



Resicert

Timber Pest Inspection Report



32 Greygum Avenue, Rouse Hill, NSW 2155
Inspection prepared for: Wen Yuan Rui
Real Estate Agent: Mandeep Singh - Urban Land Housing - Box Hill

Date of Inspection: 15/8/2023 Time: 10:00AM
Weather: Sunny, 13C

Inspector: Ray Lee

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Table Of Contents

Items Requiring Attention - Summary	2
Our Services	3
Vendor Inspection	4
Inspector	4
Inspection Type	4
Inspection Details	4
Inspection Summary	5-6
Property Information	7
Areas Inspected - Accessibility	7
Conditions Conducive to Timber Pest	8-9
Subfloor Space	10
Internal Roof Space	10
Interior	11-12
Grounds	13-15
Exterior	16
Pest Management	17-18
Thank you	19-23



Items Requiring Attention - Summary

The summary below consists of significant findings and defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

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Our Services

Thank you for choosing us for your property inspection requirements. As Australia's leading dedicated inspection business we are able to deliver the full range of inspection services. For complete details visit our website www.resicert.com.au by [clicking here](#) or on the service below.

Pre-Purchase Inspection: Are you buying a new home? Our pre-purchase building and timber pest inspections will provide you with total peace of mind.

Timber Pest Inspection: A property is normally the largest investment people make in their lifetime, therefore it is important to protect your house (or the house you are about to buy) against timber pests by conducting regular bi-annual or annual inspections.

Handover Defects Inspection - (PCI): Make sure that you are getting what you paid for your new home. This is a detailed inspection undertaken on your new home build before final payment.

Safety Barrier and Pool Condition Inspection: Effective pool fencing also helps keeps young children safe. This is why pool safety laws are in existence. There are a number of aspects of a swimming pool that require regular attention to ensure they are safe places for all swimmers.

Builders Warranty Inspection: Homes that are less than 6 years old require a builder warranty inspection. This then remains with the home for 6 years regardless of ownership. Great way to ensure any issues that can be fixed whilst still under warranty are not missed.

Owner Builder Warranty Inspection: This is when a owner builder wishes to sell their home and builder warranty insurance is required. The insurance company requires a defects report which is what we provide.

Vendor Inspections: Are you about to go to market to sell your home? To ensure you that you get the best return on your largest investment get a detailed inspection done to remove any barriers or unknowns as well as highlight the strengths.

Depreciation Inspections: Claim the maximum possible on your investment property for depreciation. This will give you all you need to do this for ensuring you do not miss any tax benefits.

Methamphetamine Inspections: Get total of peace of mind in buying or renting out a property in relation to the presence of methamphetamine using samples which are tested in a laboratory.

Also check out our property book: **Don't Expect, Inspect!** Whether you're buying, selling, building renovating or investing, Don't Expect, Inspect! has valuable tips and essential insider knowledge.



Vendor Inspection

1. Comments

MAINT	PREV	MONIT	DEFR	DEFIC

Please note:

- The independent inspection report has been prepared on behalf of the vendor to provide information to prospective purchasers in relation to the property.

The report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

Rights relating to this report can be assigned to a third party by way of an assignment letter and associated payment confirmed with a tax invoice.

For further details relating to have a report assigned please go to <http://reports.resicert.com>

Inspector

1. Your Inspector

Your Inspector:

- Ray Lee

Contact Information:

Email: rlee@resicert.com

Mobile: 0450 310 156

Inspection Type

1. Inspection Type

Type:

- Timber Pest Inspection in accordance with AS4349.3-2010

Reason:

- Vendor Inspection

Inspection Details

1. Attendance

In Attendance:

- Client not present
- Agent or Representative present



2. Occupancy

Occupancy:

- Vacant - Furnished
- Moderate volume of personal and household items observed.
- Access to some items such as: windows, wall/floor surfaces, tiled areas, cabinet/wardrobes interiors may be restricted by furniture, personal belongings or floor coverings. Any such items are excluded from this inspection report.

3. Inspection Limitations

Deferred

• 1. Entering attics that are heavily insulated can cause damage to the insulation and framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2. Inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with full unobstructed access to these areas in order to determine if pest and/or damage is present.

3. This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.

4. Underground inspection is beyond the scope of this inspection process.

5. The inspection maybe limited by but not limited to -roofing, fixed ceilings, wall linings, floor coverings, tiled areas, fixtures, fittings, furniture, clothes, stored items, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements and earth.

[10-17]

Inspection Summary

1. Conclusion

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Comments:

- Termites, borers & decay/fungus are present in all areas of Australia. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make timber pest activity more visible to avoid economic damage.
- In the inspector's opinion the susceptibility to timber pest attack is considered moderate to high.
- This is a summary only and should be read in conjunction with the rest of the report. See the following sections for more information.

Observations:

- Active timber pest were not detected.
- The following further inspections are recommended: Annually.



2. Termite Observations

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

Termites play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most common location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls.

Due to visual obstruction the risk of undetected timber attack appears to be moderate to high.

Observations:

- There were no live termites found at the property inspected at the date and time of the inspection.

3. Borer Management

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

- Borer activity is usually determined by the presence of exit holes. Some borer activity and timber decay may exist before the appearance of such exit holes. All borers will do some kind of damage to timber, but all is not lost – there are ‘good borers’ and ‘bad borers’. You need to be aware of the differences between the two groups, because ‘good borer’ damage will be cheap to repair, but it may be expensive to repair the damage done by ‘bad borers’.

The ‘good borers’ are beetles whose damage is limited to the first five years after the timber was milled. They attack mainly soft wood or moist decaying timber, and the damage done to the wood is superficial; it can be fixed by filling with putty and a quick repaint.

The ‘bad borers’ are beetles that can attack hardwood or softwood of any age. The damage is often structural, requiring complete replacement of the timbers, which are often floor boards or major support beams.

Observations:

- No evidence of any wood borers found during the inspection.

4. Wood Decay Management

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:

- Wood decay/ fungus was detected in the timber fence.



5. Delignification Management

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- Chemical delignification is when the surface of timber has become hairy with wood fibers separating.

Lignin is the natural glue that holds the fibres of wood together and is therefore a major component of any wood. When the lignin is broken down or damaged the fibres then detach from each other creating a visible hairy surface to a section of the timber, as the delignification progresses the structure of the timber section is weakened and therefore Chemical Delignification is regarded as a structural pest of timber in service.

Chemical Delignification damage is most commonly found in timber sections used as roof tile battens of buildings that are located in close proximity to the sea, large chemical factories or major arterial roads that have heavy traffic. Damage tends to be localised.

Buildings close to the sea are exposed to salts brought to land by wind and sea breezes and dwellings within five kilometers of the sea are often found to have chemical delignification in their roof tile battens.

Observations:

- No evidence of chemical delignification present during the inspection.

Property Information

1. Home Orientation

Observation:

- The front of the home is facing northwest.

2. Structure Style

Style:

- Detached
- Single Family Home

Height:

- Double storey

3. Structure Type

Wall Construction:

- Brick Veneer
- Roof Covering: Concrete Tiles

Type:

- Slab



Areas Inspected - Accessibility

1. Restricted Access

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

• Accessible areas at the time of inspection were:

- Interior and Exterior
- Internal roof space
- Outbuildings
- Garage
- Landscaping
- Fences

Restrictions:

Inaccessible areas have not been inspected. These may include, but are not limited to, concealed frame timbers, eaves, wall linings, floor coverings, tiled areas, fences, furniture, stored items and vegetation may conceal evidence of Timber Pest activity.

Only structures within 30m of the building and within the property boundary have been inspected.

The internal garage roof space did not have reasonable access available because no access point available.

The interior visual inspection was obstructed or restricted because obstruction due to items stored.



Conditions Conducive to Timber Pest

1. Ventilation

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

• Adequate drainage is important in minimising the opportunity for timber pest attack.

Observations:

• Grading & drainage appeared satisfactory.



2. Excessive Moisture Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Termites spend most of their lives in high humidity and temperature conditions within their colony and workings. To maintain the humidity and temperature in their colony they must have reliable and constant supply of moisture. Areas of excessive moisture is therefore a conducive condition to timber pest attack.
- Weather conditions at the time of the inspection were dry.

Observations:

- Excessive moisture conditions were present during the inspection.
- See 'Exterior' section of the report for more information.
- See 'Grading and Drainage' section of the report for more information.
- See 'Vegetation' section of the report for more information.

3. Bridging

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Where a termite barrier is in place "bridging" is the spanning of this barrier so that termites have a path over or around the barrier. "Breaching" of the termite barrier is where a hole or gap exists in the barrier which allow termites a path through the barrier.

Bridging occurs when items such as stored materials, firewood, landscaping and gardens, attachments to buildings, such as hot water heaters, verandahs, steps, decks, pergolas, fences, downpipes, cladding, carports, and the like, provides access for termites to gain access to the building over or around a termite barrier.

- The downpipes are located close to the external wall of the home and could provide concealed access for timber pests, these should be monitored as part of an effective termite management plan.
- The fence posts are attached to the external wall of the home and could provide concealed access for timber pest, the post should be trimmed to allow at least 75mm clearance with the finished ground surface.
- The hot water system is against the exterior wall, which may allow termites to breach any barrier and gain concealed access to the property structure.

Observations:

- There was evidence of bridging or breaching.
- See 'Subfloor Space' section of the report for more information.
- See 'Vegetation' section of the report for more information.
- See 'Fence & Gate' sections of the report for more information.
- See 'Patio/Pergola' section of the report for more information.

4. Susceptible Timber

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Most termite species are grass or debris feeders, however termites of economical damage feed on cellulose, starches and sugars obtain from wood. Susceptible timber on the grounds are conducive conditions and not just limited to earth to wood contact.

Observations:

- There appears to be evidence of susceptible timber on the grounds of the property, which may be a termite risk.
- See 'Pest Environment' section of the report for more information.



Subfloor Space

1. Slab Management

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- External concrete slab edges should be exposed. If they are concealed by pathways, patios, pavers or garden beds, there is a high risk of concealed termite entry.
- A building constructed on a concrete slab is susceptible to concealed termite entry.
- In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered by soil.

Observations:

- The exposure of the slab edges is insufficient, possibly facilitating easy breach of any termite barrier.

Internal Roof Space

1. Roof Observations

MAINT	PREV	MONIT	DEFR	DEFIC

Comments:

- Access was available through a manhole in the main bedroom WIR.
- Due to the roof structure configuration some areas of the roof space were inaccessible and restricted from view.
- Due to space constraints the inspection of the internal roof space was undertaken from the manhole.
- Limited visibility and access due to insulation, pitch and ducting.





Interior

1. Wall Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- Plasterboard/gyprock walls noted which appeared functional where visible.
- Tiled walls noted which appeared functional.
- Some areas not accessible due to stored items.

Observations:

- Timber skirting and door frames appear functional.
- The moisture meter indicated low moisture level along the perimeter interior walls at the time of inspection. No bubbling/peeling paint, or excessive staining/moisture damage was noted during the inspection.





2. Ceiling Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- There are plasterboard/gyprock ceilings in the property which appear functional at the time of inspection.



3. Window Condition

MAINT	PREV	MONIT	DEFR	DEFIC
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Aluminum window frames noted.





Grounds

1. Pest Environment

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Materials:

- In order to minimise timber pest attack, there should be no contact between timber and soil.

Observations:

- There is landscaping/stored timber, or old tree stumps in contact with the ground that provides possible breeding grounds for subterranean termites. Monitor this area for termite activity in the future.



2. Grading and Drainage

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Observations:

- It is important to redirect moisture away from the property to limit areas of excess moisture. Faulty gutters and downpipes in poor condition can cause water to seep into the foundations, causing conditions conducive to termites and fungal decay.
- Surface drainage conditions within 3 metres of the inspected structure appeared satisfactory given the prevailing weather conditions at the time of inspection. There was no evidence noted of water pooling at or around the building structure. These areas should be monitored during periods of heavy rainfall for a full representation of drainage conditions.
- It is recommended that all drainage areas are monitored over time to ensure proper drainage flow. If pooling water is noted, drainage and/or grading conditions at this area should be improved upon to prevent this condition from reoccurring. Dampness provides a conducive environment for timber pest attack.
- We recommend all storm water drains, pits and strip drains are cleaned on a regular basis in order to prevent blockages and possible flooding. Dampness provides a conducive environment for timber pest attack.
- There appears to be a small opening in the downpipe joints along the side of the property. Maintenance is required. Dampness provides a conducive environment for timber pest attack.
- The hot water system overflow pipe discharges on the foundations. This should ideally be directed into the stormwater drain or at least 3 metres away from the building. Dampness provides a conducive environment for timber pest attack.



3. Vegetation Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme.

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Remove any garden beds abutting the home to eliminate excessive moisture. Dampness provides a conducive environment for timber pest attack.





4. Garage Condition

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Comments:

- Appeared satisfactory.

Observations:

- Often the gap between the slab in the garage and the slab for the home can be a susceptible area for attack. Monitor this area for termite activity in the future.



5. Fences Condition

MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- Timber fences are often subject from termite attack and other timber destroying pests as they are in direct contact with the soil. Regular inspections and removal of affected timbers are recommended.

Observations:

- Minor wood deterioration observed. Suggest repairs as needed at some point.
- The fence/gate is contact with the ground which may allow termite access to the structure. It is recommended that the fence/gate should be isolated from attaching to the property, or the soil under and next to the fence/gate should be treated. Monitor this area for termite activity in the future.





6. Patio / Pergola

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Observations:

- The patio/pergola is contact with the ground which may allow termite access to the structure. Monitor this area for termite activity in the future.



Exterior

1. Wall Observations

MAINT	PREV	MONIT	DEFR	DEFIC
	X			

Materials:

- Brick wall noted.

Observations:

- There are garden beds which are abutting external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be place between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled. These are risk area for termite activity.





2. Exterior Observations

MAINT	PREV	MONIT	DEFR	DEFIC
		X		

Materials:

- Wood framed doors noted.
- Metal framed windows noted.
- Metal framed doors noted.

Observations:

- Ensure all windows gaps are sealed, and all seals are well maintained to prevent water intrusion.



Pest Management

1. Recommendations

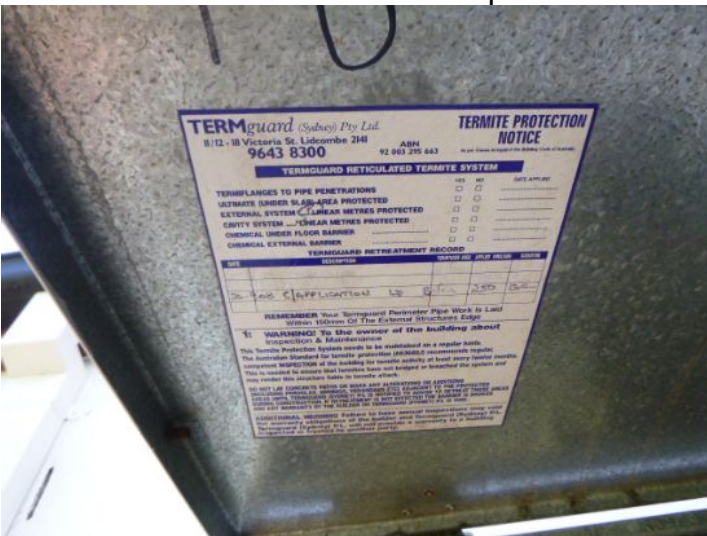
MAINT	PREV	MONIT	DEFR	DEFIC
	X	X		

Comments:

- It is recommended that any available records and associated paperwork from the current property owner is requested with regard to previous treatment.
- A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.
- If termite activity or damage is noted it is possible that further termite damage may be present in concealed areas.
- There appears to be a termite management system (Chemical barrier) installed at the property.

Observations:

- As a preventative measure, we recommend termite barrier treatment be updated. Consult with Pest Treatment companies.
- Termite inspections should be undertaken every 12 months.



Thank You

Thank you for the opportunity to undertake this inspection for you.

We value your comments and suggestions as well as any positive feedback. Feel free to refer us to any friends or family that would benefit from our services.

We can assure you that they would receive the highest level of service and attention.

Thank you once again.

Yours Sincerely





Ray Lee
Licensed Building and Pest Inspector
www.resicert.com.au

Thank you

Resicert Pest Inspections Service Agreement - October 2021

1.0 Acceptance of Agreement

The Client has made a booking, accepted the quotation and the inspector arrives on site to commence the inspection, the Client is deemed to accept this agreement as to the basis of the inspection being undertaken. This agreement takes precedence over any previous oral or written representations by Resicert.

2.0 Payment Terms

Full payment of the inspection is required prior to the inspection report and summary being provided to the Client.

3.0 Purpose of Inspection

The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious issues apparent at the time of the inspection.

4.0 Scope of Inspection

Scope of inspection will depend on the inspection type which the Client has selected.

In the case of Prepurchase Timber Pest Inspections and all Timber Pest Inspections, the inspection will be in accordance with the requirements of Australian Standard AS 4349.3 2010 Inspection of buildings Part 3: Timber pest inspections.

In the case of Termite Inspections the inspection will be carried out in accord with AS 3660.22000 Termite management Part2: In and around existing buildings and structures.

Inspectors are not building inspectors and do not include in the inspection any items or processes which would be covered by a building inspector in accordance with the appropriate Australian Standard.

4.1 Non-invasive visual inspection

All inspections (whether in accordance with AS 4349.32010 or AS 3660.22000) will be carried out by the inspector, where practical and possible, as a noninvasive visual inspection and will be limited only to those areas and sections of the property to which there is



reasonable access available and permitted on the date and time of Inspection as defined in the relevant Australian Standard.

4.2 Splinter Test

The inspector may use a screwdriver/probe to tap and sound timbers and may use a sharp tool to carry out some 'splinter testing' on structural timbers in the subfloor and/or roof void. Splinter testing will not be conducted where the inspection is being carried out for a Client who is a purchaser and not the current owner of the property being inspected.

4.3 Moisture Metre

A moisture meter may be used to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not necessarily be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

4.4 Thermal Imaging

Where used, a thermal image scan can indicate variations of temperature on the surface to which it is aimed. A thermal camera is not an X-ray machine, it cannot see through walls. Where variations in surface temperature occur due to live termite activity, moisture and/or anomalies to structures, the variations can sometimes be detected by the camera. If variations in surface temperature occur that are not reasonably expected, then further investigation through an invasive inspection is recommended.

4.5 Limitations

The inspector cannot see or inspect inside walls, inside skillion roofing, between floors, inside the eaves, behind stored items in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe or not possible. The inspector will not dig, gouge, force, move or displace items or perform any other invasive procedures. An invasive inspection will not be performed.

Detection of dry-wood termites may be difficult to detect due to small size. No warranty of absence of these is given.

The report shall not contain any assessment or opinion on any area or item that could not be inspected by the inspector an aspect of the inspection that is not within the inspector's expertise or an aspect of the inspection that is solely regulated by statute

4.6 Statement from owner

If the property being inspected is occupied then, as the Client, you should be aware that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed. In some case the concealment may be deliberate. As the Client, if you are the purchaser and not the owner of the property to be inspected then we recommend that you obtain a statement from the current owner as to any timber pest activity or damage to the property known to them and what, if any, previous treatments have been undertaken to the property. It is important to obtain copies of any paperwork issued and the details of any repairs carried out. Ideally the information obtained should be given to the inspector prior to the inspection being conducted.

4.7 Mould Mildew and non wood decay fungi is commonly known as Mould and is not defined or considered a Timber Pest. However, in some cases mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould will be carried out at the property and no report on the presence or absence of mould will be provided. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then the Client should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.



4.8 Extent of damage

If any damage is detected this report does not and cannot state the full extent of any damage. If any Timber Pest activity or damage is noted in this report, further investigation would be recommended, by way of removal of linings/fixtures etc. to help determine the level of the activity and/or damage to the structure and the extent of the repairs required.

4.9 Conditions

The report may be conditional upon or conditional in relation to: prevailing weather conditions, which affects the potential for the detection of timber pests; the accuracy of information provided by the client or representative of the client; the specific expertise of the inspector as specified in the report deliberate concealment of pest activity or resultant damage; or any other factor limiting the preparation of the report.

5.0 Extent of Reporting

Significant items to be reported are as follows: (a) Major defects as defined in AS 4349.3. (b) A general impression regarding the extent of minor defects. (c) Any major defect that is an urgent and a serious safety hazard.

5.1 Not expert opinion

The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert, as the inspector is not qualified to give an expert opinion. The report will not and cannot state the full extent of any timber pest damage. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then the Client must assume that there may be some structural or concealed damage within the building(s). An invasive Timber Pest Inspection (for which a separate contract is required) should be carried out and the Client should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. This is an opinion given on a date and time. The inspector reserves the right to change their opinion at any time after the issuance of the report. The owner of the property accepts that termite activity is often hidden from view and must exercise vigilance in monitoring the home for termite activity and to undertake to commit to competent inspections at regular intervals.

5.2 Termite treatment information

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

5.3 SMOKE ALARMS - (QLD) it is a requirement from 31 December 2021 that all rental properties are fitted with interconnected photoelectric smoke alarms, and from 31 December 2026 that all homes are fitted with interconnected photoelectric smoke alarms. These alarms must be installed in every bedroom, in hallways and on every level.

6.0 Safe and Reasonable Access

This is a visual inspection only. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access. This will apply to roof spaces and underfloor access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.



Minimum dimensions for reasonable access

Roof Interior - access hole - 400 mm x 500mm, crawl space - 600mm x 600mm
Sub floor - access hole - 400mm x 500mm, crawl space - 600mm x 600mm

It is the Client's responsibility to ensure access to areas to be inspected prior to the inspection. Areas which have restricted access due to locked or unauthorised entry, legal right of entry, locked doors, pets, security systems, furniture and similar obstructions can may not be included in the inspection.

7.0 Exclusions from Inspection

Not a structural damage report - not a warranty as to absence of Timber Pest attack - This report does not deal with timber pest management or treatment measures. - Health hazards (e.g., allergies, soil toxicity, lead content, presence of asbestos). - Concealed framing-timbers or any areas concealed by wall linings/sidings - Repair any damage disclosed by this inspection, including without limitation, any Timber Pest infestation and/or damage which exists in areas or in timbers which were not accessible for visual inspection on the date of this inspection - Pest or termite treatment of any sort - Any issues, relating directly or indirectly with continuing or additional damage to property for which there is or has been evidence of pre-existing damage - Any issues, relating directly or indirectly arising out of, caused by or in connection with the failure of concrete or masonry work to cure, alleviate, prevent, eliminate or retard the entrance of termites.

8.0 Liability and Limitations

The report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property at the time of inspection. Resicert's liability in relation to the inspection and report will be limited to a refund of the inspection fee. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party. Nothing contained in the Report will imply that any inaccessible or partly inaccessible area(s) or section(s) of the property are not, or have not been, infested by termites or timber pests. Accordingly the report will not guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor can it guarantee that a future infestation of Timber Pests will not occur or be found.

9.0 Money Back Guarantee

If the client is not fully satisfied with the pest inspection and/or pest inspection report provided, Resicert will refund 100% of the pest inspection fee to the Client. This will require the Client to complete the request for a refund application form and agree to the conditions there-in stated prior to a refund. This guarantee only applies for a period of 60 days from the date of the inspection. After this period it is at the full discretion of Resicert whether a request for a refund will be approved.

10.0 Follow up inspections

The initial fee does not allow for any follow up visits, if required, to the residence. A quote to undertake this activity will be provided if necessary.

11.0 Estimates Provided

Any estimates or budgets provided relating to work required to be undertaken is purely to provide an indication of approximate costings. The figures provided are not a quotation or estimate to carry out any works and can not be relied upon for this purpose. All estimates and budgets which are provided are done so only on this basis, and no liability, with the Client or any third party, whatsoever will be accepted in relation to budgets and estimates provided, unless otherwise stated.



12.0 Probable Costings

Any probable costings outlined represent an opinion of renovation costs only which can vary considerably depending on range of factors including but not limited to: -Type and standard of materials, fittings and fixtures chosen.

-Level of client involvement and engagement required -Construction method and process chosen-Overall timings and duration of works undertaken -Fluctuations in building materials and labour costs -Scale and extent of the renovation project -When the renovation project is undertaken -Location of the works and site conditions

The probable costings provided is based on standard rates for previous projects and is not an elemental or detailed estimate. A detailed estimate of this nature can be provided by a Quantity Surveyor or through obtaining quotations from appropriate suppliers and tradesman.

13.0 Approvals for access to property

The Client represents and assures Resicert that the Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Resicert from demands or claims alleging a trespass upon the premises to be inspected.

14.0 Proprietary Rights

The report, contents, comments and format of this inspection report are the proprietary rights of Resicert Property Inspections and subject to copyright law. Unlawful duplication can result in penalties.

15.0 Asbestos Disclaimer

If during the course of the inspection asbestos or materials containing asbestos happened to be noticed then this may be noted. Buildings built before 1990 may contain some asbestos. Sheeting should fully sealed. If asbestos is noted as present within the property you should then seek advice from a qualified asbestos removal expert for further details and information on this material. Drilling, cutting or removing products containing asbestos is a high risk to peoples health and the Client should seek advice from a qualified asbestos removal expert.

16.0 Not a Compliance Report (For reports within ACT):

This is not a compliance report strictly in accordance with civil law (Sale of Residential Property) regulations: The report may contain copies of any approved plans, building approvals, building permit and Certificates of Occupancy. However, any comments made by the person who prepared the report as to whether or not, in the opinion of the inspector, the structures on the land substantially comply with the approved plans (if any) are made on the basis of a cursory glance of the plans and not upon a detailed examination. Any opinion whether expressed as to whether or not any building approval or approval under the Land (Planning and Environment) Act, 1991, is based on the limited knowledge and belief, at the time, of the inspector. The report may no longer reflect the true condition of the property. The structure(s) may no longer be in accordance with the attached plans etc. It is strongly recommended that, if the Client has any concerns in respect to the compliance of the structures, a special purpose report be obtained.

[10-17]

