BAYSIDE
BUILDING & PEST
INSPECTIONS

Building and Pest Report

Property Address:

1-3 dover court, Burpengary East, QLD



BAYSIDE BUILDING & PEST INSPECTIONS

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BUILDING & TIMBER PEST INSPECTION REPORT TO AS4349.1 2007 & AS4349.3 2010

PROPERTY DETAILS:

Property Address
1-3 dover court, Burpengary East, QLD

ACCOUNT & INSPECTOR DETAILS:

Client
Chris and Susan Power

Type of Structure:
Domestic

Inspector:
Marty Steel

QBCC Builders Lic. No.1195541
1195541

Pest Licence No:
119 55 41

Insurance Accreditation No:
RAP-21-428757

TERMS AND CONDITIONS - BUILDING REPORT

TERMS & CONDITIONS

TERMS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report.

THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1 - 2007

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, 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, or other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

This report does not comment on whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*)

SCOPE OF REPORT

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without inference with or removal of any of the structure including fixtures or fittings within the building.

This Report does not contain any assessment or opinion in relation to any item or any matter where the inspection or assessment of which is solely regulated by Statute. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues, noise levels, health and safety issues including the presence of asbestos or lead, heritage concerns, security or fire protection, analysis of site drainage apart from surface water drainage, detection and identification of illegal and unauthorised building and plumbing work and durability of exposed finishes are not included in this report. Further inspections may be required by qualified professionals.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any problems in any 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 any area(s) or section(s) so specified by the Report.

THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.
Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

REPORT DEFINITION

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Report.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

This Report DOSE NOT make comment on areas that may be or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. It DOSE NOT comment whether or not services have been used (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak), gas fittings, common property areas local or near noise levels, health and safety issues, security concerns, fire protection, any detection of illegal building or plumbing of electrical works. We DO Not comment and any areas out of our area of expertise.

All items that are considered to be concealed or latent defects are excluded.

IMPORTANT INFORMATION

Units, Villas, Town Houses, Duplex Units: In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The units exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full Strata Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

Asbestos: No inspection for asbestos was carried out at the property and no report on the presence and absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happen to be noticed then this will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products contains asbestos is a high health risk.

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 of Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted and present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from the local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

Timber Decks: Timber decks are built for normal domestic use and can fail due to a number of causes (over-loading, deterioration due to weathering).
Timber decks should be inspected by a competent and licensed person every 12 months to check for signs of deterioration.
Decks must be kept well sealed and ventilated to help prevent deterioration.
If considering a large gathering on / using the deck, you are advised to have a structural engineer inspect and advise of the safe loading capacity of the deck.

External Timber Walls and Structures: A detailed analysis of the construction and current structural stability of the wall or structure by an engineer or other suitably qualified person be arranged; and Annual inspections of the wall or structure by an engineer, or other suitably qualified person are recommend to ensure any maintenance that may become necessary is identified; If people will use the wall or structure for any purpose then care is taken that it is not overloaded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. 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 leak.

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

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety. Handrails are required where a person has the potential to fall one meter or more.

Foil & Loose Insulation:
- If foil insulation is present in the roof void it may create a potential health and safety risk. An electrical report by a licensed electrician should be carried out after the insulation has been installed and deem it to be safe. A thorough

inspection of the roof void can only be carried out if the insulation is removed and safe access provided for the inspector. Please note if a complete inspection of these items was not possible, defects and/or other damage may exist in these areas.

- If loose insulation is present in the roof void and is close to / in contact with the back of the recessed light fixtures, it may pose as a fire hazard. Insulation must be kept clear of the backs of recessed lights by at least 200mm or a cowl (available from all electrical supply stores) should be placed around such lights to prevent insulation from contacting lights. A thorough inspection of the roof void is not possible if insulation is present in the roof void. A thorough inspection of the roof void could only be carried out if the insulation is removed and safe access provided for the inspector. Please note since a complete inspection of these items is not possible, defects and/or other damage may exist in these areas.

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

Air-Conditioning Units: A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturers specifications.

Timber Flooring: Some timber flooring will expand (grow) if there are moist / humid conditions in the sub-floor area. It is imperative that sub-floor areas are well ventilated and that soil is dry.

Chimneys: If evident, then all Flashings, and Brick Deterioration, Mortar Erosion, Lack of support may not be visible due to height restrictions. All fire boxes or fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and it is recommended that you have these units, if evident fully tested and inspected before purchase.

Hot Water Units: Whilst we are not Plumbers the Hot Water unit appeared to be in average/fair condition generally and it is essential that the pressure relief overflow pipe be redirected into or over an appropriate drainage inlet point with a clear hose only. A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE, IF REQUIRED. (Please note that we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties)

Retaining Walls: (Reference to: Retaining walls supporting other structures within their vicinity and landscaped retaining walls, more than 1m high.) Where a major defect is identified in any retaining wall regardless of height it is essential that an Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. This report is NOT a structural report and should not be deemed as such under any circumstances.

Swimming Pools: Swimming Pools / Spas are not part of this Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

Pool Fencing:
All pool fencing of properties sold or tenanted must comply with the following regulations.
- must be at least 1200 mm high and constructed to inhibit access by young children to the pool area
- must not have horizontal rails closer than 900 mm apart
- must not have vertical posts greater than 100 mm apart or a gap under the fence greater than 100 mm
- must have protected window openings
- must not have unprotected or protected door openings
- must have the top of the fence set at least 1200 mm away from the ground or the closest point of any object which could provide a foothold
- must be constructed around swimming pools that are not fully enclosed by the walls of a building
- must be inspected by a building certifier and approved prior to the swimming pool being filled to a depth of more than 300 mm

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

plumber/drainer.

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 and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report. If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only.

In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

PLEASE NOTE:
No inspection will be carried out for Asbestos. (An asbestos inspection can be conducted at an agreed cost)
No inspection will be carried out for Magnasite. (This is out of our area of expertise)
No inspection will be carried out for Mould. (A mould inspection can be conducted at at an agreed cost)
No inspection will be carried out of Solar Power Panels. (This is out of our area of expertise)
No inspection will be carried out of Swimming Pools. (A Swimming Pool Safety inspection can be conducted at an agreed cost)

- This report may contain notable observations, together with what is considered to be helpful information and advice.
- This building report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.
- The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested. Should you require an inspection to be carried out on any item not specifically covered by this report by a qualified professional. No report is made on the presence, operation, installation or cabling of any free to air or pay television system.
- Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

The following information is very important and forms an integral part of this report.
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 Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

This properties site classification should be confirmed by obtaining a report from a Geotechnical Engineer. Once this report document has been received it is then deemed as being totally read and understood by the Purchasers, unless otherwise notified in writing.

We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances

REASONABLE ACCESS
Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1- 2007 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector'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 it include cutting

or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400x 500m - Crawl Space = 600 x 600 mm - Height accessible from 2.1 m step ladder or 3.6 m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6 m ladder.

Subfloor - Subject to inspectors discretion as to safe and reasonable access.

PURPOSE OF INSPECTION
The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

COMPLAINTS PROCEDURE
In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow 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.

YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. Housesafe have a team of mediators to assist all consumers and inspectors as and when required.

a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, 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 eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

IMPORTANT INFORMATION

Please Read - APPENDIX B - SAFETY HAZARDS
Please Read - APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY.

DETAILS OF INSPECTION

DETAILS OF INSPECTION

Date / Time of Inspection:
27/10/26 at 11am

Weather Conditions at time of inspection:
Dry

Recent weather conditions:
Raining

Building tenancy:
Occupied

The Scope of the inspection was to cover:
The building and property within 30m of the building subject to inspection.

1. Areas Inspected:
Building interior, exterior, roof space, roof exterior & site.

Further Inspections

Further inspections of restricted areas and areas unable to be inspected is Essential once access has been obtained and Prior to a Decision to Purchase.

PROPERTY DESCRIPTION

DESCRIPTION OF STRUCTURE(S) INSPECTED

Main structure :

The main building is single storey

Main purpose :

Free standing dwelling.

Ground Construction:

The main building was constructed on the following: concrete slab(s)

Outer Wall Construction:

The outer walls are constructed from the following: brick veneer

Roofing:

The roof to the main building is constructed using the following: colorbond or coated aluminium roof sheeting

Flooring:

The flooring was made from the following: concrete slab(s)

Internal Walls:

The internal walls / linings are made from the following: Plasterboard & Fibrous cement sheet

* EXECUTIVE SUMMARY - BUILDING REPORT

SUMMARY ONLY. THE REPORT MUST BE READ IN FULL.

SUMMARY - IMPORTANT DISCLAIMER This Summary is supplied to allow a quick and superficial overview of the inspection results.
It is NOT the Report and cannot be relied upon on its own.
This Summary must be read in conjunction with the Report and not in isolation.
If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

SUMMARY: (READ THE REPORT IN FULL)

SUMMARY ONLY - THE REPORT MUST BE READ IN FULL.

This Summary is supplied to allow a quick and superficial overview of the inspection results. It is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the Report and not in isolation. If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

General Overview:

The overall condition is consistent with dwellings of approximately the same age and construction.

Interior:

- No significant defects detected, however some defects do exist, read the entire report.

Exterior:

- No significant defects detected, however some defects do exist, read the entire report.

Roof Void:

- The roof space is generally good.

Roof Exterior:

- The sheet roofing and flashings are in good condition.

Safety Switch

Whilst not an electrician, it appears that an electrical safety switch is present.

Smoke Alarms

AS 3786 - Advises that Smoke Detectors / Alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install new detectors / alarms.

ROOF EXTERIOR - BUILDING REPORT

The Roof Exterior

IMPORTANT INFORMATION

It is recommended a qualified plumber / roofer be engaged to inspect and detail the condition of and/or rectification required to the roof exterior and to ensure that the gutters / downpipes are functional and adequate for the situation before a purchase decision is made. Please be aware that it is common for patio / main residence joins to leak during raining conditions. We strongly recommend that the flashing joins be monitored and a plumber be engaged immediately if a leak is present during raining conditions.

SHEET ROOFING

Satisfactory, the roof appears to have been recently replaced.







ROOF FLASHINGS

Satisfactory

GUTTERS / DOWNPIPES

We recommend a Plumber inspect and detail the requirements to ensure that the gutters / downpipes are functional and adequate for the situation.

THE SITE - BUILDING REPORT

CAR ACCOMMODATION

As part of / attached to the residence:

No



Restrictions:

Some wall and floor areas were covered by stored goods and machinery and were inaccessible.

Further inspection of these areas is strongly recommended once access has been obtained.



Condition:

Satisfactory

PATHS & DRIVEWAYS

Some parts show signs of movement.



FENCING

Some fencing requires repair / refixing.



EXTERIOR - BUILDING REPORT

The Exterior of the Building - The Consultant has inspected and assessed the general condition of the following parts of the building exterior.

VISIBLE TIMBER (ROTTING OR DAMAGE)

Minor timber damage noted to a post next to the water tank.



B & P SERVICES

HOT WATER UNIT

Hot water is provided by the following:

Solar collector and tank hot water system:

Solar collector and tank hot water system:





Age of Unit:

2013

2024





ELECTRICAL SAFETY SWITCH/SMOKE ALARMS

Whilst not a electrician we note that a safety switch is present.



Smoke Detectors / Alarms

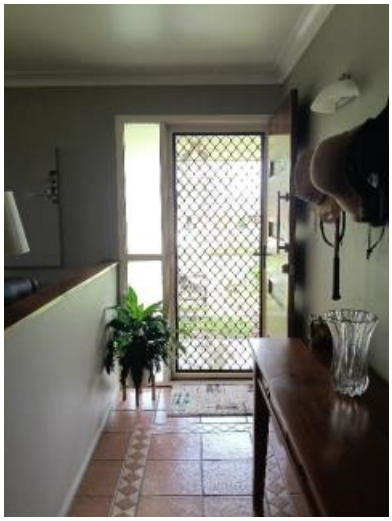
AS 3786 - Advises that Smoke Detectors / Alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install new detectors / alarms.

INTERNAL

ENTRY

General condition of area

Good



ENTRY

General condition of area

Good



LIVING ROOM

General condition of area

Good



LIVING ROOM

General condition of area

Good



Ceiling Condition:

Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.



LIVING ROOM2

General condition of area

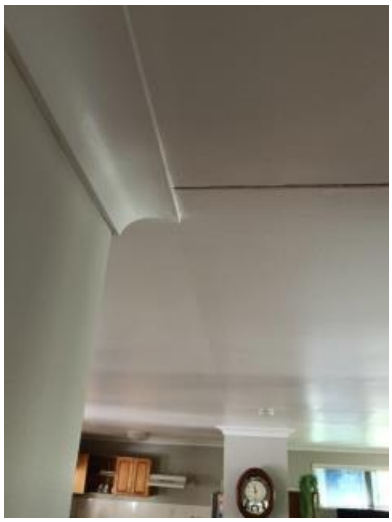
Good



Ceiling Condition:

Minor undulations were noted to the ceiling lining. This is to be expected in a house of this age. Periodic maintenance may be required.

Minor cracking is present to cornices. This will require maintenance.





BEDROOM 1

General condition of area

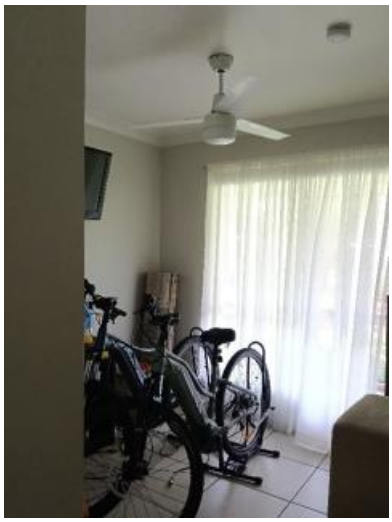
Good



BEDROOM 1

General condition of area

Good



BEDROOM 2

General condition of area

Good



Restrictions:

Inspection within this room was restricted by stored goods.



BEDROOM 3

General condition of area

Good



Internal Walls Condition:

Defective or poor surfaces were noted to wall materials and will need repair prior to next painting.



BEDROOM 4

General condition of area

Good



KITCHEN

General condition of area

Good



Sink & Taps:

The sink and taps appear to be in a serviceable condition.



KITCHEN

General condition of area

Good



Sink & Taps:

The sink and taps appear to be in a serviceable condition.



Ceiling Condition:

Nails are popping and are visible. This is generally due to movement in the timber framing. Periodic maintenance may be required and ceilings may need to be re-secured.

Minor undulations were noted to the ceiling lining. This is to be expected in a house of this age. Periodic maintenance may be required.





Floors General Condition:

Some drummy tiles were noted. Drummy tiles may require relaying if they become loose over time.



IMPORTANT NOTICE : All kitchen electrical appliances and wiring need to be checked by a qualified electrician. The checking of electrical items is outside the scope of this report. It is recommended a licensed electrician be consulted for further advice.

BATHROOM

General condition of area

Good



Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.



Ceiling Condition:

Minor undulations were noted to the ceiling lining. This is to be expected in a house of this age. Periodic maintenance may be required.



Vanity Unit:

The condition of the vanity unit is generally good.



Internal Walls Condition:

Minor cracking is evident to wall linings. Periodic maintenance may be required.



BATHROOM

General condition of area

Good



Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.



Vanity Unit:

The condition of the vanity unit is generally good.



Toilet Condition:

The toilet appears to be in working order.



Internal Walls Condition:

Minor cracking is evident to wall linings. Periodic maintenance may be required.





ENSUITE

General condition of area

Good



Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. IMPORTANT NOTE: This test may not reveal water leaks until the shower is put into constant use and surrounding areas monitored over a period of time.



Vanity Unit:

The condition of the vanity unit is generally good.



Toilet Condition:

The toilet appears to be in working order.



TOILET

General condition of area

Good



Internal Walls Condition:

Minor cracking is evident to wall linings. Periodic maintenance may be required.





LAUNDRY

General condition of area

Good



Basin & Taps:

The basin & taps appear serviceable.



LAUNDRY

General condition of area

Good



Basin & Taps:

The basin & taps appear serviceable.



ELECTRICAL INSTALLATION

All electrical wiring, meterbox and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice.

PLUMBING

All plumbing needs to be inspected and reported on by a qualified plumber. It is recommended that a licensed plumber be consulted for further advice.

ROOF VOID - BUILDING REPORT

ROOF VOID

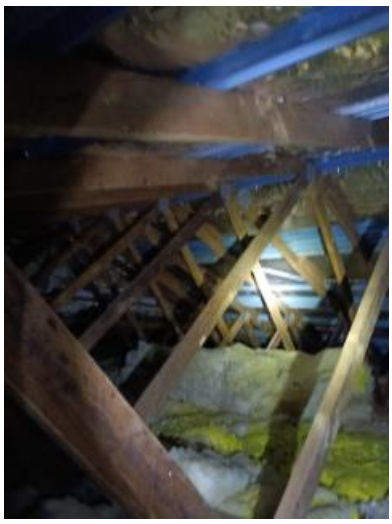
Restrictions to Inspection

Sarking paper and insulation are present in the roof cavity. This restricted inspection to some roofing members. Removal of insulation and sarking paper is not within the scope of a standard building inspection.



Roofing Frame - Type and Material

Truss - Pine



Roof Space & Framing - Condition

Minor repairs to plumbing clip recommended.



Insulation

Insulation is present in the roof cavity. This restricted inspection to some roofing members. Removal of insulation is not within the scope of a standard building inspection report. The insulation is not in contact

with recessed ceiling lighting.

Sarking

Present

CONCLUSION - BUILDING REPORT

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

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

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

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

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

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

The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

MAJOR DEFECTS:

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

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

MINOR DEFECTS:

The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

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

OVERALL CONDITION:

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and

construction. Their may be areas/members requiring minor repair or maintenance. There were no major matters that require attention or rectification.

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Conclusion is supplied to allow a quick and superficial overview of the inspection results. This Conclusion is NOT the Report and cannot be relied upon on its own. This Conclusion must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Conclusion, the information in the Report shall override that in this Conclusion.

DEFINITIONS

Building Report - Conclusion Definitions.

Please Read: APPENDIX B - BUILDING REPORT - Conclusion Definitions.

Building Report - Terminology & Definitions

Please Read: APPENDIX C - BUILDING REPORT - Terminology & Definitions

* EXECUTIVE SUMMARY - TIMBER PEST REPORT

SUMMARY ONLY - THE ENTIRE REPORT MUST BE READ IN FULL

SUMMARY - IMPORTANT DISCLAIMER

This Summary is supplied to allow a quick and superficial overview of the inspection results.
It is NOT the Report and cannot be relied upon on its own.
This Summary must be read in conjunction with the Report and not in isolation.
If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

TERMITE ACTIVITY:

Building:

At the time of the inspection no visible evidence of Active (live termites) Termites (White Ants) was found in the areas able to be inspected within the building.

Property:

At the time of the inspection no visible evidence of Active (live termites) Termites (White Ants) was found in the areas able to be inspected on the property.

TERMITE EVIDENCE:

Building:

At the time of the inspection no visible evidence of termite activity or damage was found in the areas able to be inspected within the building.

Property:

Evidence of termite damage such as mud tubes or damaged timber was found on the property in the following areas / timbers:

Location(s):

Some garden sleepers

TERMITE TREATMENT / RECOMMENDATIONS:

Recommendations:

We strongly recommend any prospective purchaser attempt to verify any treatment information and obtain copies of all relevant documentation.

Yearly Timber Pest Inspections should be carried out but more frequent inspections are strongly recommended.

BORER ACTIVITY AND DAMAGE:

Evidence:

At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected within the residence.

WOOD ROT AND DAMAGE:

Evidence:

Evidence of damage resulting from wood decay fungi (wood rot) was found in the following areas / timbers:

Location(s):

Some Fencing timbers

CONDUCIVE CONDITIONS:

There are no areas that are highly conducive to timber pest attack. However, you should read the report as there may be areas that need attention.

TERMS & CONDITIONS - TIMBER PEST REPORT

TERMS & CONDITIONS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report.

VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-1998 - Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (**See Definitions**) was available and permitted on the date and at the time of the 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, floor coverings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards and 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. Any inspection of fences, poles and posts was restricted to those timbers above the ground that were facing into the property grounds that were not obstructed or concealed by plants or undergrowth etc or obstructed in such a manner that close access was not possible. No inspection was made of fences, poles, posts or trees above two and one half meters from the soil level.

SCOPE OF THE REPORT. This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (**white ants**), dampwood termites, borers of seasoned timber and wood decay fungi (**hereinafter called "Timber Pests"**), present on the date and time of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) 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.

The inspection report will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.

AREAS WHICH CAN NOT BE INSPECTED. No inspection was made, and no report is submitted, of inaccessible areas. These areas include but are not limited to areas such as concealed timbers, eaves, area concealed by concrete, internal pipe penetrations, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks, hollow posts, etc. Furnishings, furniture and stored items were not inspected. We strongly recommend a further inspection when the property is empty of all such items.

LIMITATIONS. Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property 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. **Australian Standard Termite management Part 2: In and around existing buildings and structures (AS 3660.2-2000) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended.**

DETERMINING EXTENT OF DAMAGE. This report does not and cannot state the extent of damage. It is NOT a structural damage report. We claim no expertise in building or structural engineering. If any evidence of timber pest activity or damage is reported, then it must be assumed there may be some hidden timber damage and/or structural damage. This firm takes no responsible for any damage whether disclosed by this report or not. You should obtain a qualified person such as a Builder, Engineer, or Architect to determine the full extent of the damage, and the extent of repairs that may be required.

POSSIBLE HIDDEN DAMAGE. If this Report indicates Timber Pest activity and/or damage was found, within the Structures **or** the grounds of the property, then activity and/or damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Activity and/or damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

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 of Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted and present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from the local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

COMPLAINTS PROCEDURE. Should any disagreement, dispute or claim arising as a result of this inspection or report, it is a condition that you shall give written Notice of such matter to us as soon as possible after you first become aware of the matter. You shall allow us and/or our agent access to the property and allow any inspections required by us or our insurance company. If the dispute is not resolved within thirty (30) days from the service of the Notice then the matter shall be decided by mediation and if required arbitration and shall be submitted for binding, non-appealable arbitration to the Institute of Arbitrators and Mediators of Australia, unless the parties mutually agree otherwise. In any event you shall allow the Inspections by us and/or our agents prior to any repairs being carried out. If you do not allow such inspections then you waive the right to make the claim on us. You further agree not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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."

IMPORTANT INFORMATION

Very important information:

The following information forms an integral part of this report.

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

1.0 DEFINITIONS FROM AS 4349.3-1998

1.1 Active The presence of live termites, borers or fungi at the time of inspection.

NOTE: Where visual evidence of termite workings and/or damage is located but no live termites found, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

1.2 Timber Damage: Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage reported be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by an invasive inspection. This includes probing and the removal of lining materials. When this type of invasive inspection is carried out and you may find that the extent and/or severity of timber damage is much greater than is indicated in this report. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS AS DEFINED IN AS 4349.3-1998

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-1998 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:
ROOF VOID - the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;
SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor;
ROOF EXTERIOR - must be accessible by a 3.6M ladder
Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE

This is a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the permission of the owner of the premises we can arrange a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture, floor coverings or foliage during the inspection. We can then physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We can then 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 it a giving several days notice. The inspection time for this style of report will be greater than for our 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 available on request.

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be

detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home (in part or full) it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge.** This may involve removal of soil, gardens, lawn, paths and pavers etc. The Australian Standard AS 3660.2-2000 recommends that at least 75mm of the slab edge should be exposed at all times. This area should be regularly inspected for signs of termite entry (mud tubes). **Weep holes must be kept free of obstruction.** Termites can and do gain concealed entry around penetrations such as pipes etc and through cracks in the slab or joins between the slab and walls etc. Again such entry is often concealed by floor coverings.

5.0 EVIDENCE OF TERMITE DAMAGE

Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further invasive inspection is strongly recommended. (see Section 3.0 above) 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."

6.0 CONDUCIVE CONDITIONS

IMPORTANT INFORMATION

Conditions Conducive To Undetected Termite Entry:

A very high proportion of termite attacks are over the edge of both Infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your Conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some residential and other buildings built from July in 1995, the edge of the slab forms part of the termite shield system or management method. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of possible or pending termite entry. The concrete edge should not be concealed by the placement of cement render, tiles, cladding, flashings, adjoining structures, any masonry paving, soil, sand, turf or landscaping materials etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.

Weep holes in external walls: 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.

Termite Shields (Ant Caps :) Ant caps should be in good order and condition so termite workings are exposed and visible. This helps to prevent termites gaining undetected entry. Joins in the shielding should have been soldered or adequately sealed during their original 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 licensed builder to repair the ant cap 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.

RESTRICTIONS TO INSPECTION

Floor coverings were present to some areas and no inspection of the flooring could be carried out in the following area(s):-

Various Internal Areas

The Inspection of the interior was restricted by furnishings that were not moved in the following area(s):-

Various Internal Areas

The inspection was restricted due to stored goods being present. The stored items may be concealing evidence of timber pest activity and / or damage. The following area(s) were restricted:-

Various Internal Areas

NOTE

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

CONTACT THE INSPECTOR:- 0413 321 062

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.

EVIDENCE OF TREATMENT & RECOMMENDATIONS - TIMBER PEST REPORT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquires should be made and any documentation obtained to verify work carried out. In cases where no evidence of visible treatment was noted, it would be prudent for purchasers to make their own enquires in relation to any treatment or previous termite protection carried out.

EVIDENCE OF TERMITE TREATMENTS / BARRIERS TO THE PROPERTY

Description:



Pre-Construction Treatments / Barriers:

We found evidence that a termite treatment / barrier may have been installed to this property during construction in respect to termite control or protection. The following evidence was found during our inspection:

- chemical

A termite treatment sticker in the meter box indicates that Biflex termiticide was applied to the perimeter on the 14th October 2009. Biflex has a residual exposed life of about 5 years .

Physical Evidence

Evidence of drill holes were noted to concrete areas. Drill holes are an indicator that the area or areas may have been treated by chemical injection in respect to termite control or protection. We strongly recommend any prospective purchaser attempt to verify this information and obtain copies of all relevant documentation.



TERMITE TREATMENT / RECOMMENDATIONS:

Recommendations:

We strongly recommend any prospective purchaser attempt to verify any treatment information and obtain copies of all relevant documentation.

Yearly Timber Pest Inspections should be carried out but more frequent inspections are strongly recommended.

ENVIRONMENTAL CONDITIONS & RISK ASSESSMENT -

TIMBER PEST REPORT

ENVIRONMENTAL CONDITIONS CAN MAKE A PROPERTY MORE OR LESS PRONE TO TIMBER PEST ATTACK.

DRAINAGE

Drainage appears adequate, however this should be monitored during the event of heavy rain.

RISK ASSESSMENT

The Australian Standard AS 4349.3-1998 requires the inspector give some indication as to the risk of termite attack on the inspected property. The overall risk of termites was considered to be moderate to high. If live termites have been reported then a termite barrier or monitoring system should be installed in accordance with AS 3660.2-2000 followed by at least yearly inspections . If no live termites were found then you should install a termite barrier or monitoring system in accordance with AS 3660.2-2000 followed by at least yearly inspections. Failing this then you should arrange for at least twice yearly inspections which will help pick up activity early. Failure to follow our recommendation may well result in the property undergoing large amounts of damage caused by undiscovered termites.

GENERAL REMARKS & INFORMATION - TIMBER PEST REPORT

GENERAL REMARKS

Please read the following information.

Where any current visible evidence of Timber Pest activity is found within the **building** it is recommended that a more invasive inspection is performed. Trees on the property 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.

It is strongly recommended that as a minimum a full Inspection and Report be carried out every six 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 suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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:- 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."

SUBTERRANEAN TERMITES INFORMATION

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Termites
Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise 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 endeavour to ensure such conditions DO NOT occur around your property.**

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data shows that up 3 in every 4 homes will be 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 metres to enter your home, where there is a smorgasbord 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 six thousand dollars (or more) to treat.

Subterranean Termite Ecology These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests:

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise 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 endeavour to ensure such conditions DO NOT occur around your property.
We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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 pupal stage. Within the pupal 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 underfloor 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 favoured 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 panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powderpost 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. Powderpost 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 subfloors, 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.

OTHER INSPECTIONS AND REPORTS REQUIRED

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision. These Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1 - 2007 and are excluded from this Report.

INSPECTIONS AND REPORTS REQUIRED:

Insections & Reports Required

Electrical and Plumbing Inspections required.

BUILDING & TIMBER PEST - INSPECTION AGREEMENT

DETAILS OF INSPECTION AGREEMENT.

Defintions

This agreement forms part of this BPI - Pre Purchase Inspection Report.
(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)
*(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*
*(Definition: **Valuable Consideration;** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*
*(Definition: **Instructions;** the purchaser has given verbal or written directions to carry out this pre purchase building inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.*

Purpose of Inspection:

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with AS4349.1-2007 and AS4349.3- 1998.

The Scope of the Inspection:

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

The inspection comprised a visual assessment of the property to identify timber pest activity / damage and to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects / timber pest eradication and treatment is outside the scope of the Standard and therefore does not form part of this report.

Acceptance Criteria:

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

Timber Pest Inspections will be conducted under AS 4349.3-1998. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (see definitions below) is both available and permitted on the date and time of Inspection.

B&P SIGNATURE

BAYSIDE BUILDING & PEST INSPECTIONS

The Inspection and Report was carried out by:
Marty Steel

QBCC Builders Lic. No.
1195541

Pest Licence No:
119 55 41.

Insurance Accreditation No:
RAP-21-428757

Date of Inspection:
27/10/26 at 11am

Signature:



NOTE

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

CONTACT THE INSPECTOR:- 0413 321 062

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.

APPENDICES

APPENDIX A - INSPECTION AGREEMENT - AGREED TERMS

YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU.
(VISUAL BUILDING and/or TIMBER PEST INSPECTION & REPORT)
This inspections will be carried out in compliance with AS4349.1-2007 & AS4349.3-2010 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.

2. ACKNOWLEDGMENT: I agree to contact the Inspector once I have read the report or the Inspector will contact me.

3. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.

4. The report will also advise on visible minor and major defects, safety hazards and any cracking visible to the buildings elements on the day and time of the inspection.

5. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any

invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
6. The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
7. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
8. No inspection will be carried out for Asbestos. (Unless a special purpose Asbestos inspection has been arranged)
9. No inspection will be carried out for Magnasite. (This is out of our area of expertise, unless otherwise stated)
10. No inspection will be made for Mould. (Unless a special purpose Mould inspection has been arranged)
11. No inspection will be made for Solar Power Panels. (This is out of our area of expertise, unless otherwise stated)
12. Costs for building rectification works are not provided within this Report. Should you require any costings you should seek further advice from a licensed builder.
13. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
14. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
15. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
16. This Inspection will not cover or report the items listed in Appendix D to AS4349.1-2007. A copy of Appendix D can be provided upon request.
17. Where a Strata Title property is to be inspected, then we will only inspect the strata units interior and the units immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.
18. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.
19. We will not be liable for any third party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.
20. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe. **Reasonable Access - See Below:**
- Roof Interior - Access opening = 400x 500m - Crawl Space = 600 x 600 mm - Height accessible from 2.1 m step ladder or 3.6 m ladder placed against a wall.
- Roof Exterior - Must be accessible from a 3.6 m ladder.
- Subfloor - Subject to inspectors discretion as to safe and reasonable access.
21. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
- In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C units and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.
22. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.
23. Youre the Purchaser need to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. Your Conveyancer is not adequately qualified to explain any issues to you, you must contact the Inspector shown on the last page of this report.

APPENDIX B - SAFETY HAZARDS

SAFETY HAZARDS to be Aware Of (including STEPS):
1/ Undulating pavers and or concrete slab joins can be a trip hazard.
2/ Any uneven stair riser height and or stair tread widths can also be a trip hazard.
3/ All railings must be no lower than 1.0metre high.
4/ Rooms to two story properties must not have furnishings within 1.0m of an external window unless the window has penetration proof screening materials and are fixed in place and not easily removed.
5/ Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.
6/ CPR charts must be clearly displayed in swimming pool and spa pool areas.
7/ All pool fence gates must be self-closing.

NOTE: All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*
Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*
Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*
Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.
Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped retaining walls, more than 1000mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*
Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the buildings interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the

underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.
Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineers Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.
Septic Tanks: It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

APPENDIX D - BUILDING REPORT - CONCLUSION DEFINITIONS

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:
HIGH - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.
TYPICAL - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
LOW - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:
ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.
AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance. Read the entire report.
BELOW AVERAGE - The Building and its parts show some significant defects and/or very poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

The Definitions (Some), (Most) relate to the inspectors opinion of the Overall Condition of the Building:
SOME - The inspector defines SOME as less than 50% of an area or item is affected.
MOST - The inspector defines MOST as more than 50% of an area or item is affected.

APPENDIX E - BUILDING REPORT - TERMINOLOGY & DEFINITIONS

Report Terminology & Definitions

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

Definitions:
Satisfactory - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.
Damage - The fabric of the element has ruptured or is otherwise broken.
Distortion, Warping, Twisting - An element or elements has been distorted or moved from the intended locations.
Water penetration & Damp Related - Moisture is present in unintended or unexpected locations.
Material Deterioration (rusting, rotting, corrosion, decay) - An element or component is subject to deterioration of material or materials.
Operational - An element or component does not operate as intended.
Installation (including omissions) - The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.
Accessible area: An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a

characteristic function.
Major Defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor Defect: A defect other than a major defect.
Safety Hazard: Any observed item that may constitute a present or imminent serious safety hazard.
Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Site: Allotment of land on which a building stands or is to be erected.
Structural Defect: Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
External Timber Walls and Structures: means decks, verandahs, pergolas, balconies, handrails, stairs, retaining walls, children's play equipment, fences, garages, shed, gazebos, out buildings.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

GLOSSARY OF TERMS:

BUILDING TERMS: (This explains Building Elements in layman terms.)

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow an inspection within the scope of the inspection.
ACCESS HOLE - Access hole An opening in flooring or ceiling pr other part of a structure to allow for entry to carry out an inspection.
AG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.
APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.
ARCHITRAVE - timber moulding surrounding a door or window opening to cover the join between the frame and the wall finish.
BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.
BEARER - A sub-floor structural timber member which supports the floor joists.
BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.
BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.
CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.
CLIENT - The person or other entity for whom the inspection is being carried out.
CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.
CORNICE - A moulding placed at the junction between a wall and ceiling.
DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.