

# BuildingPro

QBSA License Number 1014810

## Building and Pest Inspection Reports

In accordance with AS 4349.1 and AS 4349.3

Report prepared for:

**Mr and Mrs Client**

Property Address:

**1453 Sample street, Sampleville**

Report Number:

**CLIENT 1**

Date and Time of Inspection:

**24th April 2013 at 8:30am**

BuildingPro Pty Ltd

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# PROPERTY DETAILS

## Administration Details

### PROPERTY ADDRESS:

1453 Sample street, Sampleville.



### CLIENT:

Mr and Mrs Client.

### PURCHASER:

Client.

### REFERENCE NUMBER:

CLIENT 1.

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

## Agreement details

### Date of Agreement:

19th April 2013.

### Type of Inspection/ Requested:

#### **Pre-Purchase Building Inspection and Pre-Purchase Pest Inspection**

**SCOPE:** The purpose of the inspections is to identify the Major Defects, Safety Hazards and Timber Pest Activity/Damage associated with the property at the time of inspection. The inspection and reporting is limited to Appendix c AS4349.1 - 2007 and AS4349.3 - 2010 inspection of buildings (part 3).

The report does not include an estimate of the cost for rectification of the Defects or Timber Pest damage. The overall condition of this building

SAMPLE B&P on 50 year old house with extensive renovations

has been compared to similarly constructed and reasonably maintained buildings of approximately the same age.

**Specific Requirements  
/ Conditions Required  
by You were:**

There were no Special Requirements / Conditions requested by the Client/Client's representative regarding the Inspection and Report.

**Changes to the  
Inspection Agreement  
requested:**

No there were no changes to the Inspection Agreement.

**Inspection Details**

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**Date and Time of the  
Inspection:**

24th April 2013 at 8:30am.

**Date Report prepared:**

Day after the inspection.

**Persons in Attendance:**

The Real Estate agent or their Representative, The Client.

**Weather Conditions at  
the time of Inspection:**

Dry and Fine.

**Recent Weather  
Conditions:**

Dry and Fine.

**Building Furnished:**

Yes.

**Building Tenancy**

Occupied.

## **Areas Inspected**

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### **The Actual Areas inspected were:**

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

## **Restrictions and Access Limitations**

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### **Internal Restrictions:**

The building had furniture, stored goods and floorcoverings that restricted access at the time of inspection. Cupboards and pantry are full of stored items that restricted the inspection. The building had window dressings such as curtains or blinds that restricted access at the time of inspection. Inspection within the linen cupboard was restricted by stored goods. Wall hangings restricted access to inspect some sections of some walls. The whitegoods were not moved to allow for inspection behind and underneath them. Stored goods restricted access to inspect inside the wardrobes. Cupboards and pantry are full of stored items that restricted the inspection. Cupboard below the vanity was full of stored items that restricted access to this area. Stored items restricted inspection to the interior of the garage.

### **Subfloor Restrictions:**

No access under the lower deck.

### **External Restrictions:**

Only the subject property side of the fences were inspected.

### **Roof Access Limitations:**

No physical access was possible to the external roof area due to the roof not being accessible from a 3.6 metre ladder. The roof should be inspected by a licensed Roofer.

### **Roof Space Access Restrictions:**

Clearance within sections of the roof was less than 600mm X 600mm and did not allow reasonable access (refer to report definitions section **4.7 Reasonable Access**). This allows only a limited visual inspection from a distance to be carried out.

**Roof Space  
Restrictions:**

Insulation is present in the roof space. This restricted inspection to some roofing timbers. This may conceal defects. Removal of insulation is not within the scope of a standard visual inspection report.

Further Inspection and Reporting of these areas is recommended once full access has been obtained and prior to a decision to Purchase to determine if any Major Defect, Safety Hazard or Timber Pest Activity/Damage exists in these areas/sections. Please contact Buildingpro to make arrangements for a re-inspection.

**Factors that influenced the Inspection/Report Outcome**

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**Limitations to the  
inspection/report:**

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

**Details of other factors  
influencing the  
Inspection:**

In my opinion there is insufficient natural light and ventilation to the middle floor bedroom that only has a skylight. You should have this matter further investigated by the project Certifier prior to the contract becoming unconditional to confirm that this room is approved for habitable use.

**Description and Identification of the Property Inspected**

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**Building type**

Free standing dwelling.

**Height**

Two storey, Split level.

**Roof Construction:**

Timber trusses.

**Roof type:**

Corrugated steel.

**External walls type:**

Mostly "Weathertex" type of boards made of reconstituted hardwood.

**Internal walls covered with:**

Mostly Plasterboard.

**Internal ceilings covered with:**

Mostly Plasterboard.

**Windows frames:**

Mostly Aluminium.

**Piers**

Concrete stumps and Steel posts.

**Floor**

Concrete Slab, and Timber frame to the top floor.

**Car Accomodation**

Double Garage.

**Verandahs, Patios, Decks etc:**

Decks.

**Estimate Building Age:**

Approximately 50 years old but recently renovated.

**BUILDING INSPECTION REPORT**

**Other Inspections and Reports Required**

**Inspections, Reports, Further investigations recommended.**

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement as the results may affect your decision to purchase the

property. Obtaining these reports will better equip the purchaser to make an informed decision. NB Some of these inspections can be arranged by Buildingpro for an additional fee. Please contact our office if you require our assistance.

A full assessment of the electrical installation, including the insulation clearances (if installed), wiring and switchboard should be carried out by a licensed Electrician as a matter of course.

A full assessment of the plumbing (including roof and surface drainage) should be carried out by a licensed and suitably experienced Plumber as a matter of course.

It is recommended that you contact a licensed and suitably experienced Builder to determine the scope of works required to repair or replace defective items.

There is Airconditioning installed at the property. It is recommended that you have an Air-conditioning specialist carry out an inspection and testing of the system to assess its condition and suitability.

As the value of building work carried out on the property exceeds \$3300 there may be a Builder's Warranty in place for this work. Contact the Queensland Building Services Authority for further advice (Telephone 1300 272 272) or visit their website:

<http://www.bsa.qld.gov.au/Home/Consumers/StartingBuilding/BSAInsuranceMakeSureYoureCovered.htm>

Full access be gained as it could be concealing building defects or faults. Please contact Buildingpro to make arrangements for a re-inspection. There is an additional fee payable if re-inspection is required. If you are in the process of purchasing this property then this re-inspection should occur prior to the contract becoming unconditional.

### **Council approval:**

Council approval records search and site inspection is recommended to determine what improvements there have been at the property and whether these improvements have had the necessary approvals and final inspections approved. If you are in the process of purchasing this property then this search must be obtained prior to the contract becoming unconditional.

### **Terminology**

The **Definitions below apply to the TYPES OF DEFECTS associated with individual SAMPLE B&P on 50 year old house with extensive renovations**

**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.

**Important: Strata Title**

Where an item in the inspection findings below is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

**Exterior General:**

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**Details:**

Recent painting and re-painting has not been performed in a tradesmanlike manner. This is a Minor Defect. This affects the appearance of the Building. I recommend you consult a licensed Painter about the necessity and cost of repainting.



**External Walls:**

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**General:**

Some joins in the weatherboards have shrunk and pulled apart. This can allow water entry that will cause damage. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.





Weatherboard joint out of alignment to the Southern elevation. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Trim and sealant missing to bulkhead above garage panel door. Refer to sample photo. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Windows:**

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**Condition:**

The condition of the exterior of the windows is generally good.

**External Doors:**

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**Doors:**

The condition of the doors is generally good.

**Driveway:**

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**Type & Condition:**

The concrete driveway stands in good condition. The concrete driveway has various shrinkage cracks. These 'Appearance' cracks are less than 1.5mm wide. Cracks such as these usually occur when the concrete dries out too quickly after being poured. This is generally considered to be a minor defect only affecting the Appearance of the concrete. No action required at this time.

**Fences & Gates:**

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**Fences Type & Condition:**

No caps onto fence posts. This will allow water to collect inside the post and cause rust. Caps to be installed. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Retaining Walls:**

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**Type & Condition:**

No retaining wall to the North boundary under the timber fence. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**Concrete, Tiled and Paved areas:**

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**Type & Condition:**

The concrete paths and other concrete areas are in good condition. Some shrinkage cracks noted, this is to be expected. No action required at this time.

**External Stairs:**

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**Type & Condition:**

There are no handrails to the sides of the stairs. This is unsafe and may cause a person to fall and injure themselves. Handrails should be installed to both sides of the stairs to reduce the risk of an accident. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.



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.

## Drainage - Surface Water:

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### Description:

The drainage around the house appears to be inadequate. Water may cause damage to the building or be a nuisance. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.

## DECKS, PERGOLAS, BALCONIES, VERANDAHS

### Deck:

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### Position/Location:

Southern elevation. Left hand side elevation. upper deck.

### Construction & Condition:

Hyspan project laminated beams are not painted. These are exposed to weather. I recommend you ensure these have adequate durability. Ask the Building Certifier to confirm that beams have adequate durability for this installation.



There is a gutter and some flashings installed to aid in catching water that may blow onto the deck floor in a storm or from mopping etc. Any failure of this system will result in water entry to the building that will cause damage. In my opinion this type of design and construction is undesirable as they are more than likely to leak at some point in the future. This opinion is based on my experience as a Building Inspector. I recommend that you confirm that this work is covered by the BSA Home Warranty Scheme, otherwise if it leaks you will be up for the cost of the rectification.



**Ceiling:**

The curved plasterboard ceiling has not been finished to a high standard. The large amount of natural light accentuates the many imperfections in the ceiling finish. A Plasterer may need to replace the ceiling to obtain an acceptable level of finish. This is a Minor Defect as it is cosmetic only (from what can be seen). NB This area was tested with an Electronic Moisture Meter. The moisture level recorded was within a normal range.



**Balustrades:**

Balustrades are incomplete. Handrails are missing to stairs and landings. This condition has made this component a potential safety hazard. Suitable alterations should be carried out without delay to make this component safe.

**Flooring:**

There appears to be insufficient fall and step down from the deck to the internal floor level. This may contribute to future water entry problems. I recommend that you ask the Building Certifier to confirm that the deck and its drainage/waterproofing method complies with the Building Code of Australia.



**Steelwork:**

Posts are generally in a good condition.

**Deck # 2:**

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**Position/Location:**

Lower deck to the Southern elevation.

**Balustrades:**

Not required as the deck is less than 1.0m above the surrounding ground level.

**Flooring:**

Stained pine flooring used to the lower deck area. Decking is generally in a good condition.

**Steelwork:**

Posts are generally in a good condition.

**Framework**

The deck is too low to the ground to allow access to inspect the framework. I recommend that access be gained and framing checked annually by a Builder. Note the above concerns regarding laminated beams with no visible LOSP treatment. These beams are not clearly visible but may be untreated laminated beams as was found to the upper deck.

**OUTBUILDINGS**

**Outbuilding A:**

**General Condition:**

Cap flashings to gate house roof are incomplete. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



**SUBFLOOR**

**Description**

**Description**

The subfloor framing appears to be adequate.

## Stumps/Posts/Piers

One concrete stump is cracked. This cracking is due to the corrosion of steel reinforcement inside the stump. This corrosion causes the steel to expand. The expansion exerts enough force to crack the concrete stumps. Ask a restumper to further investigate this problem and advise if the stump is so badly cracked that they may have to be replaced. In addition to replacing any badly cracked stumps, the surface drainage should be improved to reduce the volume of water that flows under the house. To improve the surface drainage you will need to install a suitable stormwater drainage system. This drainage system should be designed and installed by a licensed plumber or drainer.



The steel posts are generally in a good condition.

The subfloor framing appears to be adequate. Two floor joists under the bathroom on the South side if the sub floor are not properly connected. Builder to rectify.



## Tie Downs

Tie downs appear to be adequate.

## Battens

The timber battens between stumps are in contact with the ground in sections. This ground contact can result in decay or termite attack. This is a minor defect. Recommend trimming battens so that there is at least 100mm clearance between battens and soil.

## Surface Drainage

The drainage under the house appears to be inadequate. Water may cause damage to the building or be a nuisance. It is recommended that you consult a licensed plumber or drainer regarding the installation of a suitable system of surface drainage, this system may consist of a retaining wall and open concrete spoon drains connected to large grated pits (for inspection and cleaning) connected to stormwater drainage system would be suitable.



## Ant Caps/Termite Shields

There is severe rust to sections of ant capping. This is a damage defect. This may compromise the intended purpose of the component. Recommend having a Builder provide a scope of works to replace rusted ant capping with code compliant antcapping.



## Ventilation:

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### Description

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

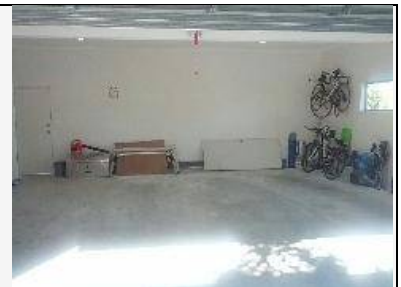
## GARAGING

## Garage:

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### General condition

The general condition of the walls, windows, ceiling, floor, doors, and woodwork is good.



## ROOF SYSTEM EXTERNAL

The foregoing 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 purchase.

### External Roof:

#### Roof Style:

The roof is of pitched style construction.

#### Condition in Detail:

The overall condition of the reasonably accessible roof coverings appears to be good.

### Flashings:

#### Flashings:

Flashings could not be inspected due to problems with access. A licensed Roofer should inspect the flashings for you.

### Gutters & Downpipes:

#### General:

Gutters and downpipes appear to be in serviceable condition.

#### Downpipes:

Some downpipes do not appear to be connected to an approved point of discharge such as council stormwater drains, rubble pits, or street kerb and channel. Refer to sample photo of Southern elevation. This should be rectified by a licensed plumber.





## **Eaves, Fascias & Barge Boards:**

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### **Eaves Type & Condition:**

Masking tape not removed from eaves to the Southern elevation. Refer to sample photo. This is a Minor Defect. Remove tape.



### **Fascias & Bargeboards Type & Condition:**

The fascia/bargeboards are constructed of metal and are generally in a good condition.

## **ROOF SYSTEM INTERNAL**

### **Roof Framing:**

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#### **Roof Supports:**

The truss roof system appears to provide adequate support.



### **Insulation & Sarking:**

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#### **Insulation Status:**

The roof is insulated with "Blanket" type insulation.



# INTERIOR GENERAL

## Interior General

### Details

Various minor painting and plasterboard defects noted. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

### Internal Ceilings

Ceilings are generally in a good condition. The ceiling was inspected for evidence of roof or plumbing leaks. No evidence of leaks were present at the time of inspection. This report is not a warranty against future faults developing, such as roof or plumbing leaks.

### Internal Floors

Excessive gap to floating floorboards. Approx. 4mm width to south end of living room. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Internal Walls

Minor settlement crack above the internal stairs to the ground floor. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Internal Doors

Doors are generally in a good condition.

## Windows Internal

Only a skylight to one Bedroom. Check approved plans for approved use of this room.

## Woodwork Internal

The condition of woodwork is generally good.

# WET AREAS

## Kitchen:

### Room Location:

Top floor.



### General condition

Minor plasterboard, paint and sealant defects in various sections of the house. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Kitchen Fixtures:

Trims missing either side of cupboard above the fridge alcove. This is a Minor Defect. This component has not been correctly installed. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



Silicone is missing to ends of splashbacks and other joints. This component has not been correctly installed. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.



### Sink & Taps:

Sink and Taps are generally in a good condition.

The inspection of stoves, rangehoods, cooktops, insinkerators and other appliances is not included in this inspection report unless specifically mentioned. We recommend that the client make their own inspection of these items and if uncertain contact a suitably experienced electrician.

### Bathroom One:

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#### Room Location:

On the left hand side of the building.



#### Shower:

The shower appears to be generally in a good condition. The shower recess was inspected and where access permitted a moisture meter was used, 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.

#### Bath:

The bath is generally in a good condition.

#### Wall tiles:

The condition of the wall tiles is generally good.

**Basin & Taps:**

The basin and taps are generally in a good condition.

**Vanity Unit:**

The condition of the vanity unit is generally good. Drawers need adjustment. This is a Minor Defect. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

**Floor Waste:**

A floor waste is installed. No test was made to determine whether the floor waste drains adequately.

**Ventilation Internal:**

There is an exhaust fan installed. The operation of this fan was not tested.

**Bathroom accessories:**

The condition of the bathroom accessories is generally good. Suction cup soap basket in shower. This is temporary only. A new soap basket should be installed. This is a Minor Defect.



**Ensuite Bathroom:**

**Room Location:**

Top floor.



**Shower:**

The shower appears to be generally in a good condition. The shower recess was inspected and where access permitted a moisture meter was used, 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.

A fixed shower screen is not installed. This is a Minor Defect. This may allow water to get onto the floor and create a slipping hazard. I recommend that a fixed shower screen should be promptly installed. Contact a Glazier or Shower screen specialist to have this screen installed.

**Bath:**

The bath is generally in a good condition.



**Wall tiles:**

The condition of the wall tiles is generally good.

**Basin & Taps:**

The basins and taps are generally in a good condition.



**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in good condition.



**Floor Waste:**

A floor waste is installed. No test was made to determine whether the floor waste drains adequately.

**Ventilation Internal:**

There is an exhaust fan installed. The operation of this fan was not tested.

**Bathroom accessories:**


The condition of the bathroom accessories is generally good.

**Bathroom Two:**

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**Room Location:**

Ground floor.



**Shower:**

The shower appears to be generally in a good condition. The shower recess was inspected and where access permitted a moisture meter was used, 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.

**Wall tiles:**

The condition of the wall tiles is generally good.

**Basin & Taps:**

The basin and taps are generally in a good condition.

**Vanity Unit:**

The condition of the vanity unit is generally good.

**Toilet Condition:**

The toilet appears to be in good condition.

**Floor Waste:**

A floor waste is installed. No test was made to determine whether the floor waste drains adequately.

**Ventilation Internal:**

There is an exhaust fan installed. The operation of this fan was not tested.

**Bathroom accessories:**

The condition of the bathroom accessories is generally good.

Shower areas (where present) are checked with a moisture meter and visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. If there are stored goods on the wall behind the shower this may conceal water leaks and subsequent damage from leaks. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. RegROUT and re-seal as required and replace any cracked tiles. Seal behind taps as required. Adequate and proper ongoing maintenance will be required in the future.

**Laundry:**

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**Room Location:**

Ground floor.



**Tub & Taps:**

The laundry tub and taps are generally in a good condition.



**Plumbing Points:**

Both hot and cold water taps have been installed that should be suitable for most washing machines.

**Floor Waste:**

There is no visible floor waste and no way for any overflow of water to escape. The area will need to be used with care.



**Wall tiles:**

The condition of the wall tiles is generally good.

**Toilet 1:**


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**Room Location:**

On the left hand side of the building.

**Toilet Condition:**

The toilet appears to be in good condition.



**STAIRS INTERNAL**

**Stairs Internal:**

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**Type & Condition:**

The stairs are constructed primarily from timber the overall condition of these stairs is good.

**SERVICES AND GENERAL REMARKS**

Only those appliances specifically mentioned have been tested by the consultant. The testing consists of simply switching on the appliance to see that it operates. The adequacy, compliance, efficiency, condition, suitability or otherwise has not been assessed. We are not licensed electricians, plumbers or gas fitters. If a more in depth report is required on appliance/s then we recommend that a suitably qualified person/s inspect and report on the appliance/s.

## Hot Water Service:

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**Hot water is provided by the following:**

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 compliance, suitability or adequacy of the hot water system in relation to capacity or otherwise. Located externally:  
Gas hotwater system:



## Water Lines & Pressure:

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**Details:**

Water pressure appears to be normal however, this is not an opinion of a licensed plumber.

## Other Services:

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**Safety Switch:**

- There is a Earth Leakage Circuit Breaker (Safety Switch) installed however, the operation or adequacy was not tested and is not commented on.



**Smoke Detector/s:**

- Smoke detector(s) are fitted however the operation or adequacy was not tested and is not commented on.

**Water tank/s:**

Water tanks are installed. The inspection of these tanks is not included in this report. I recommend that you ensure that the water tanks are correctly installed, are in good condition and comply with relevant laws.

**Electrical**

Fan comes on with light to the ground floor bathroom. So therefore the fan switch is not wired to anything.

**Details:**

There is bottled gas present. The installation of bottled gas has not been inspected.

Air-conditioning is installed to the property but has not been inspected.

A ducted vacuum system is installed, however, the operation or adequacy was not tested.

An alarm system is present however, the operation or adequacy was not tested.

Solar Electricity panel system may be installed, the operation or adequacy was not tested.



Important Note: As a matter of course and in the interests of safety it would be prudent for all new owners to have all services (visible and non-visible) including electrical wiring, plumbing, gas and drainage etc inspected by appropriately qualified persons prior to purchase.

## CONCLUSION AND SUMMARY

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

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

### **Major Defects**

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**The incidence of Major Defects in this Building as compared with similar Buildings is considered:**

High.

## Minor Defects

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**The incidence of Minor Defects in this Building as compared with similar Buildings is considered:**

Typical.

## Overall Condition

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**Overall the condition of this Building in the context of its age, type and general expectations of similar properties is:**

Below Average.

**Please Note:** This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

**The Summary is supplied to allow a quick and superficial overview of the inspection results. The Summary is NOT the Report and cannot be relied upon on its own. 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 Report and anything in the Summary, the information in the Report shall override that in this Summary.**

**It is very important that you arrange for all further investigations, and promptly attend to all matters as recommended by the inspector in this report, otherwise you may not be aware of the full extent of the defects/faults and subsequent costs to rectify.**

**If you are in the process of purchasing this property, any recommended further investigations must be carried out prior to the contract to purchase becoming unconditional so you can budget for any additional costs.**

## Definitions

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

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

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when  
SAMPLE B&P on 50 year old house with extensive renovations

compared to similar Buildings of approximately the same age that have been reasonably well maintained.

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

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

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

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

**Minor Defect:** Any Defect other than what is described as a Major Defect.

**Accessible area:** Is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

### **CRACKING OF BUILDING ITEMS**

**Appearance Defect:** Where in the Inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Serviceability Defect:** Where in the Inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

**Structural Defect:** Where in the Inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

### **Important**

Regardless of the type of crack(s) the Inspector carrying out a Pre-purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of cracks and,
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre-purchase Inspection. However the information obtained from the

SAMPLE B&P on 50 year old house with extensive renovations

five items above re valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Building Owner resulting in major expensive rectification work being carried out. When any cracks are found it is recommended that a suitably experienced Structural Engineer make assessment of the cracks/damage. If you are in the process of purchasing the property then this Engineers assessment should occur prior to the contract going unconditional.

### **Important Advice**

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

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

**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/Spa and the Pool/Spa equipment and plumbing as well as the requirements to meet the standards for Safety Fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non-compliance under the legislation and/or costly repairs to the Pool/Spa or Safety fencing.

**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 building/s. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the buildings or to storm water pipes by a licensed Plumber/Drainer. I strongly recommend that you check with the local government authority whether the property is likely to be subject to flooding. Flood Maps are usually available that show historic flood levels that can be helpful in making an informed decision about the property. If the property or part of the property is likely to be subject to flooding I recommend you consult a Registered Hydraulic Engineer for further advice.

### **Important Information Regarding the Scope and Limitations of the Inspection and this Report.**

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

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 the inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking, 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 showers and baths the absence of any dampness at the time of the inspection does not necessarily mean that the shower or bath 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) 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 report. Buildings built prior to 1982 may have wall and/or ceiling sheets 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.

**5) 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 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.

**6) 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.

**7) ESTIMATING DISCLAIMER:** Any estimates provided in the 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, and what a contractor is prepared to 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 selling a property then the Inspection 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 the inspection agreement then may rely on the report subject to the terms and conditions of the agreement and the Report itself.

**TIMBER PEST INSPECTION REPORT**

**TIMBER PEST INSPECTION REPORT**

**TERMS AND  
CONDITIONS OF THE  
TIMBER PEST REPORT**

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

**THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS4349.3-2010 -  
SAMPLE B&P on 50 year old house with extensive renovations**



### **Inspection of buildings Part 3: Timber Pest Inspections.**

This visual inspection was limited to those areas and sections of the property to which reasonable access (**See 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, stored items, foliage, rubbish, 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, inside hollow blocks or posts, behind stored goods in cupboards, or other areas that are concealed or obstructed. Termites and or termite damage may exist in these concealed or obstructed areas, the only way to confirm this is to have an 'Invasive inspection' refer to definitions sections of this report. 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, palings, 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.

### **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 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.

### **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 sections(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 areas(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.

## REINSPECTION REQUIRED

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 essential.

## SCOPE OF REPORT

This report is confined to the reporting on the discovery, or non discovery, as the case may be, of infestation and/or damage caused by subterranean termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), by visual inspection of those areas and sections of the property accessible to the Inspector at the time and on the date of 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 visible evidence of infestation happened to be found. No liability shall be accepted on account of failure of the within Report to notify of any Timber Pest activity and/or damage present at or prior to the date of the within 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 within Report. This report does not and cannot state the extent of any damage. It is NOT a structural damage report. Any mention within this report relating to extent of any damage has been done with the sole intent of assisting with determining possible treatment specifications or options and must not be used by any party as a guide to the extent of damage for the purpose of estimating repairs or replacement costs. If any past or present infestation or damage is noted in this Report, whether this damage is to the structure or the surrounding grounds, it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the Building Trade be asked to carry out a 'Special Purpose report' in accordance with AS4349.1 to determine the extent of damage to the property **and an invasive inspection must be carried out to determine any concealed timber pest damage or activity.** Where such 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 and this should be further investigated. This firm is not responsible for the repair of any damage, whether disclosed by this report or not. Note: Detailed assessment of the extent of any termite damage and/or structural damage is not carried out by Buildingpro when performing a "Standard Property Inspection report". If this service is required, a "Special Purpose Property Inspection report" must be requested.

## 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. Third parties acting or relying on this report must first obtain the written consent of Buildingpro.

Please feel free to contact Andrew Mackie-Smith from Buildingpro 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 Andrew Mackie-Smith on ph. 0403 262625 and have the matter explained to you. If you have any questions at all or require clarification then contact Andrew Mackie-Smith prior to acting on this report.

## BRIEF SUMMARY

### TIMBER PEST ACTIVITY OR DAMAGE

**Were active  
subterranean  
TERMITES (live  
specimens) found?**

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

**Was visual evidence of  
Subterranean Termite  
workings or DAMAGE  
found?**

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.

**Was visible evidence of  
BORERS of seasoned  
timber found?**

Evidence (flight holes) of borers of dry seasoned timbers or borer damage was found. Please read the report.

**Was evidence of  
damage caused by  
wood DECAY (rot)  
fungi found?**

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.

**Where any Major  
SAFETY Hazards  
identified?**

Yes, refer to the Building Inspection Report.

In our opinion, the **SUSCEPTIBILITY** of the property to timber pests is considered to be:

Extremely High. Please read the Report in full.

**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.**

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.**

**EXTERNAL TIMBERS**

**Active Subterranean Termites Found**

**Termite Activity**

No visible evidence of Live Subterranean Termite in accessible areas at the time of inspection.

**Termite Damage**

**Damage caused by termites found**

No visible evidence of Subterranean Termite damage in accessible areas at the time of inspection.

**Borer damage found**

**Damage found**

No visible evidence of Borer damage in accessible areas at the time of inspection.

## **Evidence of fungal decay**

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### **Details**

No significant amount of Fungal decay (wood rot) was detected at the time of inspection.

## **Conductive Conditions**

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### **Description**

- External cladding is in contact with soil, gardens and gravel to the front and driveway side elevations. This can allow concealed termite entry and we recommend modifications be made so that soil, gardens and gravel is not in contact with cladding.

## **CAR ACCOMODATION**

### **Description of Car Accomodation**

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#### **Describe Car Accomodation**

There was no garaging for the subject property at the time of inspection.

## **SUBFLOOR #2**

### **Active Subterranean Termites Found**

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#### **Termite Activity**

No visible evidence of Live Subterranean Termite in accessible areas at the time of inspection.

### **Termite Damage**

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#### **Damage caused by termites found**

No visible evidence of Subterranean Termite damage in accessible areas at the time of inspection.

## Queensland Pine Beetle (Calymnaderus incisus) damage found

### Damage found

Yes - Queensland Pine Beetle was noted to the following timber(s)/area(s). Without destruction of the timbers it is not possible to determine whether activity exists or the extent of timber damage within.



### Description

Queensland Pine Beetle damage was noted to flooring timbers. See summary regarding treatment options.



### Severity

Visible timber damage appears minor to moderate. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

## Evidence of fungal decay

### Details

No significant amount of Fungal decay (wood rot) was detected at the time of inspection.

## Lyctus borer damage

### Description

Evidence of Lyctus borer was found. Lyctus borer is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer. Lyctus borer damage was noted to the following timber(s)/area(s).

### Affected subfloor timbers

bearers, floor joist/s.

**Below the following location or area**

various areas of the subfloor.

**Severity**

Visible timber damage appears very minor. Refer to the definitions section of this report - Section 1.6 - Timber Damage. No action is required at this time.

**Slab areas**

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**Slab areas**

Inspection of the concrete floor slab edge was restricted. In our experience, termites most commonly enter over the slab edge and therefore we recommend modifications be made to expose the slab edge, see Section 4.0 - Concrete Slab Homes (part or full). The following items restricted access to the edge of the slab - soil, gravel.



**Ant Caps and Termite Shields**

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**Condition**

Generally the Ant Caps or Termite Shields are considered to be Inadequate. I recommend that you refer this matter to a licensed Builder to determine a scope of works to repair existing or install new Ant Caps or Termite Shields. Sections of termite shields are rusting and will require repair or replacement, otherwise this may allow termites to attack the property.

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as Inadequate. It may be possible for a Builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

**VENTILATION**

## Subfloor Ventilation

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### Description

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

## INTERIOR

### Evidence of timber pests

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### Details

No visible evidence of: Live Termites, Termite damage, Fungal Decay or Borers was detected in accessible areas at the time of inspection.

## ROOF

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

### Evidence of timber pests

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### Details

No visible evidence of: Live Termites, Termite damage, Fungal Decay or Borers was detected in accessible areas at the time of inspection.

## EVIDENCE OF TREATMENT

It is not always easy to determine if a property has a subterranean Termite Management system in place particularly if such a system was installed during construction or the evidence of a system has been concealed. Systems may consist of physical barriers, chemical barriers, or monitoring and baiting systems or a combination of both. This summary of Termite Management systems evidence is in no way conclusive. Where no visible evidence of a Termite Management System was found, it does not necessarily mean that the property was not or does not have a Termite Management System installed. Some signs of Termite Management Systems are not readily visible during an inspection. Where any evidence of a Termite Management System was noted 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 (with vendor if purchasing a property) and any

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documentation obtained to verify work carried out.

## **Evidence of Termite Management System to the property**

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### **Description**

The visible presence of some blue plastic product at the base of some sections of the external wall indicates that the property may have had a "Homeguard" termite management system during construction in respect to protection against subterranean termite attack. We strongly recommend any prospective purchaser attempt to verify this information and obtain copies of all relevant documentation. Do not assume that this is correct - it must be verified.

## **SUMMARY IN DETAIL**

**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.**

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### **SUMMARY**

Inspection revealed no evidence of active termite infestation to visible areas and visible timbers at the time of the inspection. It is possible that termite damage or activity may exist in concealed timbers or in the immediate vicinity and the termites may continue to cause further damage, no comment is made in respect to these concealed timbers or areas. 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.

Queensland Pine Beetle borer damage is evident. The damage is minor and appears to be old and inactive. NB It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. This area should be monitored annually to ensure that the borers are not still active. If activity is noted then have the affected timber treated by a accredited Timber Pest specialist for treatment.

Evidence of Lyctus borer was found. The damage found was very minor. Lyctus borer is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer.

No significant amount of decaying timber was found. NB Some very minor decay damage may be present and is to be expected. No further treatment is required at this time.

There are conditions conducive to future timber pest damage. Please refer to the Recommendations section of this report and follow recommendations to reduce the risk of termite damage.

## RISK FACTOR

**The time at which the property should next be inspected and the susceptibility generally of the property to termite attack have been determined using the following definitions:**

### **Moderate**

No termite activity, damage or conducive conditions exist anywhere on the property and  
No Obvious activity/damage sighted elsewhere and  
No high risk areas in which access needs to be gained and  
If it is a slab construction, full slab edge exposure of 75mm or greater is required.

### **Moderate to High**

No termite activity or damage anywhere on the property or sighted elsewhere but conducive conditions exist and  
No high risk areas requiring access and  
If it is a slab construction, full slab edge exposure of 75mm or greater is required.

### **High/Extremely High**

When activity and/or damage is found either in the property or on the grounds of the property and/or  
Activity found elsewhere and/or  
High Risk Areas exist in which access needs to be gained and/or any infill slab or partly exposed slab construction.

### **Note on Conducive Conditions:**

Conducive conditions are those factors that increase the risk of attack by termites. These can include but are by no means limited to lack of access to underfloor voids (if present), slab on ground areas, untreated timbers in contact with soil, moist or damp conditions, tree stumps, loose timbers, weep holes covered, leaks, damp walls etc.

## Risk of termite infestation and recommended inspection frequency.

### Inspection Frequency

When using the above definitions the property is rated as follows: The risk of termite infestation is considered HIGH six (6) monthly inspections are recommended. The risk of termite infestation can be reduced by adhering to the Recommendations contained in this report'.

#### Important Notes:

- Using the above criteria, most properties in South East Queensland would be rated at least a "HIGH" risk of future termite attack. An "EXTREMELY HIGH" or "HIGH" risk rating can usually be reduced to a "MODERATE" risk rating by following all of the recommendations in this report. This would typically include the installation of a Termite Management system in accordance with AS3660.1 and to rectify all conditions conducive to further termite attack.
- To achieve a risk rating of "LOW" risk the property would need to have no timber or wood (cellulose based products) present anywhere on the property.
- Where evidence of active termite infestation to the building/s or grounds were found, then an inspection is recommended within three weeks of the appropriate treatment being completed to ensure the treatment has been successful.
- All inspections must be carried out by a licensed Timber pest inspector.

## RECOMMENDATIONS

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 or very high risk of attack by subterranean termites, the property should be immediately treated and then protected in compliance with the Australian Standard 3660.

**Please note:** Buildingpro provides consultancy services only (inspections and reports). Buildingpro does not perform any other Pest management work. The recommendations given in this report should be carried out immediately by licensed Pest Managers where appropriate. We suggest that at least three written proposals be obtained from licensed Pest Managers prior to selecting a firm to carry out the required work. Each Pest Management company should conduct their own inspection of the property (in accordance with Australian Standards) prior to providing a written proposal.

## Recommendations

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### Termite treatment

**As the risk of Subterranean Termite infestation is considered to be 'High' a termite management system in accordance with AS 3660.1 should be installed immediately to the entire house.** In our opinion it is Essential to protect the property from future termite attack using a termite management system. One such system involves the application of a chemical soil barrier in accordance with AS 3660.1 i.e. to the base of footings, stumps, slab edge and posts etc. Another system of monitoring and controlling termites is to use monitoring stations (or 'bait stations'). These systems involve burying monitoring stations in the gardens and yard outside of the buildings. These monitoring stations are filled with timber (sometimes the timber is coated with an attractant). The termites find the stations by randomly foraging through the soil. Often the Pest management Company that installs the monitoring/bait stations will also implement a program of regular checking of the monitoring/bait stations. If termites are found during these visits then the termites can be treated. We recommend that you immediately obtain at least three written proposals for a suitable Termite Management system that complies with AS 3660.1, and then select one and have the system installed without delay.

### Ask Vendor for details

It is essential that you ask the vendor for the complete history of timber pests, and in particular, the history of Termites, at this property. This would include any oral or written information. Copies of previous Timber Pest inspection reports, quotations for any termite related work (treatments, barriers, monitoring systems, repairs etc), Copies of treatment notices and certificates, Details of any service contracts with licensed Pest managers.

### External work required

- External cladding is in contact with soil, gardens and gravel to the front and driveway side elevations. This can allow concealed termite entry and we recommend modifications be made so that soil, gardens and gravel is not in contact with cladding.
- Gardens abutting the building can lead to a build up of moisture that can encourage termites. I recommend that you relocate garden beds at least 2m away from external walls of the building (in accordance with CSIRO recommendations) to prevent concealed entry of termites. NB If gardens are placed abutting the building after a chemical termite barrier is installed, this can disturb the soil, making the barrier less effective or not effective at all.
- Clear soil, pavers, gravel etc away from the perimeter of house to expose at least 75mm of slab edge otherwise this could allow

concealed termite entry. This work can be performed by a Landscaper or Gardener.

### **Underfloor work required**

There is a general lack of ant capping or deficiencies in the fitment of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping or termite shields should be repaired or installed where possible.

### **Estimated cost of treatment**

A chemical termite barrier usually costs \$3000 plus, depending upon the size of the building, extent of paving and drilling required, accessibility of the site, and other factors. It is recommended that you obtain at least three written quotes from licensed Pest Management Firm's that install chemical barriers prior to proceeding.

### **Termite inspection intervals**

After assessing the property's potential risk of termite infestation, in addition to the other recommendations, we suggest that you arrange for a Timber Pest Inspection to be carried out by a licensed Timber Pest Inspector every six months. This inspection can identify Timber Pests early and could save you thousands of dollars in repair bills. Any warranty provided on a chemical barrier installed at your property is often only valid if you arrange an annual inspection.

## **IMPORTANT INFORMATION**

### **PLEASE NOTE:**

**The following information is very important and 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 pest attack. This information forms an integral part of the report.**

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## 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 and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

**1.5 Severe** - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

**1.6 Timber Damage** - It is essential that any timber damage noted in the report 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

Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 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 SPACE** - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 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 part of any bearer and at least 500mm below any concrete member.

**ROOF EXTERIOR** - must be accessible by a 3.6M ladder placed safely on the ground.

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 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 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 millimeters 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.**

### **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 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

### **6.0 SUBTERRANEAN TERMITES**

**No Property is safe from termites!** Termites are the cause of the greatest economic losses of

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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 their life. Australia's subterranean termite species are the most destructive timber pests in the world.

**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.

**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.

## **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 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. Refer to this report (if applicable) for further information.

**Anobium punctatum borer (furniture beetle).** Commonly attack softwood flooring timbers, shelving timbers and timber panelling. They have the potential to cause severe timber damage if left untreated for many years. Attack by this beetle is usually observed in timbers that have been in service for 10 to 20 years or more.

**Lyctus brunneus borer (powderpost 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.

**Queensland Pine Beetle borer** - These borers commonly attack flooring and wall timbers. It is not possible to determine with absolute certainty whether activity exists without destruction of the timbers. We therefore recommend that it would be prudent to assume that current borer activity is present unless written evidence is available to indicate that the property has been recently treated in respect to this borer. Replacement of affected timbers is always preferred as a long term solution since, in the event of selling the property in the future it is probable that an Inspector will report the borers as active (see above). A chemical treatment to control re-infestation may be considered a less effective and lower cost option. This treatment is applied to the underside of all soft pine flooring timbers and to other affected timbers as required.

**Non-Commercial borers** - Are those borers that attack dead trees, logs and tree stumps. These borers are generally not considered to be a threat to timber in service (timber used in the buildings). No treatment is necessary for this species.

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## **8.0 FUNGAL DECAY (WOOD ROT)**

Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler". Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

Oregon timber is highly susceptible to Fungal Decay and should be kept well painted. Oregon was once used extensively to construct pergolas and carports and the like. The use of Oregon in external applications is generally considered to be unsuitable.

## **9.0 MOULD**

Mildew and non wood decay fungi is commonly known as Mould and is not considered to be a timber pest. However, Mould and their spores may cause health 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 COMPLAINTS PROCEDURE**

In the event of a dispute or a 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 (28) days of the date of the inspection.

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

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) days of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what

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costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

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

In the event that You do not fully 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.

### **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, timber pest activity and damage 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 clarification then contact the inspector prior to acting on this report.

**This Inspection and Report was carried out by:** Mr Andrew Mackie-Smith

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