



Gippsland Home & Pest Inspections

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Report: robert brandon-combined building & pest inspection

Pre Purchase Building Inspection Report

**12 Winifred Street
Morwell, vic 3840**

May 8, 2026



Prepared for: Robert Brandon

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PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Commissioned By:

Robert Brandon.

Your Contact:

Robert Brandon.

Your Ref/File Number:

2014.

Your Client:

Robert Brandon.

Date Of Inspection:

12:00 PM 08/05/2026. Note: If it is more than 60 days from the inspection date, a new inspection and report is needed.

Property Address:

12 Winifred Street Morwell vic 3840.

Inspected By:

Mitchell Mackenzie In Conjunction With Dave Kelly DBL 100002

Persons At Inspection:

Owner or Representative.

INSPECTED PROPERTY TYPE

Building Type:

Single storey dwelling.

DETAILS OF THE INSPECTION AGREEMENT

Agreement Details:

Agreement Reference: 2014.

Special Conditions:

There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

Agreement Changes:

There are NO changes to the Inspection Agreement:

WEATHER

Recent Weather Conditions:

Dry & wet periods.

Weather Conditions On The Day And At The Time Of Inspection:

Dry & wet periods.

Orientation

For the purpose of identification North is assumed to be approximately at the main street frontage of the property.

FURNISHED PROPERTIES

Was The Property Furnished At The Time Of Inspection?

Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

VISUAL BUILDING INSPECTION REPORT

THIS IS A VISUAL BUILDING INSPECTION REPORT IN ACCORDANCE WITH AS4349.1

Information Regarding The Scope And Limitations Of This Pre Purchase Building Inspection.

The purpose of the building inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

INSPECTED PROPERTY DESCRIPTION

External Walls Constructed From:

Timber frame with weatherboard cladding.

Roof Construction:

The roof is of pitched construction.

Roof Covering:

Concrete tiles:

Footings:

The building is constructed on the following footing type/s: Concrete stumps.

Windows Material:

Aluminium:

Estimate Building Age:

Between 40 and 50 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

INTERNAL AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions or limitations are noted we **STRONGLY** recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property.

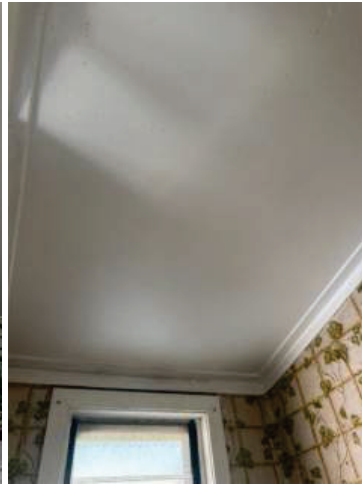
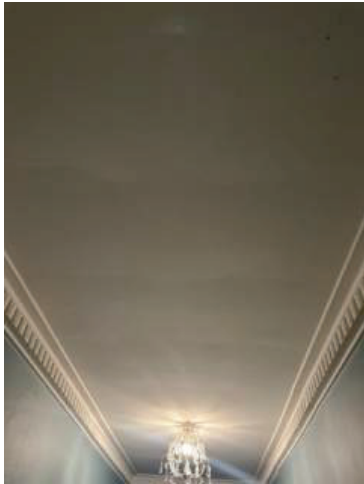
CEILING

Ceiling Condition:

The condition of the ceilings is generally fair.

Minor ceiling lining undulation/sagging was noted within the various rooms. This appears to be due to the adhesive failing between the ceiling lining and ceiling frame. Rectification is suggested to prevent further deterioration. A professional plasterer is required to provide a further assessment and to offer suitable rectification as required.

Although we have no qualifications in the detection of asbestos materials, its possible the ceiling lining within the toilet may contain asbestos. It must be noted that asbestos materials present as a serious health hazard. Due to these associated health risks, asbestos material should not be disturbed in any form, and should be kept maintained and fully sealed to avoid exposure. We strongly recommend further tests be undertaken without delay to determine if asbestos linings are indeed present. These tests and any modifications or removal should only be conducted by a suitably qualified licensed Asbestos contractor.



WALLS

Internal Walls Condition:

The condition of the walls is generally fair.

Minor cosmetic settlement cracks were noted to the wall lining within the hallway, Minor cracking can be expected in the type of lining. However, maintenance is required by a suitably qualified plasterer to repair the cracking present.

Cosmetic defective or poor surfaces were noted to wall materials within the various areas and will need repair prior to next painting by a suitably qualified plasterer and/or painter.

Although we have no qualifications in the detection of asbestos materials, its possible the wall lining within the toilet may contain asbestos. It must be noted that asbestos materials present as a serious health hazard. Due to these associated health risks, asbestos material should not be disturbed in any form, and should be kept maintained and fully sealed to avoid exposure. We strongly recommend further tests be undertaken without delay to determine if asbestos linings are indeed present. These tests and any modifications or removal should only be conducted by a suitably qualified licensed Asbestos contractor.



WINDOWS

Windows Condition:

The condition of the windows is generally good for their age.

Minor adjustment is required to some windows to ensure smooth operation. A licensed carpenter is required to provide a further assessment and to offer suitable rectification as required.

DOORS

Doors Condition:

The condition of the doors is generally fair.

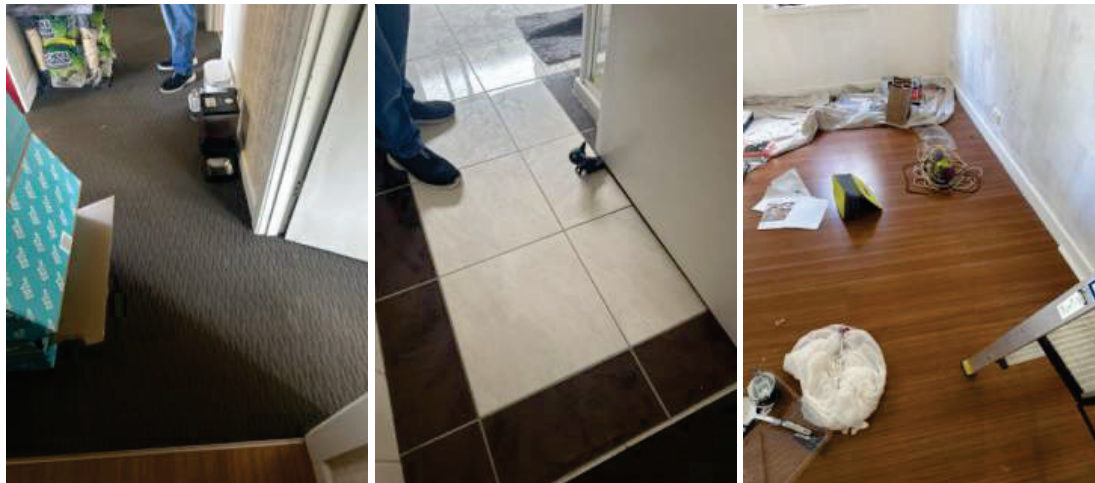
FLOORS

Floors General Condition:

The condition of the floors visible is generally fair.

Squeaking flooring was noted within the hallway. This does not appear to be structural, but the floors may require re-fixing to remove the noise. Due to the floor coverings being present over this area, this work should be carried out when the floor coverings are next changed. A licensed builder is required to provide a further assessment and to offer suitable rectification as required.

Floors are uneven (out of level) to the rear section. This may be a result of structural building defects and/or timber pest attack. Please refer to (SUBFLOOR) within the report for further details.



WOODWORK

Woodwork

The condition of the woodwork is generally fair.



WET AREAS

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

KITCHEN:

Kitchen Fixtures:

The condition of the fixtures is generally good.



Tiles:

The condition of the tiles is generally good.



Sink & Taps:

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

The sink & cabinets appear to be in a serviceable condition.



Important Notes: Wet area components such as showers, baths, vanities, troughs, toilets and tiles are visually checked for defects and leakage, but often leaks do not show except when the services are put into actual long term use and its possible very minor imperfections not visually detectable on the day of the inspection can allow water to get into the wall or floor areas and cause damage. It is extremely important to maintain adequate sealing within all areas. We also strongly advise ongoing inspections and maintenance be conducted within all wet areas on a regular basis, as any new leakage may cause structural decay to the surrounding components or/and attract termites.

MAIN BATHROOM:

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. Ongoing Maintenance is strongly advised.



Tiles:

The condition of the lamipanel is generally good.

A flexible sealant should be installed by a suitably qualified professional to the gaps between lamipanel and shower base. This is to prevent water penetration and decay to surrounding components.

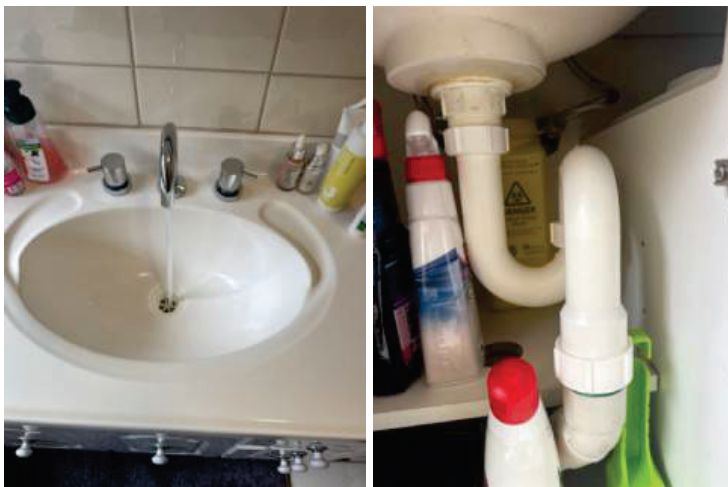
The condition of the tiles is generally good.



Basin & Taps:

The basin & taps appear serviceable.

The basin & cabinets appear serviceable.



Toilet Condition:

The toilet appears to be in working order.



Ventilation:

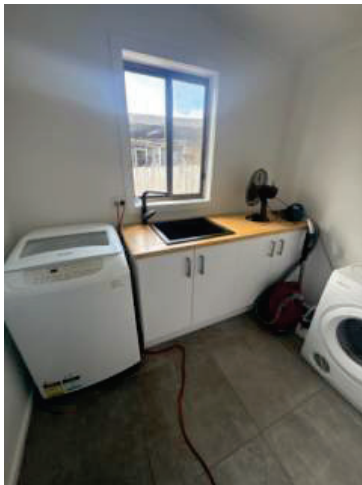
Exhaust fan appears to functioning as intended.

Important Notes: Wet area components such as showers, baths, vanities, troughs, toilets and tiles are visually checked for defects and leakage, but often leaks do not show except when the services are put into actual long term use and its possible very minor imperfections not visually detectable on the day of the inspection can allow water to get into the wall or floor areas and cause damage. It is extremely important to maintain adequate sealing within all areas. We also strongly advise ongoing inspections and maintenance be conducted within all wet areas on a regular basis, as any new leakage may cause structural decay to the surrounding components or/and attract termites.

LAUNDRY:

General Condition Of Area:

This area is generally in good condition.



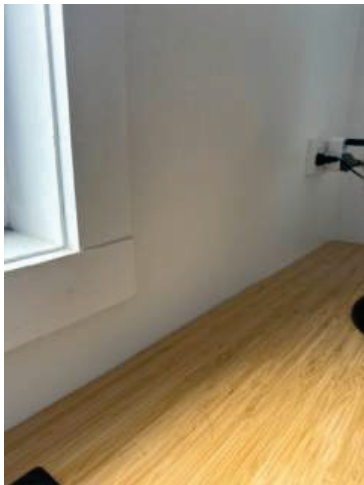
Tub & Taps:

The basin, taps & laundry tub appear serviceable.



Tiles:

Tiles are not present to the laundry. Recommend tiles be installed to prevent water penetration and decay to surrounding components. A professional tiler is required to provide a further assessment and to offer suitable tile installation as required.



Toilet Condition:

The toilet appears to be in working order.



Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

ROOF SYSTEM INTERNAL

INSPECTION LIMITATIONS

Restrictions:

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers (Including but not limited to: Ceiling joist and top wall plates). Removal of insulation is not within the scope of a standard visual inspection report. Defects and or timber pest may be present and not detected.



ACCESS LIMITATIONS

Restrictions:

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. Defects and or timber pest may be present and not detected.



A comment is not made where full access was unable to be gained. Damage and or defects may be present and not detected in area(s) where inspection was limited, obstructed or access was not gained. If restrictions or limitations are noted we STRONGLY recommend access be gained to enable a full inspection to inaccessible areas prior to making a decision on this property.

ROOF FRAMING:

Roof Supports - Type And Condition:

The cut and pitched roof timbers visible appear to provide adequate support.

INSULATION & SARKING:

Insulation Status:

The insulation is out of place and should be re distributed correctly to assure the insulation functions as intended.



ROOF SYSTEM EXTERNAL

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to making a decision on this property.

EXTERNAL ROOF:

Roof Style:

The roof is of pitched and skillion construction.

Roof Access Limitations:

Due to it raining at the time of the inspection, the roofing materials were of a type that could not be safely walked on. There for the external roof inspection was very limited, and only viewed from a distance. A more detailed assessment of the roof material beyond this report is suggested, a licensed roofing experts opinion should be commissioned prior to making a decision on this property as defects may be present and not detected.



Roof Covering Condition In Detail:

The overall condition of the roof coverings visible from a ladder appears serviceable. It should be noted that sometimes defects are very small and not clearly visible from an inspection viewed from a ladder and its possible defects may be present and not detected. Its recommended that a licensed roofing expert be hired to provide an additional closer assessment of the roof coverings.



FLASHINGS:

Roof Flashing - Type And Condition:

Flashings visible from a ladder appear to be in serviceable condition. It should be noted that flashings are only viewed from a distance in some areas and sometimes defects are very small and not clearly visible on the day of the inspection. Recommend flashings be monitored by a licensed plumber on a regular basis.

Gutters & Downpipes:

Leaves and debris are present in gutters to the various elevations. These should be cleared to prolong the life of the guttering material.

Some downpipes to the front elevations do not appear to be connected to a stormwater dispersal system. These should be connected without delay to prevent decay to surrounding components and to prevent the foundations of the dwelling being damaged. This also effects the timber pest management of the property and may attract termites. A licensed roof plumber is required to provide a further assessment and to offer suitable rectification as required.

Downpipe joints are leaking and should be repaired by a roof plumber, as the free water leaking from the downpipes may affect the foundations of the dwelling and cause potential structural issues and/or attract termites.



EAVES, FASCIAS & BARGE BOARDS:

Eaves Type & Condition:

Although we have no qualifications in the detection of asbestos materials, its possible the eave lining may contain asbestos. It must be noted that asbestos materials present as a serious health hazard. Due to these associated health risks, asbestos material should not be disturbed in any form, and should be kept maintained and fully sealed to avoid exposure. We strongly recommend further tests be undertaken without delay to determine if asbestos linings is indeed present. These tests and any modifications or removal should only be conducted by a suitably qualified licensed Asbestos contractor.

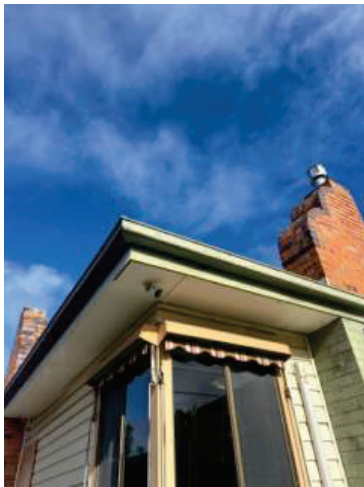
The overall condition of the eaves lining is fair.



Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is fair.

The paint work is deteriorating and maintenance is required by a professional painter to prevent deterioration of the timbers.



CHIMNEYS:

Condition:

The flashing around the chimney is in fair condition. Some maintenance is required by a licensed roof plumber to prolong the life of the flashing and to prevent water penetration.



SUB FLOOR AND FOOTINGS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions or limitations are noted we **STRONGLY** recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property.

VENTILATION:

Description:

Subfloor ventilation appeared to be adequate at the time of inspection.

SUB FLOOR - OTHER DEFECTS OR ISSUES:

Details:

No ant caps are installed. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit antcapping, this area should be regularly inspected by a Licensed Pest Inspector.

The timber baseboard supports which are attached next to each perimeter stump are in contact with the ground. This timber to ground contact will allow undetected termite entry and is highly conducive to termite attack. All timber to ground contact should be removed to prevent such issues without delay.

The underfloor soil is damp. This may be due to a drainage problem or some other factor. Rectification is required, as this dampness may cause timber deterioration to the floor frame. Damp soil also create conditions highly conducive to termite attack and the source of the damp should be further investigated and addressed by a licensed builder to prevent such issues.



FOOTINGS:**Type & General Condition:**

The building is constructed on concrete stumps. The footings appear to be generally sound.

EXTERNAL AREAS

Defects and or damage requiring rectification may not be apparent to the inspector due to restriction. If restrictions or limitations are noted we **STRONGLY** recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property.

EXTERNAL WALLS:

General Condition:

The condition of the walls is generally fair.

Cladding is damaged, repairs and maintenance will be required. A licensed carpenter should be called to make a further evaluation and repairs or rectification as needed.



WINDOWS:

Windows Condition:

The condition of the exterior windows is generally fair for their age.

Paint is peeling off the window frames and maintenance is required to prolong the life of the window materials. A professional painter is required to provide a further assessment and to offer suitable rectification as required.

Minor wet rot decay is present to window frames to the front elevation. Maintenance will be required to prolong the life of the windows by a qualified carpenter/ painter.

All external window flashings should be further assessed by a builder in wet conditions. This is to assure all windows are water tight and water penetration is not occurring, which will help prevent structural decay.



DAMP COURSE:

Type & Condition:

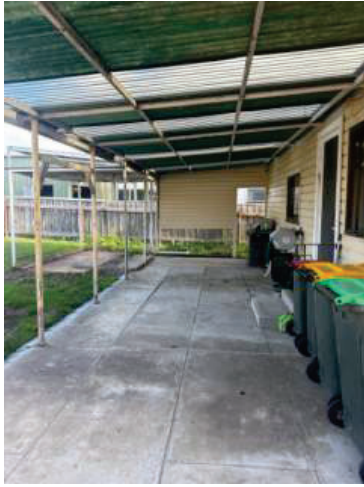
Rising damp is evident in the masonry walls to the left elevations. The damp proof coursing material should be replaced and quotations should be obtained from a suitably qualified contractor.



VERANDAH:

Verandah Position/ Location:

POSITION/ LOCATION: Rear elevation.



Roof Covering Condition In Detail:

The overall condition of the roof coverings is fair.

Metal roof sheets are surface rusted to the right section and treatment with an anti rust paint is required to prolong the life of the material. A licensed roofing is required to provide a further assessment and to offer suitable rectification as required.



Defects Or Maintenance Items:

Verandah timber frame to the rear elevation is inadequately supported. The license builder should be called to assess and rectify. This is a major defect.



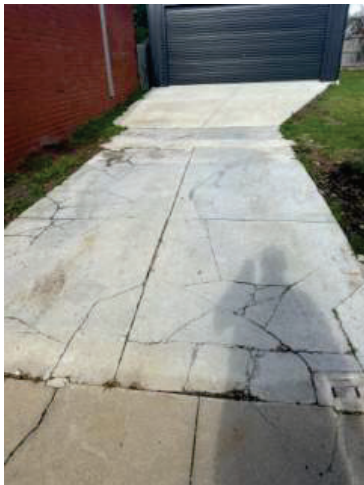
DRIVEWAY:

Type & Condition:

The concrete driveway stands in poor condition.

The concrete driveway has some visible cracking which can be quite typical for a concrete drive. This should be monitored for further movement.

The concrete driveway has subsided in some areas and will require repair. This may present a tripping hazard and rectification is required by a suitably qualified concreter.



FENCES & GATES:

Fences Type & Condition:

The fences are mainly constructed from timber. The fences are generally in fair condition but some repairs or maintenance is required.



PATHS/PAVED AREAS:

Type & Condition:

The concrete paths/paved areas are in fair condition.



The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

UTILITIES

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We Strongly recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

SERVICES:

Details:

Safety switch is fitted however, the operation or adequacy was not tested and is not commented on. Recommend to contact an licensed electrician to assure the electrical safety switch is functioning as intended.

Air-conditioning is installed in the premises and was working at the time of inspection.

Smoke detectors are not currently fitted. It is now mandatory that smoke detectors be fitted to the property.



HOT WATER SERVICE:

Hot Water Details:

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



CONCLUSION

The purpose of the inspection: Is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

Important Note: Within the areas inspected some further restrictions may have been present restricting or preventing our inspection. Should there be any areas or elements listed throughout the report which were not fully inspected due to access limitations or impairment or where visual limitations were noted at the time of inspection, or where recommendations for further access to be gained was made, then its essential and we Strongly recommend these areas or elements be accessed and re- inspected prior to making a decision on this property, as building defects and/or damage may be present and not detected.

SUMMARY OF HIGH RISK AREAS NOT INSPECTED/ NOT ACCESSIBLE OR WHERE INSPECTION WAS IMPAIRED AND WHERE FURTHER INSPECTION SHOULD BE CONDUCTED:

Further Access Required:

Roof Void:

Access was not gained to the low perimeter areas, the top side of the eaves, sections of the ceiling joist and top wall plates due to low heights and existing insulation as detailed in the report.

Important Note: Building defects, maintenance issues, active termites and/or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not fully gained. We Strongly recommend that access be gained to the currently inaccessible and or restricted area(s) to allow a more complete report to be submitted prior to making a decision on this property.

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Asbestos Inspection. Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection.

Important Note: It is Strongly Recommended that the above Inspections and Reports be obtained prior to any decision relating to this property and/or prior to purchase. Obtaining these reports will better equip the reader to make an informed decision.

SUMMARY - OVERALL CONDITION OF PROPERTY

Major Defects In This Building:

The incidence of major defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

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

Minor Defects In This Building:

The incidence of minor defects in this building in comparison to the average condition of similar buildings of approximately the same age and construction and that have been reasonably maintained is considered to be:

Average: The frequency and/or magnitude of minor defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age, construction that have been reasonably well maintained.

Overall Condition:

A comparison of this and other dwellings of similar age, construction and level of maintenance would rate this building as **Average**. There may be areas/elements requiring minor repairs or maintenance.

Important Note: The building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

Important Note: The conclusion and/or summary is only a general overview of the property and must not be relied upon on its own. You **MUST** read the report in its entirety. The summary within this report regardless of its placement is supplied to allow a quick and superficial overview of the General Area(s) where inspection was Limited and the General Condition of the Property. The Summary is **NOT** the Report and cannot be relied upon on its own. The Summary Must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, the information in the Report shall override that of the Summary. In any event, should any aspect of this report not be fully understood, you should contact the Inspector **BEFORE** relying on this Report.

VBA Registration DBL 100002

IMPORTANT INFORMATION:

The following forms an integral part of the report and **MUST** be read in conjunction with the entire report.

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

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

Distortion, Warping, Twisting - The Item has moved out of shape or moved from its position.

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

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

Operational - The item or part does not function as expected.

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

RATINGS:

HIGH (Poor, Below Average) - 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 (Fair, Average) - 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 (Above Average) - 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 below (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

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.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance.

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

DEFINITIONS:

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.

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.

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.

Building Element or Building Component - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

Site - Allotment of land on which a building stands or is to be erected.

Important Advice and Information:

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

Shower Recesses & Wet Areas: Tests may be made on shower recesses, baths, vanities, troughs, toilets and tiles 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 and all other wet areas components are limited to running water and visually checking for leaks. As showers and all other wet area components 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. We strongly advise ongoing inspections and maintenance be conducted within all wet areas on a regular basis, as any leakage may cause structural decay to the surrounding components or/and attract termites.

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 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety and to prevent serious injury.

Deck, Balcony, Verandah: Where any elevated structure (deck, balcony, verandah etc) is present, and this

elevated structure is designed to accommodate people, you **MUST** have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the Structure includes elevated decks, verandahs, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a Structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

Roof System External & Leakage: We cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to have a roofing specialist make further observations during prolonged rainfall which is strongly advised prior to making a commitment on the property. If any sections of the roof were inaccessible due to the method of construction or other factor again, further investigations should be carried out prior to purchase. In all cases, roofing material is viewed from a distance only.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or nonhabitable rooms), 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 is not usually 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 and the areas further assessed by the appropriate professional to determine if adequate drainage and water proofing is installed and functions as intended.

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 provide advice on the best course of action with regards to the trees.

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

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

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

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1) This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are

concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. 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*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

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

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

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

5) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** 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 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then 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 containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert.

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7) MAGNESITE FLOORING Disclaimer: No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8) 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.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

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

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspector: Mitchell Mackenzie in conjunction with Dave Kelly DBL 100002
Inspectors PH: 0428484077

..... End Of Report

VISUAL TIMBER PEST INSPECTION REPORT

VISUAL TIMBER PEST INSPECTION IN ACCORDANCE WITH AS4349.3-2010

AS4349.3 - Inspection of buildings Part 3: Timber Pest Inspection.

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

This visual inspection was limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and at the time of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are moved or removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, pailings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into. In the case of Strata type properties only the interior of the subject dwelling is inspected.

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 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 area(s) or section(s) of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. Australian Standard for 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 and may be recommended in this report.

SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date and at the time of inspection by visual inspection of those areas and sections of the property accessible to the Inspector. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the Report 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.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable arising for losses payable in contract or tort sustained by the Client named in this report either under the heading Report Commissioned By or the heading Purchaser.

This Report CANNOT be on sold by the Client or any other party other than the Report Author to any other party.

COMPLAINTS PROCEDURE

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

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

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

DETERMINING EXTENT OF DAMAGE

This Report is NOT a structural damage report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'minor', 'moderate', or 'severe'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. The Report is made solely for the use and benefit of the Client named on the front of this Report and no liability or responsibility whatsoever, in contract or in tort, is accepted to any third party who may rely on this Report wholly or in part. Any third parties acting or relying on this report do so at their own risk.

RECOMMENDATIONS FOR FURTHER ACCESS

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

BRIEF SUMMARY - TIMBER PEST

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own**.

Where recommendations are made for further access to be gained, or further inspections to be carried out, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained, or any further inspection recommendations, must be carried out prior to committing to the property in question.

This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override that of this Summary.

For complete and accurate information, please refer to the following report.

ACCESS

Any Area(s) To Which Access Should Be Gained:

Other than some areas that are normally inaccessible areas due to construction methods, normal access was gained. Please read the report.

Recommendations For Further Access:

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

TIMBER PEST ACTIVITY OR DAMAGE

Active Termites Found:

No - At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

Damage Caused By Termites Found:

No - At the time of inspection no visible evidence of termite activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Borers Found:

No - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Wood Decay Found:

No - At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.

Are Further Inspections Required?

No, read the report in full.

Important:

We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

INTERIOR - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions or limitations are noted we STRONGLY recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property. See Section 2.0 - Reasonable Access.

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

ROOF INTERNAL - TIMBER PEST

Inspection within any accessible roof cavity will normally be limited by a number of factors including the method of construction, low pitched or inaccessible sections, insulating materials, ducting and in some instances, stored items.

RESTRICTIONS:

Inspection Limitations

Insulation is present in the roof cavity. This restricted inspection to some roofing timbers (Including but not limited to: Ceiling joist and top wall plates). Removal of insulation is not within the scope of a standard visual inspection report. Defects and or timber pest may be present and not detected.



Access Limitations

Inspection over the eaves and low areas to the perimeter of the building was restricted due to the low pitch and method of construction allowing only a limited visual inspection from a distance. Items such as top plates and ceiling and roof framing in these areas was not able to be fully inspected. Defects and or timber pest may be present and not detected.



A comment is not made where access was unable to be gained. Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. Timbers to the areas nominated were not accessed and not able to be inspected. **STRONGLY** recommend access be gained to allow a full inspection of inaccessible areas prior to making a decision on this property. See Section 2.0 - Reasonable Access.

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

It should be noted that inspection within this area was limited as noted. This comment regarding the absence of evidence of Timber Pest activity refers to the accessible inspected areas and timbers only.

EXTERNAL - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions or limitations are noted we **STRONGLY** recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property. See Section 2.0 - Reasonable Access.

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

CONDUCTIVE CONDITIONS

Description

Some downpipes do not appear to be connected to a stormwater dispersal system. This should be rectified by a roof plumber as any water flowing against the dwelling creates an environment highly conducive to termite attack.

Downpipe joints are leaking and should be repaired by a plumber, as any free water next to the dwelling creates an environment highly conducive to termite attack.

The air-conditioning condenser discharges adjacent to the external walls. We recommend modification so that water is discharged over a drain. Air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.



Timbers Exposed To Weather and/or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material.

SUB FLOOR - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. If restrictions or limitations are noted we **STRONGLY** recommend further access be gained to enable a full inspection of the area(s) prior to making a decision on this property. See Section 2.0 - Reasonable Access.

EVIDENCE OF ACTIVE TIMBER PESTS

Details

No Timber Pest activity was detected to visible and accessible timbers at the time of the inspection.

CONDUCTIVE CONDITIONS

Description

The timber baseboard supports which are attached next to each perimeter stump are in contact with the ground. This timber to ground contact will allow undetected termite entry and is highly conducive to termite attack. All timber to ground contact should be removed to prevent such issues.

We note the general lack of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack by ensuring that termite workings are exposed and visible. Ant capping should be repaired or installed where possible. If this is not possible, regular inspections are recommended. Missing, damaged or poor termite ant capping increase the risk of termite infestation.

The underfloor soil appears damp. This should be monitored on a regular basis as moist soil conditions are highly conducive to timber pest attack. Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it may be that the drainage is inadequate and in need of improvement.



SUBFLOOR VENTILATION

Description

Subfloor ventilation appears to be adequate at the time of inspection.

TREATMENT AND SUMMARY - TIMBER PEST

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 enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

Description

There was no visible evidence of previous termite treatment.

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

FURTHER ACCESS REQUIRED:

Summary Of High Risk Areas Not Inspected/ Not Accessible Or Where Inspection Was Impaired And Where Further Inspection Should Be Conducted:

Roof Void:

Access was not gained to the low perimeter areas, the top side of the eaves, sections of the ceiling joist and top wall plates due to low heights and existing insulation as detailed in the report.

Active termites and/or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not fully gained. We Strongly recommend that access be gained to the currently inaccessible and or restricted area(s) to allow a more complete report to be submitted prior to purchase.

SUMMARY DETAILS

Testing Equipment:

Tramex Moisture Encounter was used for the testing of moisture during the inspection.

Overall Assessment Of Property:

At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate to high.

Evidence Of Active timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. This statement is **NOT** for the whole structure and is limited to the commissioned inspection area only which was fully accessible on the day. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas.

At the time of inspection no termite activity was found to inspected and accessible timbers, but we can not guarantee that termites will not enter the property at a later stage and/or exist to area not inspected on the day. A Termite barrier should be installed for the protection from timber pest entering the property as one (1) in Five (5) homes are attacked.

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.

All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding 12 monthly or more frequently if recommended in the body of this report.

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660. Please note: Any treatment specification and price (if applicable) is to be used as a guide only and this is not a firm quote. We reserve the right to vary the treatment specifications and price upon review.

CHEMICAL TREATMENT RECOMMENDATIONS

Detailed Treatment Specification Not Submitted

We have determined that a termite treatment in accord with AS 3660 is necessary. This is even more important considering no current management plan could be located on the day. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered extremely necessary. A licensed pest controller should be called to install a suitable termite management plan as a matter of urgency.

Please Note:

The following information is very important and forms an integral part of this report.

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 a 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 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 that *"the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."*

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

1.0 DEFINITIONS

For the purpose of this inspection, the definitions below apply.

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

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

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

is active or inactive. Continued, regular inspections are essential.

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

1.4 Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

1.5 Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A builder's opinion must be sought in the case of severe damage.

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

2.0 REASONABLE ACCESS

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.

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified 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 hole = 450 x 450 mm - Crawl Space = 600 x 600mm - Height accessible from 2.1m step ladder or 3.6m ladder placed against a wall.

Subfloor

Access hole = 500 x 400mm - Crawl space (timber floor) = 400mm to bearer, joist or other obstruction, (concrete floor) = 500mm.

Roof Exterior

Must be accessible from a 3.6m ladder.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

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

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs pose special problems with respect to detecting termite attack. If the edge of

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

In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The slab edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf, or landscaping etc.

5.0 EVIDENCE OF TERMITE DAMAGE

Where visual evidence of termite workings and/or damage was noted in any structure or on the grounds of the property, you must understand that termite damage and/or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued regular inspections are essential.

As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is available and is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding the interval recommended in the report.

6.0 SUBTERRANEAN TERMITES

No Property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 4 homes are attacked by termites at some stage in 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 hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge. They even build mud tubes to gain access to above ground timbers. In rare cases termites can 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 can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat. Treatment costs vary and can range from two to five thousand dollars (or more) to treat.

Subterranean Termite Ecology. These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground

nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

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

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

7.0 BORERS OF DRY SEASONED TIMBERS

Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected. When floors are covered by carpets, tiling or other floor coverings and where no access or restricted access underfloor 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 building.

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

8.0 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.

9.0 MOULD CLAUSE

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 and allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.**

If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Health Department or a qualified expert such as an Industry Hygienist.

10.0 CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require clarification then contact the inspector prior to acting on this report.

The Inspector: Mitchell Mackenzie in conjunction with Dave Kelly DBL 100002
Inspectors PH: 0428484077

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