that you contact the local municipal building surveying office for advice & assessment of all pool fencing at this dwelling. Different regulations / requirements apply to different eras of construction of the pool. Our Insurance Company does Not cover pool or pool fence defects. We conduct a cursory assessment only for what we believe are major & obvious safety hazards as we believe we have a duty to warn. We do not test pools or pool equipment. This must be conducted by a qualified pool specialist or plumber. I recommend you have the actual pool and pool equipment assessed prior to purchasing this dwelling.

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

**Gas:** All gas services including cook tops, heating and cooling units, ovens and the like need to be inspected & reported on by a gas plumber. It's recommended that a licensed gas plumber be consulted for further advice.

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

**Smoke detectors:** Australian standard AS3786 - Advises that smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

**Any Septic tanks:** Should be inspected by a licensed plumber.



Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A geo-technical inspection can determine the foundation material & provide advice on the best course of action with regards to the trees. Please download & read the CSIRO's maintenance guide relating to trees.

**35. INFORMATION ABOUT TIMBER DOORS & WINDOWS:** Timber framed doors & windows can bind or stick. This may be seasonal due to the fluctuation in moisture content in timber, but can also be related to some differential settlement in the footings/foundations, stump decay etc. If stump footings deterioration or unevenness in internal flooring is detected, then some binding & unevenness in door & window frames may be apparent. Binding and unevenness can also be present even after a home has been re stumped as this could have occurred prior to re stumping & never straightened. If binding or sticking of doors continues, minor adjustments may be required by a carpenter & footings re-assessed.

**36. CRACKS IN WALLS** - Wall cracking internally or externally is reported on. Unfortunately the inspector does not have the luxury of being able to ascertain when cracking first occurred or if cracking has worsened over time or will worsen in the future. Cracking is categorised as per AS2870 and normally cracks less than 5 mm should be monitored for 12 months. If they worsen a structural engineer needs to be engaged to assess.

**Contact the inspector:** Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

# CONTACTS

## Trade Contacts

### Trades

#### SOLAR PANEL CLEANING

Paul O'Connell - 0413 053 882

#### STRUCTURAL ENGINEERS

Shan Lau - 0400336422

Peter Vossos - 0448645432

#### CARPENTER & HANDYMAN

Alan VISSER - 0455030035

#### KITCHEN RENOVATION

John HAWLEY TSS - 0420922848

#### GENERAL MAINTENANCE/REPAIRS/PAINTING INTERNAL CLEANING WORKS

Chris O'BOURNE - Sir Handyman - 0488505507

Ugo FINIZZA 0447457333

#### BUILDERS & CARPENTERS

Michael Holiday - 0407878600

Brett Laws - 0407502352

#### SHOWER WET AREA LEAKS

Wayne Short - 0412074977

#### CABINETRY/KITCHENS

Mick DeLosa - 0418581661

#### FLOORING

Rick Wilson - 0404 027 210

#### PAINTING

Michael Connolly 0415832166

Elvis GOVIC - 0419326415

Chris Titch - 0422658287

**BUILDING PERMITS**

Building Surveyor - Peter Lalor - 0417039933.

**POOL BARRIER INSPECTION**

Marcus Taylor - 0419 335 580

**ELECTRICIAN**

Trent Keogh - 0433 294 214

Davin TAYLOR - 0417788995

Ross Mirams - 0419203290

Mark RIZZARDI - 0413444592

**PLUMBING**

Stephen BOYLE - 0408990474

Paul Merch - 0416227978

Peter Batterham - 0419749644

**PLASTERING**

Luke YOUNG - 0418364761

**ROOF REPAIR RESTORATION**

Jim Georgopoulos - [0418530120](tel:0418530120)

**RISING DAMP ISSUES**

Damp Issues/Assessment - Michael STRUTT - 0415506503

**STUMPING**

Al Ostojic 0414546446

**PEST & TERMITE CONTROL**

**Beat A Bug** - Lambros - 0418377821

Anthony McMahon 0408900311

**HEATING & COOLING**

Tim JANE - 0417565800

**GARDENING SERVICES**

Steve Sziller - 0426569993

**LANDSCAPER / ARCHITECT**

Ali Studio Botanica 0410866668

**The Inspection and Report was carried out by: Peter Alexander**

**Contact the Inspector on: 610409495949**

**For and on Behalf of: Safehome PTY LTD**

