



QBSA License Number 1014810

Building and Pest Inspection Reports

In accordance with AS 4349

Report Prepared For:
Sample Report

Property Address:
101 Sample Street
Sampleville

Report Number:
13155

Date and Time of Inspection
Thursday, 09 April 2020, 11:30 am

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Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. This Summary is NOT the Report and cannot be relied upon on its own. This Executive Summary must be read in conjunction with the full report and not in isolation from the report.

In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Solicitor for further advice with regards to the following items:

BUILDING INSPECTION REPORT

COUNCIL APPROVAL

1: New plumbing fixtures appear to have been installed (outdoor shower), these require plumbing approval. Check that plumbing approval has been issued.

SITE / GROUNDS - BUILDING - Driveway And Car parking area

TYPE & CONDITION

2: The paved driveway has cracked and subsided pavers. This could be a potential Major Safety hazard (tripping) and make the driveway unsafe. I recommend that you consult a licensed Paving Contractor about the scope of works and cost to rectify this defect and then have it rectified.

SITE / GROUNDS - BUILDING - Fences & Gates

FENCES CONDITION

3: Decaying in sections. Replacement of damaged sections is recommended

4: The gate/s have dropped or are damaged. This is an operational defect. I recommend that you consult a licensed tradesperson about the scope of works and cost to rectify this defect.

5: Cracked concrete stump to the front left hand corner. This is a minor defect that should be rectified as part of a normal maintenance program.

6: Screws protruding. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.

SITE / GROUNDS - BUILDING - Retaining Walls

TYPE & CONDITION

7: The timber retaining walls to the right hand side boundary, rear boundary and rear of the pool are in poor condition, They have decay damage and have bulged and rotated, These walls should be repaired or replaced by a Landscaping Contractor or Carpenter.

8: There are sections of decay (wood rot). Replacement of damaged sections is recommended. Consult a licensed Builder about the scope of work. Refer to pest report

9: The timber retaining walls show normal wear and tear, and are leaning over these walls should be monitored. If any further movement occurs the walls will have to be replaced. Note that retaining walls over 1m in height require a Building Approval.

10: The rock retaining walls appear in fair condition. A few rocks will have to be refixed into place. This is a minor defect.

SITE / GROUNDS - BUILDING - Concrete, Tiled and Paved areas

TYPE & CONDITION

11: The concrete paths and other concrete areas are in poor condition as they have severe cracks and subsidence making them a potential Major Safety Hazard (tripping hazard). Replacement is recommended. Consult a licensed Concretor about the scope of works and cost to rectify this defect.

12: The paved areas have minor subsidence, this is likely to get worse over time as the pavers do not appear to have been laid onto a reinforced concrete base. This defect should be referred to a licensed Paving contractor.

SITE / GROUNDS - BUILDING - Drainage - Surface Water

DESCRIPTION

13: The drainage around the building is inadequate. Water is causing damage to the building. Contact a licensed Plumber/Drainer for specialist advice and prompt rectification as inadequate surface drainage can cause damage to the building and create conditions conducive to pests such as termites, fungal decay and mould.

14: Channel drain damaged in sections. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.

SITE / GROUNDS - BUILDING - Swimming Pool/Exterior Spa

SWIMMING POOL/EXTERIOR SPA

15: A swimming pool is present. This inspection specifically excludes any inspection of the pool or surrounds. You should obtain an inspection from a specialist pool inspector to determine the condition of the pool, pool equipment, safety barrier and surrounds.

SWIMMING POOL/EXTERIOR SPA FENCING

16: The swimming pool gate is not self closing. This is a potential Major Safety Hazard. Immediate rectification is required by a licensed tradesperson.

SITE / GROUNDS - BUILDING - Grounds

VEGETATION

17: We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff.

PUBLIC WORKS

18: Telstra pit out the front of the house is damaged. Ask the relevant authority to rectify this defect.

EXTERIOR - BUILDING - Exterior General

DETAILS

19: Paint is deteriorating to various sections of previously painted external surfaces. This exposes the building element to the weather and can result in accelerated deterioration and can increase the costs of repair and re-painting. I recommend you consult a licensed Painter about the necessity and cost of repainting. Note: Repainting an entire building can be very costly.

20: WARNING: Given the age of this Building, lead paint is likely to be present and is TOXIC. Obtain information from Government sources and take all necessary precautions against lead poisoning.

EXTERIOR - BUILDING - External Windows

CONDITION

21: Various windows are damaged and require servicing or repair by a window specialist to ensure smooth operation.

22: Paint is peeling off the window frames in sections. This exposes the timber to deterioration from the elements. Repaint is recommended.

23: Putty in windows has deteriorated in sections and requires replacement.

24: There is cracked panes of glass. This is unsafe and may cause injury. Have a licensed Glazier repair or replace cracked glass immediately.

EXTERIOR - BUILDING - External Stairs

BALUSTRADES/HANDRAILS

25: The gap between the handrail and the stairs is excessive. This may allow a small child to fall through the handrail. An intermediate rail with gaps not exceeding 125mm should be installed for safety or a young child could fall through the gap. This is Major Defect. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.

26: Rusting in sections. This is a minor defect that should be rectified as part of a normal maintenance program.

TREADS AND RISERS

27: The height of the riser (or step) is too high. This is a safety hazard and may cause a person to fall and injure themselves. This is Major Defect. It is recommended that the stairs/step be altered so that the maximum height does not exceed 190mm. If an intermediate step is installed to rectify this problem, the new step must maintain the same rise (height) as all the other steps. Recommend that you contact a licensed tradesperson and have this problem rectified without delay.

28: The riser heights vary. This is unsafe and may cause a person to fall and injure themselves. This is Major Defect. It is recommended that the riser heights be altered to be consistent in rise to reduce the risk of an accident. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.

29: Chipped tread to front steps. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.

OUTBUILDINGS - BUILDING - Outbuilding

GENERAL CONDITION

30: I suspect that this structure may not have council approval. This structure should have a Building approval, Form 21 and QBCC home warranty insurance. Ask Seller to provide these.

DOWNPIPES

31: 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. This can cause damage to buildings or be a nuisance. This should be rectified by a licensed plumber.

FLOORS

32: The paved floor appears to be in poor condition.

SUBFLOOR - BUILDING - Description

FLOOR

33: Holes in floor around plumbing pipes should be sealed to prevent vermin entry.

34: Decay damage to small sections of bearers, especially in corners or under wet areas. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

STUMPS/POSTS/PIERS

35: Various concrete stumps have cracks in them. This is Major Defect. 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 which stumps are that badly cracked that they may have to be replaced. Replace any badly damaged stumps immediately. 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.

36: One timber post near the hot water system is not installed into a stirrup. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

FLOOR SLAB

37: There is a floor made of concrete. This floor is cracked and subsided and generally in a poor condition. This is Major Defect. Sections will have to be repaired or replaced.

TIE DOWNS

38: There are tie down rods that are rusting. These rods may be more prone to break if put under force. This is a structural defect. An experienced steel expert you check the depth of rust and determine if any repair or replacement is required. You should have this matter further investigated by an appropriately qualified expert prior to the contract becoming unconditional.

BATTENS

39: Sections of timber battens are damaged or missing. This could be a safety hazard or security problem. Have a licensed Carpenter or handyman replace the damaged/missing sections.

40: 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. Have a licensed Carpenter or handyman rectify as required.

SURFACE DRAINAGE

41: The drainage under the house appears to be inadequate. This is Major Defect. Water is causing damage to the concrete piers/stumps and will also 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. The system will need to be designed by the Plumber/Drainer.

LEAKS

42: The timber around the plumbing pipes under the bathroom and kitchen has been stained by very small amounts of water leaking from the pipes or from water spilled on the floor above this area. There is no evidence of any current leak at the time of inspection. Some leaks are only apparent after constant use, therefore we recommend that you monitor this area to ensure there are no leaks.

Water is attracting fungal decay. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

ANT CAPS/TERMITE SHIELDS

43: The ant capping or termite shields installed do not comply with the relevant standard and are therefore not adequate. This is Major Defect. A licensed Builder should install suitable ant capping and/or termite shields.

SUBFLOOR - BUILDING - Subfloor Walls

GENERAL

44: The external masonry walls appear to not have sufficient Vertical Articulation joints. These joints compensate for movement in the masonry due to variations in elements such as heat and/or moisture and are placed at prescribed locations and distances apart (often 5 to 6 metres). This component has not been correctly installed. Lack of expansion joints may cause future problem to develop such as cracking. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.

BRICK WALLS

45: The condition of the walls is generally fair. Appearance cracks are evident to the concrete. Visible cracks are hairline to 1mm in width only. These cracks are relatively minor at this time but they could get worse over time.

There is no termite shields fitted and no mechanical connection to the timber bearer. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

SUBFLOOR - BUILDING - Other Defects or Issues

DEFECTS

46: Asbestos pieces under the floor should be removed

GARAGING - BUILDING - Carport

CARPORT LOCATION

47: Check that this carport has a Building approval and Form 21. The QBCC home warranty insurance has likely expired (if it was ever there?). Ask Seller for these.

FRAMING CONDITION

48: The condition of the framing is generally inadequate. There are insufficient collar ties (there should be installed on every second pair of rafters). There should also be additional bracing.

POST CONDITION

49: One split post. This is a minor defect that should be rectified as part of a normal maintenance program.

FLOOR - TYPE & CONDITION

50: The concrete floor has Suspected Structural Cracks as there is probably no steel reinforcement present. These cracks are wider than I would normally expect for a concrete floor and could indicate Structural failure. I recommend that you consult a Structural Engineer about these cracks to confirm the likely consequence of them.

GUTTERS AND DOWNPIPES

51: Some downpipes do not appear to be connected to a stormwater dispersal system. This should be rectified.

ROOF EXTERNAL - BUILDING - Gutters & Downpipes

GENERAL

52: Gutters and downpipes have leak stains and minor rust that indicate joins may be leaking. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.

53: Leaves and debris are present in gutters and downpipes. These should be cleared. Minor defect. Gutters and downpipes should be kept clear of leaves and other obstructions otherwise water may cause damage to other components of the building. Recommend trimming back overhanging trees/vegetation and installing good quality 'gutter guard' to prevent build up of leaves and other obstructions.

GUTTERS

54: Gutters are damaged or rusting in sections. This will cause water leaks that can cause damage to other parts of the building. These should be repaired or replaced by a licensed Roofer or Plumber as necessary.

DOWNPIPES

55: 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. This can cause damage to buildings or be a nuisance. This should be rectified by a licensed plumber.

56: Some downpipes appear to have been replaced and are unpainted. This is a minor defect. These should be painted.

ROOF VOID - BUILDING - ACCESS AND RESTRICTIONS

ROOF SPACE ACCESS RESTRICTIONS

57: The suspected presence of Asbestos dust prevented me from accessing the roof space as I thought there was a risk of significant exposure to Asbestos dust. No Inspection of the Roof Space was carried out and no report will be provided on the Roof Space. I recommend that, as a matter of Health and Safety you arrange to have an Asbestos Specialist audit the property for the presence or absence of Asbestos.

ROOF VOID - BUILDING - Roof Framing

ROOF SUPPORTS

58: Timbers, connections, bracing and tie downs should all have been upgraded to current code when the roof was replaced. I recommend the Roof structure be assessed by a Structural engineer and then upgraded by a licensed Builder as necessary.

ROOF VOID - BUILDING - Insulation & Sarking

INSULATION STATUS

59: The visible areas of the roof space are not insulated.

INTERIOR GENERAL - BUILDING

WINDOWS INTERNAL

60: Window opening could be accessible by a young child. This is a potential Major Safety Hazard because a child could climb out of the window and fall out causing injury or even death. Urgent rectification is required. Consult a licensed Carpenter about the scope of works and cost to rectify.

61: Sections of Cracked glass noted. Replacement of cracked glass is recommended.

62: Paint peeling off in sections. This affects appearance and durability. Repaint is required.

WET AREAS - BUILDING - Kitchen

KITCHEN FIXTURES

63: This kitchen should have a Building approval, Form 21 and QBCC home warranty insurance. Ask Seller to provide these.

WET AREAS - BUILDING - Bathroom

WALL TILES

64: Tiles cracked and loose around the bath spout. This can result in water damage to the wall cavity. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

VANITY UNIT

65: Wear and tear to vanity cabinet. This is a minor defect. No action required at this time.

TOILET CONDITION

66: The Flush cone rubber at the rear of the toilet has perished. This can allow water leaks that can waste water and cause damage to other parts of the building. A licensed plumber should be called to make further evaluation and repairs as required.

FLOOR WASTE

67: The floor waste discharges onto the ground/floor below, recommend having the pipe connected to the sewer system.

VENTILATION INTERNAL

68: There is an exhaust fan installed. The fan discharges into a roof space that is not suitably ventilated. Suitable ventilation needs to be installed by one or more of the following means: open eaves, roof vents, roof tiles without sarking, or ducted to outside of the building.

BATHROOM ACCESSORIES

69: The towel rail is loose and will require repair. This a minor defect. Handyman to rectify.

WET AREAS - BUILDING - Laundry

TUB & TAPS

70: Tap and spout is leaking. Plumber to rectify

WALLS

71: Hole in wall. This is a minor defect that should be rectified as part of a normal maintenance program.

WINDOWS

72: Windows are stiff to operate. Adjustment is required to some windows to ensure smooth operation.

DOORS

73: The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.

74: The condition of the door hardware is generally poor. There is no latch. Some repairs or maintenance will be required.

FLOOR

75: Painted concrete slab. Paint peeling off. This is a minor defect that should be rectified as part of a normal maintenance program.

WET AREAS - BUILDING - Toilet/s

TOILET CONDITION

76: The Flush cone rubber at the rear of the toilet has perished. This can allow water leaks that can waste water and cause damage to other parts of the building. A licensed plumber should be called to make further evaluation and repairs as required.

DOORS

77: The toilet door opens inwards, and does not have demountable hinges. Demountable hinges allow the door to be removed in the event that a person becomes unconscious and faints against the door, trapping themselves inside the water closet. The current Building Code requires that demountable hinges be installed on all new dwellings. It is recommended that the current door be altered to incorporate demountable hinges for safety.

SERVICES - BUILDING - Hot Water Service

HOT WATER IS PROVIDED BY THE FOLLOWING

78: Overflow not connected to the stormwater drainage system.

SERVICES - BUILDING - Plumbing

PLUMBING

79: A full plumbing inspection is recommended as a matter of course

80: Sections of flexible braided metal plumbing pipes are rusting. This is a Major Defect. This could soon result in a leak that could cause extensive damage. This is a potential Major Safety Hazard. I recommend that you arrange for urgent rectification by a licensed Plumber.

81: Vent caps are missing. This is a minor defect that should be rectified as part of a normal maintenance program.

SERVICES - BUILDING - Electrical

ELECTRICAL

82: A full electrical inspection is recommended as a matter of course

83: Some light fittings are damaged or not working. This is a potential Major Safety Hazard and should be rectified by a licensed Electrician without delay.

84: Electrical cabling is not encased within conduit. This is a potential Major Safety Hazard and should be rectified by a licensed Electrician without delay.

SERVICES - BUILDING - Air Conditioning

DETAILS

85: I recommend overflows be connected to the stormwater drainage system. There is a low risk of this attracting termites to the moisture.

GENERAL REMARKS - BUILDING

DETAILS

86: I suspect that due to the age of this building that some of the 'fibre cement' used may contain asbestos. This is a Major Safety Hazard. I recommend that you arrange to have an Asbestos Audit carried out on the property. If you have any further questions about Asbestos please contact the relevant Government authority or an Asbestos Specialist for further advice.

87: Playground equipment not included in this report. I recommend you have it checked for safety before it is used.

I did notice that the cubby house is not level due to subsidence of suspected inadequate footing depth. This may get worse over time.

CONCLUSION & SUMMARY - BUILDING - Potential Major Safety

Hazards

POTENTIAL MAJOR SAFETY HAZARDS IDENTIFIED DURING THE INSPECTION

88: Potential Major Safety Hazards were identified during the Inspection. Timely and adequate action should be taken, by the client (or property owner), to eliminate those hazards BEFORE anyone occupies or uses the property. NB A systemic regular maintenance program that includes regular Safety Hazard identification and elimination should be put in place as soon as possible.

CONCLUSION & SUMMARY - BUILDING - Major Defects

THE INCIDENCE OF MAJOR DEFECTS IN THIS PROPERTY AS COMPARED WITH SIMILAR BUILDINGS IS CONSIDERED

89: High

CONCLUSION & SUMMARY - BUILDING - Minor Defects

THE INCIDENCE OF MINOR DEFECTS IN THIS PROPERTY AS COMPARED WITH SIMILAR BUILDINGS IS CONSIDERED

90: Typical

CONCLUSION & SUMMARY - BUILDING - Overall Condition

OVERALL THE CONDITION OF THIS PROPERTY IN THE CONTEXT OF ITS AGE, TYPE AND GENERAL EXPECTATIONS OF SIMILAR PROPERTIES IS

91: Below Average

OBSERVATIONS - PEST - Termite Damage

AFFECTED INTERIOR TIMBERS

92: Roof framing. The seller advised that termite damage occurred in this area. Refer to advice from the Seller and obtain copies of previous reports or obtain an "invasive" inspection report

CAPS/TERMITE SHIELDS - PEST - Ant Caps and Termite Shields

CONDITION

93: Generally the Ant Caps or Termite Shields are considered to be Inadequate. They are damaged in areas and missing in areas. They are also the wrong size and shape. 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. Alternatively just install a chemical termite barrier in accordance with AS3660

EVIDENCE OF PEST TREATMENT/SYSTEM

DESCRIPTION

94: The date on the treatment notice located in the meter box indicates that the chemical barrier has expired (no longer deemed to be providing adequate protection against termite attack). Therefore a new chemical barrier in accordance with AS3660.1 (or other Termite Management System that complies with AS3660.1) is required immediately.

SUMMARY DETAIL - PEST

SUMMARY

95: Inspection revealed evidence of termite workings and/or damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is inactive. Please refer to Section 1.0 - Definitions paragraph 1.2. Active termites may simply not have been present at the time of inspection due to prior disturbance, climatic conditions, or they may be feeding elsewhere. Continued regular inspections are essential. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is required, see Section 3.0 - Further Invasive Inspection.

96: Of the termite workings discovered, there is evidence that some of these termite workings have been disturbed prior to our inspection today. This interference with the termite workings can cause the termites to temporarily desert that location, only to return in the near future.

97: Decaying timber was found as noted in this report. Decaying timber can be a harbourage for termites. i.e. there may be active termites or past termite damage inside the decaying timber. Decay can make timbers unsound and these timbers could collapse. Have a licensed Carpenter promptly replace any timber affected by moderate to severe decay as noted in this report. New timber should be termite resistant timber where possible.

98: 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.

99: 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.

PEST RISK FACTOR

INSPECTION FREQUENCY

100: 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'.

RECOMMENDATIONS - PEST

GAIN FURTHER ACCESS

101: Access to sections of roof void and subfloor building was severely restricted by suspected Asbestos. Dustin the roof void and stored items in part of the subfloor. You should have this re-inspection done prior to the contract becoming unconditional otherwise you may find termites or termite damage or activity that was concealed at the time of inspection. If you do not carry out this invasive inspection then you accept full responsibility for the risk of there being termite activity and or damage in concealed areas of the property.

TERMITE TREATMENT

102: As the risk of Subterranean Termite infestation is considered to be 'High or Extremely High' a termite management system in accordance with AS 3660.1 should be installed immediately. 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

103: 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.

The seller advised that termite damage occurred in the roof void area that I did not access due to the health risk of exposure to Asbestos dust. Refer to advice from the Seller and obtain copies of previous reports or obtain an "invasive" inspection report

EXTERNAL WORK REQUIRED

104: There are some timbers that are decaying. External timbers damaged by fungal decay should be replaced with treated hardwood. Decaying timbers can provide harbourages for termites. Decaying timbers can collapse, causing property damage, injury and even death. I recommend that you contact a licensed Builder and have them fully assess the extent of damage. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

105: Surface drainage should be improved to prevent water from running under the building, as this moist environment can encourage termites. I recommend that you contact a licensed Plumber or Drainer and have them fully assess the problem and rectify as required. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

106: Downpipes should be connected to the Stormwater system and discharge to an approved point of discharge away from the building. Termites require moisture to survive, and a downpipe that discharges onto the ground can attract termites to this area. I recommend that you contact a licensed Plumber and have them assess the problem and provide a quote to rectify. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

107: The Airconditioning overflow drips onto the ground. Damp soil can encourage termite activity. I recommend that you contact a Plumber to have them connect the overflow pipe to the Stormwater drainage system.

108: I recommend that you arrange to connect the Hot Water Service overflow to the Stormwater drainage system, as damp soil can encourage termite activity.

109: Where untreated timber posts, frame or battens are in contact with soil or a concrete slab, these areas are prone to attack from Termites and Fungal decay. Therefore it is recommended that these timbers be replaced with treated timber or suitable alterations made, such as the installation of galvanized stirrups to ensure that untreated timber is not in contact with soil. All work should be performed by a licensed Builder.

110: Stored and Loose timbers are present on the ground. These can attract termites. I recommend that you arrange to remove stored and loose timbers from around buildings.

111: The timber battens are in contact with the slab/soil and this may allow termites to gain access to the building. I recommend that you contact a Carpenter or Handyman to have the battens trimmed 100mm clear of the slab/soil to reduce the risk of concealed termite entry.

112: I recommend that you arrange to remove tree stump/s from gardens and around (or under) buildings. Termites can use these areas for breeding new colonies and the termites could spread to the building/s.

113: At least two durable notices must be permanently fixed to the building in a prominent location such as a meter box and kitchen cupboard or the like, indicating: (i) the method of termite risk management (ii) the date of installation of the system, (iii) where a chemical barrier is used, the life expectancy as listed on the National Registration Authority label, (iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity. The notices should be clearly written, on a material that will not deteriorate or fade over time. The notices provided do not comply with all of these requirements. We recommend that you find out who carried out the installation of the most recent method of termite risk management and ask them to rectify these notices.

ROOF SPACE WORK REQUIRED

114: Gain access and inspect this area prior to purchase going unconditional.

UNDERFLOOR WORK REQUIRED

115: 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 or a suitable Termite Management system should be installed without delay.

116: Surface drainage appears to be inadequate. This may allow surface water to run under the house and create conditions that are conducive to timber pest attack. You should have this matter further investigated by an appropriately qualified expert plumber/drainage and rectified accordingly. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

117: The timber battens are in contact with the slab/soil and this may allow termites to gain access to the building. I recommend that you contact a Carpenter to have the battens trimmed 100mm clear of the slab/soil.

ESTIMATED COST OF TREATMENT

118: 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.

119: The cost of replacing termite damaged timber and mitigating risks/conducive conditions could be substantial. Have a Builder quote on this work for you. If you are purchasing the property this quote should be obtained prior to the contract going unconditional.

120: The cost for the "INVASIVE" inspection recommended would start at \$375. This is an estimate of cost for a limited Invasive inspection only. Removal of furniture, insulation or carpet, repairing holes cut into the building, repairing damage done to the building during the Invasive inspection would all be at an additional cost.

TERMITE INSPECTION INTERVALS

121: 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. NB Once a complete and compliant Termite Management system is installed by a licensed Timber Pest Manager, an annual inspection should be sufficient.



Thursday, 09 April 2020
Sample Report
101 Sample Street
Sampleville

Dear Sample Report,

We have enclosed the report for the property inspection we conducted for you on Thursday, 09 April 2020 at:

101 Sample Street
Sampleville

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Andrew Mackie-Smith
BuildingPro Pty Ltd



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INTRODUCTION

The purpose of this inspection report is to identify the visible and accessible Building Defects, Safety Hazards and Timber pest activity or damage associated with the property at the time of inspection. The Building 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 and reasonably maintained buildings of approximately the same age. The following report is an overview of the conditions observed. The Timber pest inspection is in accordance with AS4349.3 - 2010.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for inspection. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, approvals, and/or government or local council documents. These items may be present but are not assessed.

The inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at settlement.

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. 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.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Your inspector may choose to include photos in your inspection report. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms and conditions contained in the Inspection Agreement provided to you.

PROPERTY DETAILS

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

TYPE OF INSPECTION/S 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 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

INSPECTOR

Andrew Mackie-Smith QBCC license number 1014404. Ph. 0403262625 email: andrew@buildingpro.com.au 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.

DATE REPORT PREPARED

Same day as the inspection.

PERSONS IN ATTENDANCE

The Real Estate agent or their representative.

The Client

The Seller

INNDX

The inspection report for this property has been uploaded to www.inndox.com. This is a platform for the management of property records and maintenance.

You will receive an email invitation to login and create a password protected access to your report.

You can download the report and share with others as necessary.

Additional files can be added, including things like: Plans, manuals, warranties, certificates, approvals, reports, receipts, quotes, legal documents, finance documents, contracts, and really anything related to the property.

When you eventually sell the property, you can share your inndox account with your Sales agent so the buyer can quickly perform their due diligence and then simply transfer the inndox to them after settlement.

If you have any questions or need assistance, please visit www.inndox.com or call the team on 0411723959.

WEATHER CONDITIONS AT THE TIME OF INSPECTION

Dry and Fine

RECENT WEATHER CONDITIONS

Dry and Fine

BUILDING FURNISHED

Yes

BUILDING TENANCY

Occupied

Areas Inspected

THE ACTUAL AREAS INSPECTED WERE

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

Description of the Property Inspected

BUILDING TYPE

Free standing dwelling

HEIGHT

Single storey

ROOF CONSTRUCTION

The roof is of pitched type of construction.

ROOF TYPE

Corrugated steel

EXTERNAL WALLS TYPE

Timber Weatherboards

INTERNAL WALLS COVERED WITH

Sheeting

Fibre cement sheeting

INTERNAL CEILINGS COVERED WITH

Sheeting

Fibre cement sheeting

WINDOWS FRAMES

Timber and aluminium

PIERS

Concrete stumps and a few timber posts

FLOOR

Concrete slab to the laundry and toilet and timber frame to the rest of the floor

CAR ACCOMMODATION

Carport

VERANDAHS, PATIOS, DECKS ETC

Roofed area near the pool

ESTIMATE BUILDING AGE

Between 50 and 70 years old.

BUILDING INSPECTION REPORT

Terminology 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. 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.

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 help you to understand the magnitude of the issue, the scope of works required and probable costs to rectify these defects/issues and allowing you 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.

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.

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

A full assessment of the plumbing (including plumbing, leaks, roof and roof drainage, rainwater tanks 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 Arborist to fully assess the Trees on (or that effect) this property.

It is recommended that you contact a licensed Asbestos Removal specialist to fully assess this property for the presence or otherwise of Asbestos and provide you with a quotation to remove any Asbestos material as necessary.

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

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

A licensed painter should be asked to determine the scope of works required to repaint the building. The presence of peeling paint, lead paint or work at heights is likely to significantly increase the cost of any re-painting.

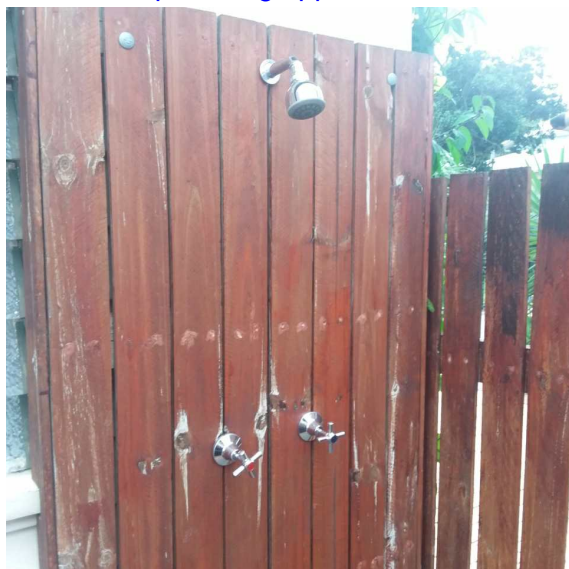
A licensed restumper should be consulted about the cost and urgency of replacing damaged stumps.

COUNCIL APPROVAL

There are works that appear to have been constructed since the original building was built. You (or your solicitor) should contact the local council (prior to contract going unconditional if you are purchasing the property) to ensure that the necessary approvals have been issued and final inspections approved for the following:

Carport, Pool, Covered area near pool, New kitchen

New plumbing fixtures appear to have been installed (outdoor shower), these require plumbing approval. Check that plumbing approval has been issued.



SITE / GROUNDS - BUILDING

Common property fences where present are not included in this inspection. Where the fence is on a boundary only one side of the fence is inspected. Vegetation where present restricts access to inspect fences and may conceal defects. Only fences within 50m of the main building are included in this inspection. Common property retaining walls where present are not included in this inspection. Where the retaining walls are on a boundary the wall is often inaccessible for inspection. No comment is made on walls that can only be closely inspected from the neighbouring property. Vegetation where present restricts access to inspect retaining walls and may conceal defects. Only retaining walls within 50m of the main building are included in this inspection. The general adequacy of site drainage is not included in the Standard Property Inspection Report.

Site Access And Restrictions

OBSTRUCTIONS AND RESTRICTIONS PRESENT

Vegetation restricted access to inspect sections of retaining walls.

Only the subject property side of the fences were inspected.

Access to inspect the fences was partially restricted by vegetation.

Access to inspect the retaining wall/s was limited because the wall/s are located on the boundary. Retaining walls were not inspected from the neighbouring property.

Driveway And Car parking area

TYPE & CONDITION

The paved driveway has cracked and subsided pavers. This could be a potential Major Safety hazard (tripping) and make the driveway unsafe. I recommend that you consult a licensed Paving Contractor about the scope of works and cost to rectify this defect and then have it rectified.





Fences & Gates

FENCES CONDITION

Decaying in sections. Replacement of damaged sections is recommended





The gate/s have dropped or are damaged. This is an operational defect. I recommend that you consult a licensed tradesperson about the scope of works and cost to rectify this defect.



Cracked concrete stump to the front left hand corner. This is a minor defect that should be rectified as part of a normal maintenance program.



Screws protruding. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.





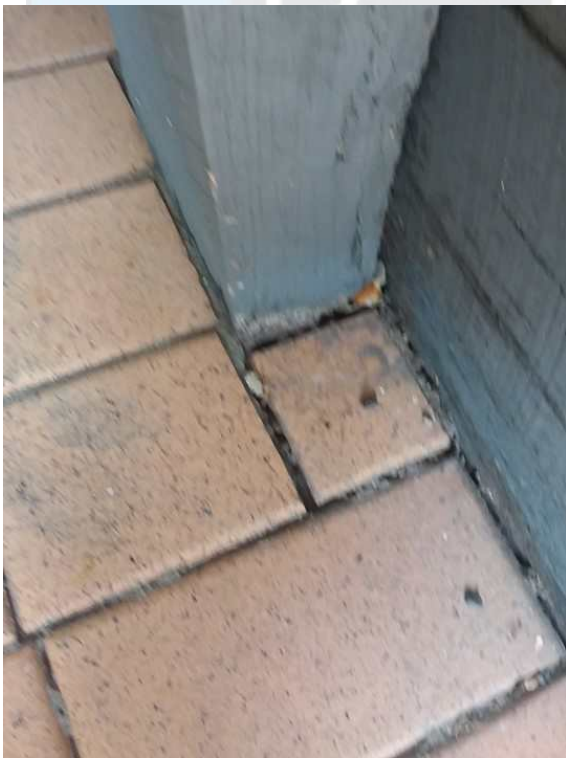
Retaining Walls

TYPE & CONDITION

The timber retaining walls to the right hand side boundary, rear boundary and rear of the pool are in poor condition, They have decay damage and have bulged and rotated, These walls should be repaired or replaced by a Landscaping Contractor or Carpenter.



There are sections of decay (wood rot). Replacement of damaged sections is recommended. Consult a licensed Builder about the scope of work. Refer to pest report



The timber retaining walls show normal wear and tear, and are leaning over these walls should be monitored. If any further movement occurs the walls will have to be replaced. Note that retaining walls over 1m in height require a Building Approval.



Rear boundary

The rock retaining walls appear in fair condition. A few rocks will have to be refixed into place. This is a minor defect.



Concrete, Tiled and Paved areas

TYPE & CONDITION

The concrete paths and other concrete areas are in poor condition as they have severe cracks and subsidence making them a potential Major Safety Hazard (tripping hazard). Replacement is recommended. Consult a licensed Concretor about the scope of works and cost to rectify this defect.



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The paved areas have minor subsidence, this is likely to get worse over time as the pavers do not appear to have been laid onto a reinforced concrete base. This defect should be referred to a licensed Paving contractor.





Drainage - Surface Water

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.

Any recommended further investigations or improvements should be carried out without delay as inadequate drainage can result in costly damage to the building and its contents.

DESCRIPTION

The drainage around the building is inadequate. Water is causing damage to the building. Contact a licensed Plumber/Drainer for specialist advice and prompt rectification as inadequate surface drainage can cause damage to the building and create conditions conducive to pests such as termites, fungal decay and mould.

Channel drain damaged in sections. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.



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Swimming Pool/Exterior Spa

SWIMMING POOL/EXTERIOR SPA

A swimming pool is present. This inspection specifically excludes any inspection of the pool or surrounds. You should obtain an inspection from a specialist pool inspector to determine the condition of the pool, pool equipment, safety barrier and surrounds.



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SWIMMING POOL/EXTERIOR SPA FENCING

Pool fencing is installed. The Pool should be registered on the Pool Safety Register held by the QBCC and a Pool Safety Certificate should be issued by a licensed inspector to ensure the Pool fencing is safe and compliant. If you are in the process of purchasing the property then you need to ensure that the Pool Safety Certificate is provided by the Seller or otherwise you will be legally required to provide this. Consult a Pool Safety Inspector for further information.



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The swimming pool gate is not self closing. This is a potential Major Safety Hazard. Immediate rectification is required by a licensed tradesperson.



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Grounds

VEGETATION

We recommend the trees overhanging the roof be trimmed to prevent damage of the roofing surface, and allow free flow of roof runoff.



PUBLIC WORKS

Telstra pit out the front of the house is damaged. Ask the relevant authority to rectify this defect.

EXTERIOR - BUILDING

Exterior General

DETAILS

Paint is deteriorating to various sections of previously painted external surfaces. This exposes the building element to the weather and can result in accelerated deterioration and can increase the costs of repair and re-painting. I recommend you consult a licensed Painter about the necessity and cost of repainting. Note: Repainting an entire building can be very costly.





WARNING: Given the age of this Building, lead paint is likely to be present and is TOXIC. Obtain information from Government sources and take all necessary precautions against lead poisoning.

External Walls

GENERAL

Paint deterioration was present to external surfaces. This can expose the painted material to damage by weathering. Consult a licensed painter about the scope of repainting required.

ARTICULATION JOINTS

The external masonry walls appear to not have Vertical Articulation joints. These joints compensate for movement in the masonry due to variations in elements such as heat and/or moisture and are placed at prescribed locations and distances apart (often 5 to 6 metres). Lack of expansion joints may cause future problem to develop such as cracking. The expected consequence of the lack of Articulation joints is unknown. We recommend that you engage a Structural Engineer to carry out a further detailed inspection to determine the consequences of this issue. If necessary a licensed Bricklayer should then also inspect this issue and provide a scope of work and cost for repairs as may be deemed necessary by the Structural Engineer.



External Windows

CONDITION

Various windows are damaged and require servicing or repair by a window specialist to ensure smooth operation.

Paint is peeling off the window frames in sections. This exposes the timber to deterioration from the elements. Repaint is recommended.

Putty in windows has deteriorated in sections and requires replacement.

There is cracked panes of glass. This is unsafe and may cause injury. Have a licensed Glazier repair or replace cracked glass immediately.



External Doors

DOORS

The condition of the doors is generally fair.

External Stairs

LOCATION

At the front of the building.

Rear

BALUSTRADES/HANDRAILS

The gap between the handrail and the stairs is excessive. This may allow a small child to fall through the handrail. An intermediate rail with gaps not exceeding 125mm should be installed for safety or a young child could fall through the gap. This is Major Defect. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.



Rusting in sections. This is a minor defect that should be rectified as part of a normal maintenance program.



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TREADS AND RISERS

The height of the riser (or step) is too high. This is a safety hazard and may cause a person to fall and injure themselves. This is Major Defect. It is recommended that the stairs/step be altered so that the maximum height does not exceed 190mm. If an intermediate step is installed to rectify this problem, the new step must maintain the same rise (height) as all the other steps. Recommend that you contact a licensed tradesperson and have this problem rectified without delay.



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The riser heights vary. This is unsafe and may cause a person to fall and injure themselves. This is Major Defect. It is recommended that the riser heights be altered to be consistent in rise to reduce the risk of an accident. I recommend that you contact a licensed tradesperson and have this problem rectified without delay.



Chipped tread to front steps. This item is a potential major safety hazard. Consult a licensed tradesperson about the scope of work and cost of works and have this item promptly rectified.



OUTBUILDINGS - BUILDING

Outbuilding

TYPE OF OUTBUILDING

Covered area



GENERAL CONDITION

I suspect that this structure may not have council approval. This structure should have a Building approval, Form 21 and QBCC home warranty insurance. Ask Seller to provide these.

ROOF CONDITION

The overall condition of the roof coverings is good.

CEILING CONDITION

The condition of the ceiling is generally good.

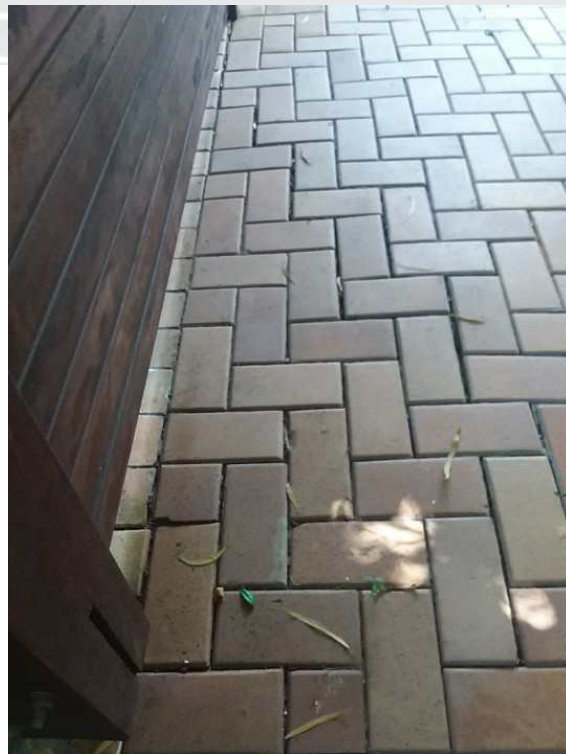
DOWNPIPES

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. This can cause damage to buildings or be a nuisance. This should be rectified by a licensed plumber.



FLOORS

The paved floor appears to be in poor condition.





SUBFLOOR - BUILDING

Restrictions And Limitations

SUBFLOOR RESTRICTIONS

Stored goods are present in this area and restricted inspection. Access should be gained and this area re-inspected in case there are defects concealed by these stored items.



Description

FLOOR

Holes in floor around plumbing pipes should be sealed to prevent vermin entry.

Decay damage to small sections of bearers, especially in corners or under wet areas. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

STUMPS/POSTS/PIERS

Various concrete stumps have cracks in them. This is Major Defect. 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 which stumps are that badly cracked that they may have to be replaced. Replace any badly damaged stumps immediately. 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.



Front elevation



Front elevation



Left hand side elevation



Rear elevation



Rear elevation



Subfloor



One timber post near the hot water system is not installed into a stirrup. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.



FLOOR SLAB

There is a floor made of concrete. This floor is cracked and subsided and generally in a poor condition. This is Major Defect. Sections will have to be repaired or replaced.

TIE DOWNS

There are tie down rods that are rusting. These rods may be more prone to break if put under force. This is a structural defect. An experienced steel expert you check the depth of rust and determine if any repair or replacement is required. You should have this matter further investigated by an appropriately qualified expert prior to the contract becoming unconditional.

BATTENS

Sections of timber battens are damaged or missing. This could be a safety hazard or security problem. Have a licensed Carpenter or handyman replace the damaged/missing sections.



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. Have a licensed Carpenter or handyman rectify as required.



SURFACE DRAINAGE

The drainage under the house appears to be inadequate. This is Major Defect. Water is causing damage to the concrete piers/stumps and will also 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. The system will need to be designed by the Plumber/Drainer.

LEAKS

The timber around the plumbing pipes under the bathroom and kitchen has been stained by very small amounts of water leaking from the pipes or from water spilled on the floor above this area. There is no evidence of any current leak at the time of inspection. Some leaks are only apparent after constant use, therefore we recommend that you monitor this area to ensure there are no leaks.

Water is attracting fungal decay. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.

ANT CAPS/TERMITE SHIELDS

The ant capping or termite shields installed do not comply with the relevant standard and are therefore not adequate. This is Major Defect. A licensed Builder should install suitable ant capping and/or termite shields.



Subfloor Walls

GENERAL

The external masonry walls appear to not have sufficient Vertical Articulation joints. These joints compensate for movement in the masonry due to variations in elements such as heat and/or moisture and are placed at prescribed locations and distances apart (often 5 to 6 metres). This component has not been correctly installed. Lack of expansion joints may cause future problem to develop such as cracking. You should have this matter further investigated by an appropriately qualified Structural Engineer prior to the contract becoming unconditional.

BRICK WALLS

The condition of the walls is generally fair. Appearance cracks are evident to the concrete. Visible cracks are hairline to 1mm in width only. These cracks are relatively minor at this time but they could get worse over time.

There is no termite shields fitted and no mechanical connection to the timber bearer. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.



Ventilation

DESCRIPTION

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

Other Defects or Issues

DEFECTS

There are internal cracks to ceilings and walls that indicate that there has been some minor foundation movement. The presence of minor cracks in the building from foundation movement is not uncommon. Refer to the attached Information sheet from the CSIRO on Foundation Maintenance. This document provides a good explanation of what causes cracks in buildings and also provides tables to classify the extent of Building Movement. The information provided is based upon Australian Standards that are referenced in the Building Code. The recommendations within the CSIRO information sheet should be applied without delay to aid in reducing both the severity of Foundation movement and the extent of any subsequent damage being caused to the building from this foundation movement.

Asbestos pieces under the floor should be removed



GARAGING - BUILDING

Carport

CARPORT LOCATION

Freestanding to the front of the main house.

Check that this carport has a Building approval and Form 21. The QBCC home warranty insurance has likely expired (if it was ever there?). Ask Seller for these.

FRAMING CONDITION

The roof is of pitched style construction.

The condition of the framing is generally inadequate. There are insufficient collar ties (there should be installed on every second pair of rafters). There should also be additional bracing.



ROOF COVERING

Corrugated steel:

ROOF COVERING CONDITION IN DETAIL

The overall condition of the roof coverings is good.

POST TYPE

Timber Posts

POST CONDITION

One split post. This is a minor defect that should be rectified as part of a normal maintenance program.



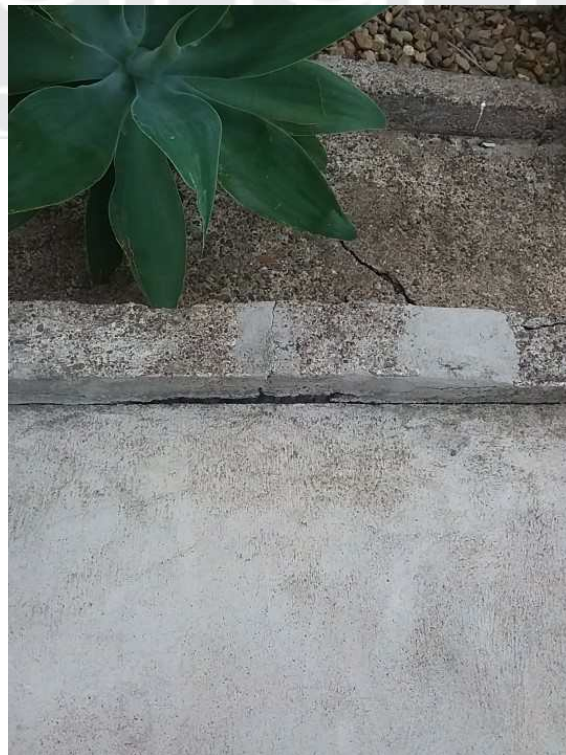
DOORS - TYPE & CONDITION

There are no doors to the carport.

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FLOOR - TYPE & CONDITION

The concrete floor has Suspected Structural Cracks as there is probably no steel reinforcement present. These cracks are wider than I would normally expect for a concrete floor and could indicate Structural failure. I recommend that you consult a Structural Engineer about these cracks to confirm the likely consequence of them.



GUTTERS AND DOWNPIPES

Some downpipes do not appear to be connected to a stormwater dispersal system. This should be rectified.



ROOF EXTERNAL - BUILDING

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 a hipped style construction.

CONDITION IN DETAIL (SHEET)

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



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Gutters & Downpipes

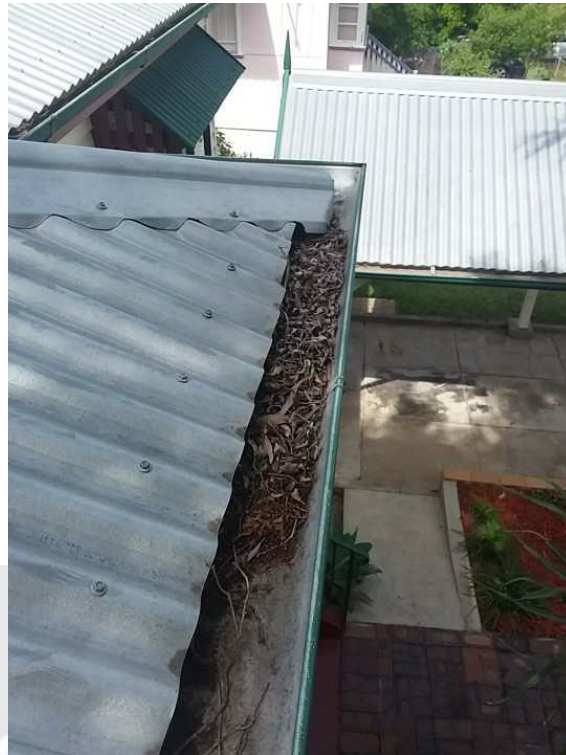
GENERAL

Gutters and downpipes have leak stains and minor rust that indicate joins may be leaking. A licensed Roofer should further investigate this matter and provide a quotation for the necessary rectification.



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Leaves and debris are present in gutters and downpipes. These should be cleared. Minor defect. Gutters and downpipes should be kept clear of leaves and other obstructions otherwise water may cause damage to other components of the building. Recommend trimming back overhanging trees/vegetation and installing good quality 'gutter guard' to prevent build up of leaves and other obstructions.



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GUTTERS

Gutters are damaged or rusting in sections. This will cause water leaks that can cause damage to other parts of the building. These should be repaired or replaced by a licensed Roofer or Plumber as necessary.



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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. This can cause damage to buildings or be a nuisance. This should be rectified by a licensed plumber.



The spacing between downpipes exceeds 12m. Insufficient downpipes may cause problems with leaks or drainage. A downpipe must be installed at least every 12m. Recommend installing additional downpipes.



Some downpipes appear to have been replaced and are unpainted. This is a minor defect. These should be painted.



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Eaves, Facias & Bargeboards

FASCIAS & BARGEBOARDS TYPE & CONDITION

Minor fungal decay is present to sections of timber fascias or barge boards. Repair or replacement is required as decay can get worse and cause more damage. Consult a licensed tradesperson about the scope of works and cost to rectify.



ROOF VOID - BUILDING

General Information:

Most roof voids are not designed for easy access and full inspection and often contain many potential hazards. Anyone considering entering a roof void must only enter when they have assessed it is safe to do so. Safety hazards in roof voids include falling, electrical shock, trip hazards, chemical hazards, dust hazards, impalement hazards, heat stroke, and the like.

If the inspector was able to enter the roof void, the inspection is often limited by, insulation, sarking, insufficient crawl space, low pitch at the eaves, air-conditioning units and ducting, water heaters, stored goods, etc.

Obstructions may be concealing defects and/or timber pest activity which may only be revealed when the obstructions are moved or removed.

ACCESS AND RESTRICTIONS

ROOF SPACE ACCESS RESTRICTIONS

The suspected presence of Asbestos dust prevented me from accessing the roof space as I thought there was a risk of significant exposure to Asbestos dust. No Inspection of the Roof Space was carried out and no report will be provided on the Roof Space. I recommend that, as a matter of Health and Safety you arrange to have an Asbestos Specialist audit the property for the presence or absence of Asbestos.



Roof Framing

ROOF SUPPORTS

Timbers, connections, bracing and tie downs should all have been upgraded to current code when the roof was replaced. I recommend the Roof structure be assessed by a Structural engineer and then upgraded by a licensed Builder as necessary.



GENERAL NOTES

The seller advised that termite damage occurred in this area. Refer to advice from the Seller and obtain copies of previous reports or obtain an "invasive" inspection report

Insulation & Sarking

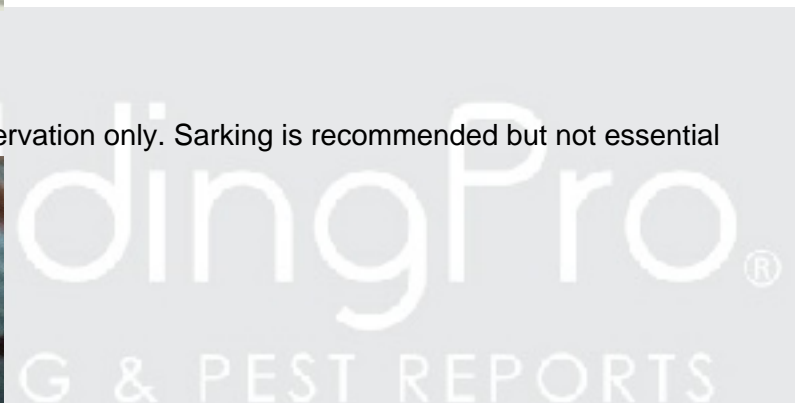
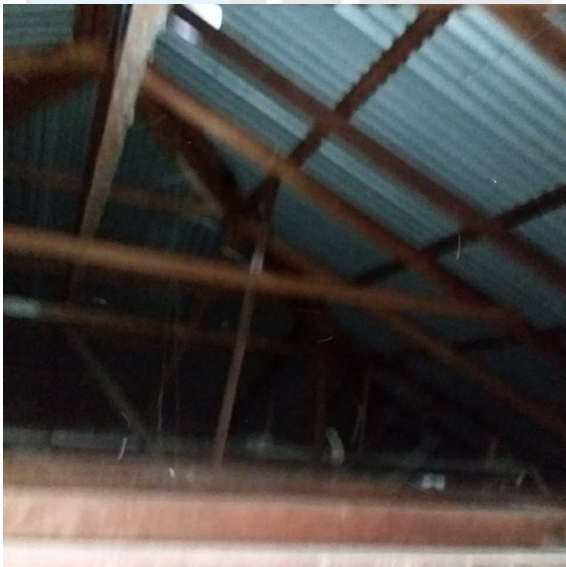
INSULATION STATUS

The visible areas of the roof space are not insulated.



SARKING STATUS

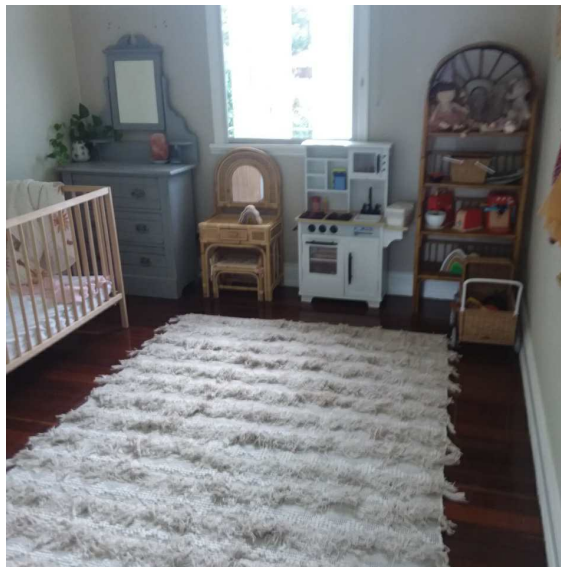
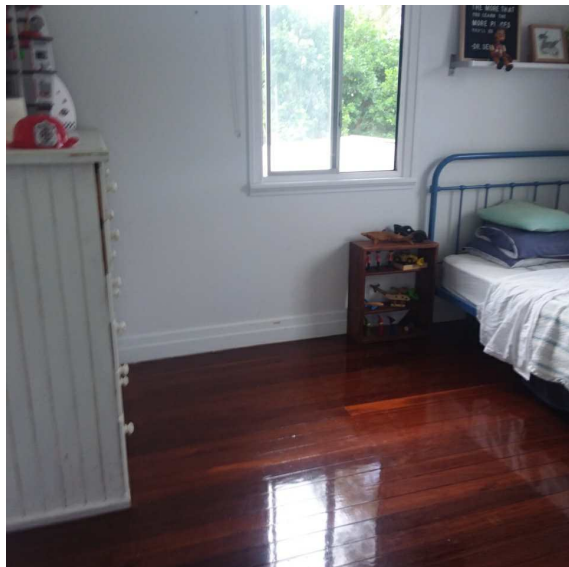
There is no sarking present. This is an observation only. Sarking is recommended but not essential



INTERIOR GENERAL - BUILDING

INTERNAL RESTRICTIONS

The building had furniture, stored goods and floorcoverings that restricted access at the time of inspection.



DETAILS

This house is not completely level, square and plumb in areas due to shrinkage and settlement over time.

INTERNAL CEILINGS

Ceilings are generally in a fair condition.

INTERNAL FLOORS

Floors are generally in a fair condition.

INTERNAL WALLS

Walls are generally in a fair condition.

INTERNAL DOORS

Doors are generally in a fair condition.

WINDOWS INTERNAL

Window opening could be accessible by a young child. This is a potential Major Safety Hazard because a child could climb out of the window and fall out causing injury or even death. Urgent rectification is required. Consult a licensed Carpenter about the scope of works and cost to rectify.

Sections of Cracked glass noted. Replacement of cracked glass is recommended.

Paint peeling off in sections. This affects appearance and durability. Repaint is required.

WOODWORK INTERNAL

The condition of woodwork is generally fair.

JOINERY

The condition of joinery is generally fair.

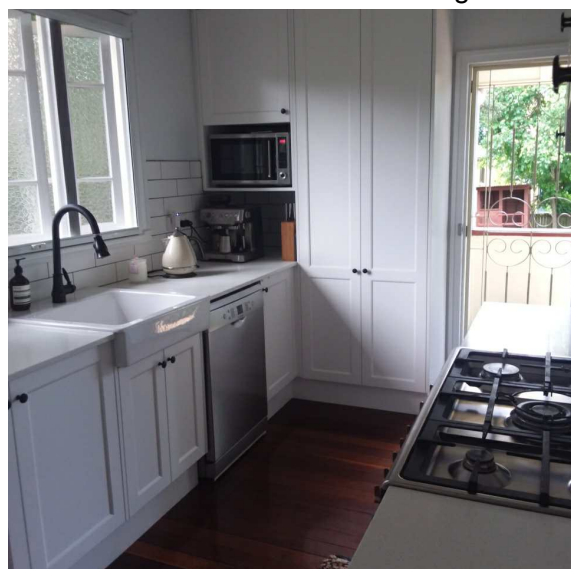
WET AREAS - BUILDING

The inspection of stoves, range hoods, cooktops, insinkeratorators 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. 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.

Kitchen

ROOM LOCATION

On the left hand side of the building.



SINKS & TAPS

Sink and Taps are generally in a good condition.

KITCHEN FIXTURES

The condition of the fixtures is generally good.



This kitchen should have a Building approval, Form 21 and QBCC home warranty insurance. Ask Seller to provide these.

Bathroom

ROOM LOCATION

On the right hand side of the building.



SHOWER/BATH CONDITION

The shower is located over the bathtub. The shower and bath appear to be in a fair condition. The area will need to be kept well sealed to prevent water penetration to surrounding areas.

WALL TILES

Tiles cracked and loose around the bath spout. This can result in water damage to the wall cavity. Consult a licensed tradesperson to determine an adequate scope of works and associated costs to rectify this defect.



BASIN & TAPS

The basin and taps appear serviceable.

VANITY UNIT

Wear and tear to vanity cabinet. This is a minor defect. No action required at this time.

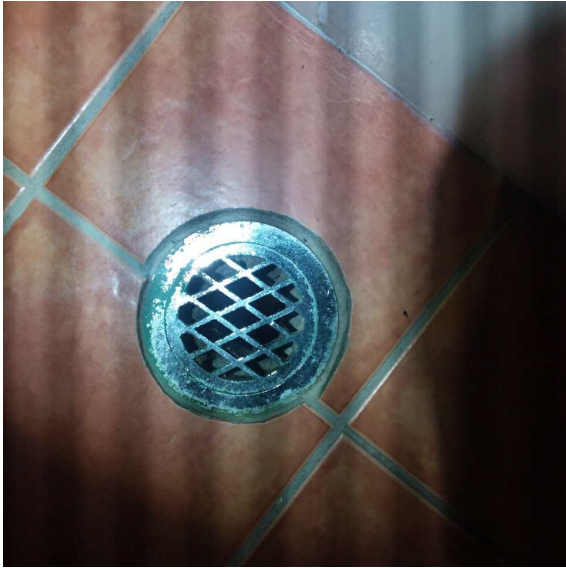
TOILET CONDITION

The Flush cone rubber at the rear of the toilet has perished. This can allow water leaks that can waste water and cause damage to other parts of the building. A licensed plumber should be called to make further evaluation and repairs as required.



FLOOR WASTE

The floor waste discharges onto the ground/floor below, recommend having the pipe connected to the sewer system.

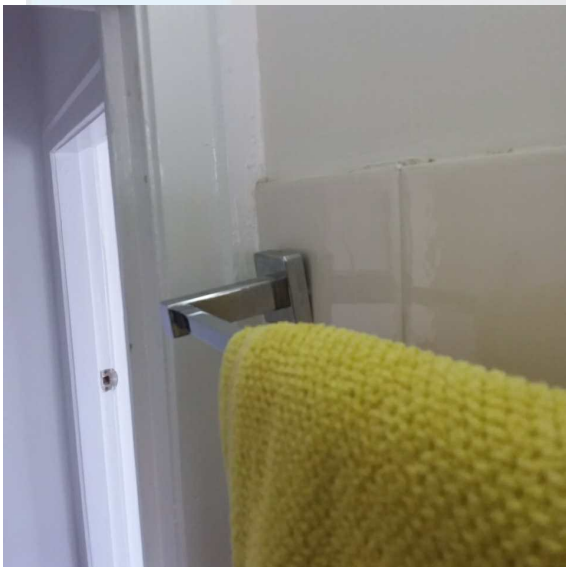


VENTILATION INTERNAL

There is an exhaust fan installed. The fan discharges into a roof space that is not suitably ventilated. Suitable ventilation needs to be installed by one or more of the following means: open eaves, roof vents, roof tiles without sarking, or ducted to outside of the building.

BATHROOM ACCESSORIES

The towel rail is loose and will require repair. This a minor defect. Handyman to rectify.



Laundry

ROOM LOCATION

Rear of the building.

WALLS

Hole in wall. This is a minor defect that should be rectified as part of a normal maintenance program.



WINDOWS

Windows are stiff to operate. Adjustment is required to some windows to ensure smooth operation.

DOORS

The door rubs slightly on the frame and minor adjustments are required to ensure smooth operation.

The condition of the door hardware is generally poor. There is no latch. Some repairs or maintenance will be required.



FLOOR

Painted concrete slab. Paint peeling off. This is a minor defect that should be rectified as part of a normal maintenance program.



Toilet/s

TOILET CONDITION

Appears serviceable.



The Flush cone rubber at the rear of the toilet has perished. This can allow water leaks that can waste water and cause damage to other parts of the building. A licensed plumber should be called to make further evaluation and repairs as required.



DOORS

The toilet door opens inwards, and does not have demountable hinges. Demountable hinges allow the door to be removed in the event that a person becomes unconscious and faints against the door, trapping themselves inside the water closet. The current Building Code requires that demountable hinges be installed on all new dwellings. It is recommended that the current door be altered to incorporate demountable hinges for safety.



The condition of the door is generally fair.



SERVICES - BUILDING

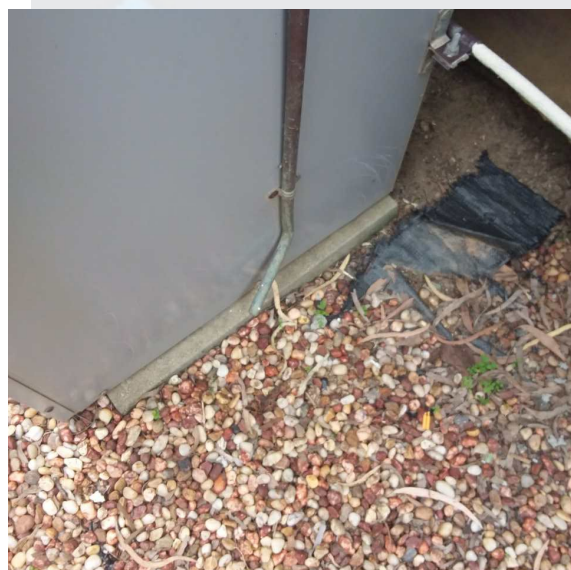
Only those appliances specifically mentioned (as having been tested) have been tested by the Inspector. The testing consists of simply switching on the appliance to see that it operates. The adequacy, compliance, efficiency, condition, suitability or otherwise has not been assessed. We are not licensed 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. 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.

Hot Water Service

HOT WATER IS PROVIDED BY THE FOLLOWING

The Gas hot water system is located outside the building and 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.

Overflow not connected to the stormwater drainage system.



Safety Switch

DETAILS

There is an Earth Leakage Circuit Breaker (Safety Switch) installed however, the operation or adequacy was not tested and is not commented on. I recommend that you have a licensed Electrician check that the Safety Switch is installed correctly and works. NB A Safety Switch should be tested monthly (please make arrangements for testing as required).



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Smoke Alarms

IMPORTANT NOTE. A assessment of the adequacy of installation, systems, requirements and testing of smoke detectors is a specialist safety critical task that is not within the scope of this inspection and report, and has not been performed.

Any related comments are cursory observations only, and it is strongly recommended that the Client obtains advice from a suitably qualified person to either install the adequate amount of smoke detectors and/or ensure existing smoke detectors are of the required type and are installed and maintained correctly.

SMOKE ALARM/S

Smoke alarm(s) are fitted however the operation or adequacy was not tested and is not commented on. I recommend that you arrange for Smoke Alarms to be checked by a licensed Electrician or suitably qualified Smoke Alarm Technician and then maintained annually on a maintenance contract. NB Current law requires Hardwired and interconnected Photoelectric Smoke alarms.



Water Lines

DETAILS

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

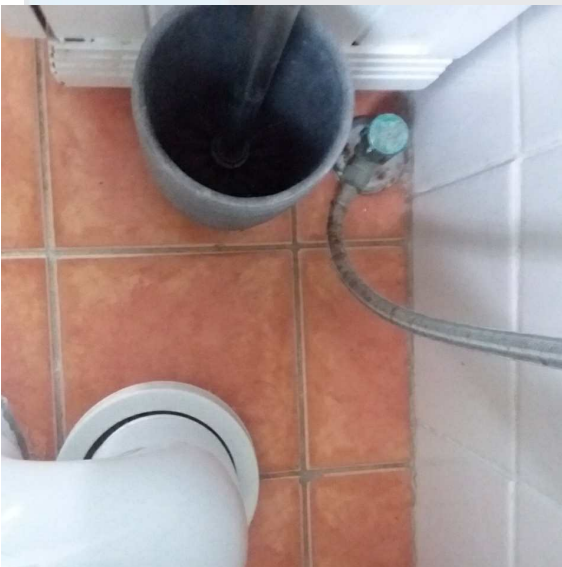
Plumbing

PLUMBING

A full plumbing inspection is recommended as a matter of course



Sections of flexible braided metal plumbing pipes are rusting. This is a Major Defect. This could soon result in a leak that could cause extensive damage. This is a potential Major Safety Hazard. I recommend that you arrange for urgent rectification by a licensed Plumber.



Vent caps are missing. This is a minor defect that should be rectified as part of a normal maintenance program.



Electrical

ELECTRICAL

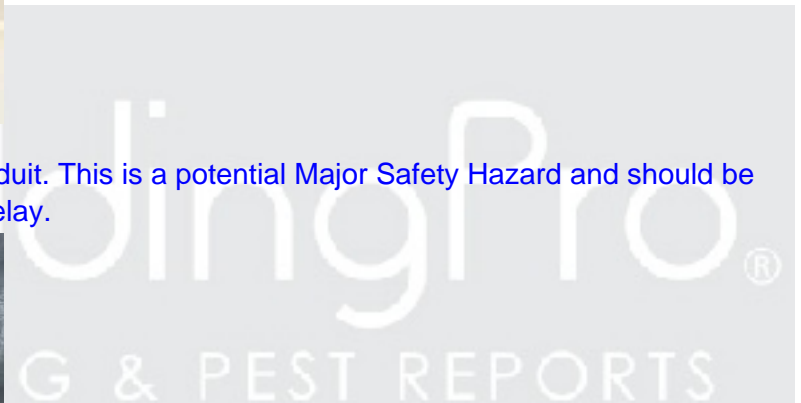
A full electrical inspection is recommended as a matter of course



Some light fittings are damaged or not working. This is a potential Major Safety Hazard and should be rectified by a licensed Electrician without delay.



Electrical cabling is not encased within conduit. This is a potential Major Safety Hazard and should be rectified by a licensed Electrician without delay.



Air Conditioning

DETAILS

I recommend overflows be connected to the stormwater drainage system. There is a low risk of this attracting termites to the moisture.



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Other Services

DETAILS

Gas is connected to the house but has not been inspected.

Gas system compliance plate

Petroleum and Gas (Production and Safety) Regulation 2004 s. 91B (3)

Licence/authorisation #	Installation date
	10-11
Gas system compliance certificate #	
6342	
Device/components installed (by code)	
1	
Licence/authorisation #	Installation date
30142	1/19/18
Gas system compliance certificate #	
1390908	
Device/components installed (by code)	
4	
Licence/authorisation #	Installation date
Gas system compliance certificate #	
Device/components installed (by code)	

Petroleum and Gas Inspectorate
Form no. PGR91B3 version 1

Queensland Government

GENERAL REMARKS - BUILDING

DETAILS

I suspect that due to the age of this building that some of the 'fibre cement' used may contain asbestos. This is a Major Safety Hazard. I recommend that you arrange to have an Asbestos Audit carried out on the property. If you have any further questions about Asbestos please contact the relevant Government authority or an Asbestos Specialist for further advice.

Playground equipment not included in this report. I recommend you have it checked for safety before it is used.

I did notice that the cubby house is not level due to subsidence of suspected inadequate footing depth. This may get worse over time.



CONCLUSION & SUMMARY - BUILDING

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.

Observed potential Major Safety Hazards may be identified so that timely and adequate action may be taken, to eliminate those hazards, BEFORE anyone occupies or uses the property. If the building is in use, we recommend cordoning off, or preventing access to hazardous areas.

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 entire 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 compared to similar Buildings of approximately the same age.

Potential Major Safety Hazards

POTENTIAL MAJOR SAFETY HAZARDS IDENTIFIED DURING THE INSPECTION

Potential Major Safety Hazards were identified during the Inspection. Timely and adequate action should be taken, by the client (or property owner), to eliminate those hazards BEFORE anyone occupies or uses the property. NB A systemic regular maintenance program that includes regular Safety Hazard identification and elimination should be put in place as soon as possible.

Major Defects

THE INCIDENCE OF MAJOR DEFECTS IN THIS PROPERTY AS COMPARED WITH SIMILAR BUILDINGS IS CONSIDERED

High

Minor Defects

THE INCIDENCE OF MINOR DEFECTS IN THIS PROPERTY AS COMPARED WITH SIMILAR BUILDINGS IS CONSIDERED

Typical

Overall Condition

OVERALL THE CONDITION OF THIS PROPERTY IN THE CONTEXT OF ITS AGE, TYPE AND GENERAL EXPECTATIONS OF SIMILAR PROPERTIES IS

Below Average

TIMBER PEST REPORT

TIMBER PEST REPORT OBSERVATIONS FOLLOW

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

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SUMMARY - 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. 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.

WERE ACTIVE SUBTERRANEAN OR DAMPWOOD 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 OR DAMPWOOD WORKINGS OR DAMAGE FOUND?

Evidence of termite damage such as mud tubes or damaged timbers were found. Please read the report.



WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND?

Evidence of damage resulting from active wood decay fungi (wood rot) was found. 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.



ARE ANY FURTHER INSPECTIONS RECOMMENDED?

Yes, a further 'INVASIVE' inspection is recommended. Please read this report in full.

WHERE ANY MAJOR SAFETY HAZARDS CAUSED BY TIMBER PEST DAMAGE IDENTIFIED?

No

IN OUR OPINION, THE SUSCEPTIBILITY OF THE PROPERTY TO TIMBER PESTS IS CONSIDERED TO BE

High. Please read the Report in full.

OBSERVATIONS - PEST

Termite Activity

TERMITE ACTIVITY

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

Termite Damage

DAMAGE CAUSED BY TERMITES FOUND

Yes - Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.

AFFECTED EXTERNAL TIMBERS OR WOOD

fencing timbers





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AFFECTED INTERIOR TIMBERS

Roof framing. The seller advised that termite damage occurred in this area. Refer to advice from the Seller and obtain copies of previous reports or obtain an "invasive" inspection report

SEVERITY

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

Decay To Timber

FUNGAL DECAY / ROT

Minor to Moderate fungal decay damage was found in various sections of timber, the decay is non-structural. Repair or replacement is required. Consult a licensed tradesperson about the scope of works and cost to rectify.

AFFECTED SUBFLOOR TIMBERS

Bearers and joists at corners have some minor water damage and decay

AFFECTED INTERIOR TIMBERS

Skirting timbers board in the toilet area at the rear

AFFECTED EXTERNAL TIMBERS OR WOOD

Fencing and gate timbers





Borers

DAMAGE FOUND

Yes - Borer damage 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

Borer damage was noted to flooring timbers. See summary regarding treatment options.

Various fencing timbers, especially where timber has decayed.

Various roof timbers.

Borer damage was noted to loose timber lying under the structure. These timbers should be removed.

SEVERITY

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

Subfloor Ventilation

VENTILATION OBSERVATIONS

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

Subfloor Conductive conditions

DESCRIPTION

A water leak appears to be present in this area. A licensed Plumber should further investigate this matter and provide a quotation for the necessary rectification.

Surface drainage appears to be inadequate. This may allow surface water to run under the house and create conditions that are conducive to timber pest attack. You should have this matter further investigated by an appropriately qualified expert plumber/drainage and rectified accordingly.

The hot water system overflow is discharging moisture adjacent to the structure. We recommend the overflow be situated over a drain.

The timber battens are in contact with the slab/soil and this may allow termites to gain access to the building. I recommend that you contact a Carpenter to have the battens trimmed 100mm clear of the slab/soil.

Exterior Conducive Conditions

DESCRIPTION

There are tree stumps in the garden. Tree stumps should be completely removed including the tree roots. Tree stumps often harbour termite colonies.



landscaping timbers can attract timber pests such as fungal decay and termites. These timbers should be removed or replaced with a treated timber or non timber alternative.



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Tools Used

MOISTURE METER

No high moisture readings were detected at the time of inspection

SOUNDING TAPPER

The termite sounding tapper was used in all isible and accessible timbers. No timber pest damage was found at the time of inspection

CAPS/TERMITE SHIELDS - PEST

Ant Caps and Termite Shields are made from folded sheet metal. These are installed to aid in the identification of termite entry. They should be constructed strictly in accordance with AS3660.1 - 2000 and in good 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. Missing, rusted or damaged caps and shields increase the risk of termite infestation. It may be possible for a Builder to repair or replace inadequate ant caps and termite shields. If not rectified by a Builder or other licensed tradesperson, a chemical treated should be installed by a licensed Timber Pest Manager to deter termites from gaining concealed access to the building.

Ant Caps and Termite Shields

CONDITION

Generally the Ant Caps or Termite Shields are considered to be Inadequate. They are damaged in areas and missing in areas. They are also are the wrong size and shape. 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. Alternatively just install a chemical termite barrier in accordance with AS3660

Slab areas

SLAB AREAS

Some sections of the property are constructed on a concrete slab below which there is no subfloor for inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab).

VENTILATION - PEST

ADEQUATE

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

EVIDENCE OF PEST TREATMENT/SYSTEM

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 enquiries should be made (with vendor if purchasing a property) and any documentation obtained to verify work carried out.

DESCRIPTION

The date on the treatment notice located in the meter box indicates that the chemical barrier has expired (no longer deemed to be providing adequate protection against termite attack). Therefore a new chemical barrier in accordance with AS3660.1 (or other Termite Management System that complies with AS3660.1) is required immediately.

SUMMARY DETAIL - PEST

SUMMARY

Inspection revealed evidence of termite workings and/or damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is inactive. Please refer to Section 1.0 - Definitions paragraph 1.2. Active termites may simply not have been present at the time of inspection due to prior disturbance, climatic conditions, or they may be feeding elsewhere. Continued regular inspections are essential. Where termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is required, see Section 3.0 - Further Invasive Inspection.

Of the termite workings discovered, there is evidence that some of these termite workings have been disturbed prior to our inspection today. This interference with the termite workings can cause the termites to temporarily desert that location, only to return in the near future.

Decaying timber was found as noted in this report. Decaying timber can be a harbourage for termites. i.e. there may be active termites or past termite damage inside the decaying timber. Decay can make timbers unsound and these timbers could collapse. Have a licensed Carpenter promptly replace any timber affected by moderate to severe decay as noted in this report. New timber should be termite resistant timber where possible.

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.

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.

PEST 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, dead trees, loose timbers, weep holes covered, leaks, damp walls, lack of ventilation to the subfloor, downpipes discharging onto the ground, leaking hot water system, gardens within 2m of the house, etc. If any conducive conditions are noted, then you should arrange to have a licensed tradesperson mitigate the condition/s without delay otherwise you may soon find termites attacking that area. 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. 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

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'.

RECOMMENDATIONS - PEST

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: The recommendations given in this report should be carried out immediately by licensed Pest Managers and Tradespeople where appropriate. Failure to carry out recommended further investigations, treatments or removal of conditions conducive to pest damage will place the property at high risk of costly pest damage. We suggest that at least three written proposals be obtained from licensed Pest Managers and Tradespeople prior to selecting a company/s to carry out the required work. NB Each Pest Management company and Tradesperson should conduct their own inspection of the property and create a scope of works prior to providing a written proposal and quotation.

GAIN FURTHER ACCESS

Access to sections of roof void and subfloor building was severely restricted by suspected Asbestos Dustin the roof void and stored items in part of the subfloor. You should have this re-inspection done prior to the contract becoming unconditional otherwise you may find termites or termite damage or activity that was concealed at the time of inspection. If you do not carry out this invasive inspection then you accept full responsibility for the risk of there being termite activity and or damage in concealed areas of the property.

TERMITE TREATMENT

As the risk of Subterranean Termite infestation is considered to be 'High or Extremely High' a termite management system in accordance with AS 3660.1 should be installed immediately. 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.

The seller advised that termite damage occurred in the roof void area that I did not access due to the health risk of exposure to Asbestos dust. Refer to advice from the Seller and obtain copies of previous reports or obtain an "invasive" inspection report

EXTERNAL WORK REQUIRED

There are some timbers that are decaying. External timbers damaged by fungal decay should be replaced with treated hardwood. Decaying timbers can provide harbourages for termites. Decaying timbers can collapse, causing property damage, injury and even death. I recommend that you contact a licensed Builder and have them fully assess the extent of damage. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

Surface drainage should be improved to prevent water from running under the building, as this moist environment can encourage termites. I recommend that you contact a licensed Plumber or Drainer and have them fully assess the problem and rectify as required. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

Downpipes should be connected to the Stormwater system and discharge to an approved point of discharge away from the building. Termites require moisture to survive, and a downpipe that discharges onto the ground can attract termites to this area. I recommend that you contact a licensed Plumber and have them assess the problem and provide a quote to rectify. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

The Airconditioning overflow drips onto the ground. Damp soil can encourage termite activity. I recommend that you contact a Plumber to have them connect the overflow pipe to the Stormwater drainage system.

I recommend that you arrange to connect the Hot Water Service overflow to the Stormwater drainage system, as damp soil can encourage termite activity.

Where untreated timber posts, frame or battens are in contact with soil or a concrete slab, these areas are prone to attack from Termites and Fungal decay. Therefore it is recommended that these timbers be replaced with treated timber or suitable alterations made, such as the installation of galvanized stirrups to ensure that untreated timber is not in contact with soil. All work should be performed by a licensed Builder.

Stored and Loose timbers are present on the ground. These can attract termites. I recommend that you arrange to remove stored and loose timbers from around buildings.

The timber battens are in contact with the slab/soil and this may allow termites to gain access to the building. I recommend that you contact a Carpenter or Handyman to have the battens trimmed 100mm clear of the slab/soil to reduce the risk of concealed termite entry.

I recommend that you arrange to remove tree stump/s from gardens and around (or under) buildings. Termites can use these areas for breeding new colonies and the termites could spread to the building/s.

At least two durable notices must be permanently fixed to the building in a prominent location such as a meter box and kitchen cupboard or the like, indicating: (i) the method of termite risk management (ii) the date of installation of the system, (iii) where a chemical barrier is used, the life expectancy as listed on the National Registration Authority label, (iv) the installer's or manufacturers recommendations for the scope and frequency of future inspections for termite activity. The notices should be clearly written, on a material that will not deteriorate or fade over time. The notices provided do not comply with all of these requirements. We recommend that you find out who carried out the installation of the most recent method of termite risk management and ask them to rectify these notices.

ROOF SPACE WORK REQUIRED

Gain access and inspect this area prior to purchase going unconditional.

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 or a suitable Termite Management system should be installed without delay.

Surface drainage appears to be inadequate. This may allow surface water to run under the house and create conditions that are conducive to timber pest attack. You should have this matter further investigated by an appropriately qualified expert plumber/drainage and rectified accordingly. If you are in the process of purchasing the property then this assessment and quote should be provided prior to the contract to purchase going unconditional.

The timber battens are in contact with the slab/soil and this may allow termites to gain access to the building. I recommend that you contact a Carpenter to have the battens trimmed 100mm clear of the slab/soil.

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.

The cost of replacing termite damaged timber and mitigating risks/conducive conditions could be substantial. Have a Builder quote on this work for you. If you are purchasing the property this quote should be obtained prior to the contract going unconditional.

The cost for the "INVASIVE" inspection recommended would start at \$375. This is an estimate of cost for a limited Invasive inspection only. Removal of furniture, insulation or carpet, repairing holes cut into the building, repairing damage done to the building during the Invasive inspection would all be at an additional cost.

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. NB Once a complete and compliant Termite Management system is installed by a licensed Timber Pest Manager, an annual inspection should be sufficient.

DEFINITIONS AND IMPORTANT INFORMATION

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS4349.3-2010 - Inspection of buildings - Timber pest inspections and AS4349.1-2007 Inspection of buildings - Pre-purchase inspections - Residential buildings

LIMITATIONS

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, stumps, palings, fence posts etc 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. 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).

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

The timber pest 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), dampwood termites, 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 was supplemented by non-marking sounding of accessible elements and assessment of moisture content of materials. 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 due to the extreme difficulty in locating the small colonies and the very rare incidence in Australia. 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 'Inspection' 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 "Structural Damage Inspection report" must be requested.

IMPORTANT INFORMATION

Any person who relies upon the contents of this Report does so acknowledging that these 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 the inspector 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 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.

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 five items above are 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.

Strata and company title properties

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 storm water 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.*

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 to 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.

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.*

This Report does not and cannot make comment upon: defects that may have been concealed; the 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 (e.g. 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); 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, spas and pool safety barriers; detection and identification of illegal or unauthorised building work; detection and identification of illegal or unauthorised plumbing work; durability of exposed finishes; neighbourhood problems; bushfire risk or fire safety matters; document analysis; electrical installation; appliances; air-conditioning; HVAC; 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).

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 people's health. You should seek advice from a qualified Asbestos removal expert.

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, during 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.

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.

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 in writing to the terms of the inspection agreement within 14 days of the inspection date, then that party may rely on the report subject to the terms and conditions of the agreement and the Report itself (to agree in writing an email must be sent to info@buildingpro.com.au).

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.

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

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

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.*

Minor - *Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out. Some future maintenance may be required.*

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.*

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.*

Timber Damage - *It is essential that any timber damage noted in the report be referred to a licensed Builder or Structural Engineer to determine 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.*

REASONABLE ACCESS - *Only areas where safe and 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 removing screws, bolts or other fastenings, removal of sealants, cutting or making access traps, or moving: heavy furniture, insulation, carpets, curtains, blinds, rugs, personal items, boxes, equipment or stored goods. Safe access does not include the Inspection of Roof Spaces where dust containing Asbestos, foil type insulation or pesticides maybe present.

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 day's 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.*

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 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.}*

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. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.*

SUBTERRANEAN AND DAMPWOOD 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 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.*

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. Borers can cause significant structural damage to timber and create Major Safety hazards as timbers can be prone to collapse. 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. 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. 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. Queensland Pine Beetle borer damage is very commonly found to original pine floors of older timber dwellings known as "Queenslanders". As the damage is so commonly seen in South East Queensland many people incorrectly assume that the damage is superficial. These borers cause real damage that makes the timber structurally unsound. The Queensland Pine Beetle borer can weaken floorboards to the point that they are liable to collapse especially when placed under load. This is a potential Major Safety Hazard. For this reason, the immediate replacement of any affected timbers is considered essential. Work should be carried out by a licensed Carpenter and affected rooms should not be used until the affected timber have been replaced. Replacement of timber also has other benefits: the timber has a better appearance and in the event of selling the property in the future it is probable that an Inspector will report the presence of borer damage.

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 or severe 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 a very durable class of timber or non-timber alternative. Areas of fungal decay will get worse if not promptly repaired. Oregon, softwood and untreated pine timber is highly susceptible to Fungal Decay and should be kept well painted. The use of Oregon, softwood and untreated pine in external applications is generally considered to be unsuitable. Checking the durability rating of timber is beyond the scope of this inspection. If the timber is not the correct durability it can be prone to accelerated fungal decay damage. It is a common problem that softwood timber used externally is not adequately treated and this timber can decay over a matter of months. Decaying timber can provide the right conditions for termites and it is common to find live termites and termite damage where decay is present. Accordingly, where fungal decay is identified in this report the further 'Invasive' investigation of that decay may reveal live termites and termite damage. When timber is affected by Fungal Decay it destroys the structural integrity of the timber making it prone to failure (collapse) that can cause damage to property, injury and even death. If Fungal Decay is identified in this report, the timber should be replaced immediately by a licensed Carpenter as the current condition may be a potential Major Safety Hazard. Decaying sections of Stairs, Handrails, Balustrades, Decks, Ramps, Landings, Timber piers, Ramps, Walkways, Pergolas, Carports,

Timber Framework, Flooring and the like are at risk of failure (collapse) that could cause injury or even Death, and therefore must not be used until repaired or replaced as appropriate by a licensed Carpenter. Annual Timber Pest inspections (or more regularly) are recommended to identify decaying timber so that it can be promptly repaired or replaced. A detailed analysis of the construction and current structural stability of any outdoor timber structures by a Structural Engineer is required . If you are in the process of purchasing the property, then this analysis should be completed prior to the contract to purchase going unconditional. Annual inspections of the structure by a Structural Engineer are recommended to ensure that any maintenance that becomes necessary is identified. If people use the structure for any purpose, then care should be taken that it is not overloaded.}

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 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 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.*