

Affordable Inspections

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Greenhills NSW 2323

Phone: 0418 425515 - Fax: 02 49327322

Property Address:

7 Margaret Street Merewether

Date:

27th January 2021

Building Report



Notable Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. For ease of reading, some of these items have also been listed here. This list is in no way to be considered complete or comprehensive. Independent quotations for any notable item should be obtained prior to purchase. **You must read the entire report and not rely solely on this Summary.** The order that the items may appear in this summary is not an indicator of their importance.

VISUAL BUILDING INSPECTION REPORT

Client & Site Information:

COMMISSIONED BY: Robinson Property.
YOUR CONTACT: Affordable Inspections 0418425515 Lic No BC938.
YOUR REF/FILE NUMBER: B-7 Margaret Street Merewether.
DATE OF INSPECTION 27th January 2021.
PROPERTY ADDRESS: 7 Margaret Street Merewether.
INSPECTED BY: David Teasel
License No. Builder 142105c
License No. Pest 01826
Contact: 0418425515
Affordable Inspections.

Testing Equipment: Tramex Moisture Encounter was used for the testing of moisture during the inspection. Thermal imaging camera Flir C2 assisted in detecting possible leaks and/or termite activity.

<p>Contact the Inspector: 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 prior to acting on this report.</p>

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

This report complies with Australian Standard AS 4349.1 - 2007 Inspection of Buildings.

Part 1: Pre Purchase Inspections - Residential Buildings

If the property is not part of a Strata or Company Title - Appendix C of the Standard applies.

If the property is part of a Strata or Company Title - Appendix B of the Standard applies.

Important Information: Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The Purpose of the Inspection: The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

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

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. It does not cover the common property.

Purchasers should be aware that their liability for the cost of repairing building defects is not restricted only to the particular unit that is being purchased, but may include contribution to the whole of the common property.

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

Special Requirements: It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Changes to the Inspection Agreement: It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of that agreement (if applicable) and the scope of this inspection report.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. **The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.** Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

Property Description:

Building type:	Single storey dwelling.
External walls constructed from:	Timber frame with hardboard cladding.
Roof Construction:	The roof is of pitched construction.
Roof Covering:	Corrugated steel:
Internal walls covered with:	Plasterboard:
Internal ceilings covered with:	Plasterboard:
Windows are constructed from:	Timber and aluminium:
Footings:	The building is constructed on a combination of strip footings and concrete slab footings.
Extension:	The building appears to have had an extension/addition. This may include pergolas, awnings, decks, additional living areas etc. The purchaser should contact the local council to ensure that the extension/addition has been approved and inspected as required.
Estimate Building Age:	The building appears to have been renovated and/or extended. The purchaser should check with the local council to ensure that the builder was licensed and has obtained all statutory insurances and that the council as approved and inspected the construction of the building.

The following information should be requested from the building contractor if applicable:

- Construction Final Certificate/Occupation Certificate
 - Engineering certification for any detention tanks and structural steel work and any non standard timber beams.
 - Council stamped and approved plans, development approval and specifications.
 - Home Building Warranty Insurance including specific reference to the building contractor and this project.
 - Manufacturer's certification for roof trusses if applicable.
 - Survey certificate verifying correct set out of the work including height of building where necessary.
 - Final certificates of compliance for gas, electrical and plumbing installations.
 - Waterproofing guarantees for all wet areas.
 - Certification of termite protection used in the structure and surrounds.
- Between 50 and 70 years old. This is only an estimate and must not be relied upon for the purpose of accurately determining the age of the building. Should an accurate age of the building be required, further independent investigations should be made.

Conclusion and Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the 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.

Overall Condition of Property

Major Defects in this Building:

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

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

Minor Defects in this Building:

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

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

Overall Condition:

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

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

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

This 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 Report and anything in this Summary, the information in the Report shall override that in this Summary.

Summary of Areas Inspected:

Details:

Roof void: Internal area: Subfloor area: Garage: External area: Extension:

Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained prior to purchase to enable a more complete report to be submitted.

Should there be any areas or elements listed below which were not fully inspected due to access limitations or impairment at the time of inspection, or where recommendations for further access to be gained was made, these areas or elements should be accessed and inspected prior to a decision to purchase being made.

Summary of Areas Not Inspected:

Roof void: Perimeter top plate of the dwelling.

Furnished Properties:

Was the property furnished at the time of inspection? Yes - Where a property was furnished (fully or partly) at the time of the inspection then you must understand that the furnishings and stored goods in cupboards and through out the dwelling may be concealing evidence defects (from minor defects to potentially significant defects). This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case. Inspection to the upperside of flooring was concealed by carpets, rugs or other floor coverings. No inspection was made to the upperside of flooring where floor coverings were present.

Weather Conditions:

Recent Weather Dry & wet periods.

Conditions:

Weather Conditions on Dry.

the Day and at the Time

of Inspection:

Details of the Inspection Agreement:

AGREEMENT DETAILS: Supplied on the 27-1-21.

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

AGREEMENT There are NO changes to the Inspection Agreement:

CHANGES:

ROOF SYSTEM EXTERNAL

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

External Roof:**Roof Style:**

The roof is of pitched construction.

Roof Covering

The overall condition of the roof coverings is good.

Condition in Detail:**Flashings:****Roof Flashing - Type and Condition:**

Flashing material is of sheet metal. Flashings appear to be in serviceable condition. It should be noted that flashings are only viewed from a distance in some areas and sometimes defects are very small and not clearly visible.

Gutters & Downpipes:

Gutters & Downpipes: Appear to be in serviceable condition.

Valleys:

Condition: The overall condition of the valley metal is good.

Eaves, Fascias & Barge Boards:**Eaves Type & Condition:**

The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is good.

Fascias & Bargeboards Type & Condition:

The overall condition of the fascias/bargeboards is good.

ROOF SYSTEM INTERNAL

Restrictions - Roof Interior:

Access Restrictions: Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

Location/area Perimeter top plate of the dwelling.

Inspection Restrictions: Sarking membrane and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Ducting associated with air conditioning or heating restricted inspection. Where areas are restricted, removal of the restriction is required to enable a more complete report be submitted.

Roof Framing:

Roof Supports - Type and Condition: The timber truss roof system is adequate for the roof covering.

**Insulation & Sarking:**

Insulation Status: Insulation Batts have been installed.

Sarking Status: Insulation blanket has been installed under roof sheets .

INTERIOR CONDITION REPORT

Ceilings:

Ceiling Condition:	The condition of the ceilings is generally good.
Location/area	Through out.

Walls:

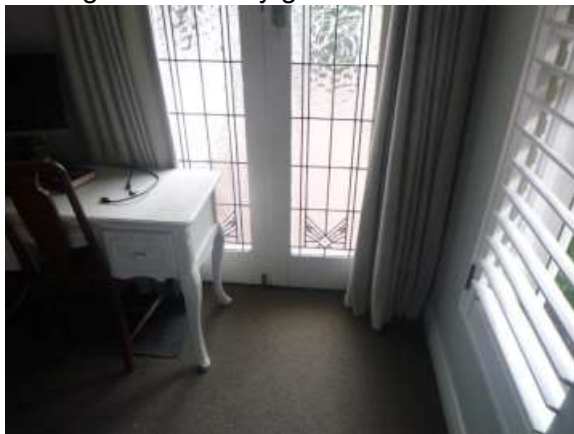
Internal Walls Condition:	The condition of the walls is generally good.
Location/area	Through out.

Windows:

Windows Condition:	The condition of the windows is generally good.
Location/area	Through out.

Doors:

Doors Condition:	The condition of the doors is generally good. In the interests of safety, shatterproof film or safety glass should be installed to large glass panes within 600mm of the floor and 300mm of a doorway.
Location/area	Through out. Safety glass is recommended to door in main bedroom .



The following action is recommended:	A licensed builder should be called to make a further evaluation and repairs or rectification as needed. A glazier should be called to make a further evaluation and repairs or rectification as needed.
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Floors:

Floors General Condition:	The condition of the floors is generally good. Slight deflection was noted to flooring in the original part of the dwelling (this is typical for a dwelling of this age).
Location/area	Through out.

Woodwork:

Woodwork	The condition of the woodwork is generally good.
Location/area	Through out.

KITCHEN

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

Kitchen:

Kitchen Fixtures:	The condition of the fixtures is generally good.
Tiles:	The condition of the tiles is generally good.
Sink & Taps:	The sink and taps appear to be in a serviceable condition.

BATHROOMS

Important Notes: Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. 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. Adequate and proper ongoing maintenance will be required in the future.

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

Main Bathroom:

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

Tiles: The condition of the tiles is generally good.

Basin & Taps: The basin & taps appear serviceable.

Vanity Unit: The condition of the vanity unit is generally good.

Toilet Condition: The toilet appears to be in working order.

Ensuite Bathroom:

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

Tiles: The condition of the tiles is generally good.

Basin & Taps: The basin & taps appear serviceable.

Vanity Unit: The condition of the vanity unit is generally good.

Toilet Condition: The toilet appears to be in working order.

LAUNDRY

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

General condition of area:	Located in the garage .
Tub & Taps:	The tub and taps appear serviceable.
Tiles:	The condition of the tiles is generally good.

EXTERIOR

External Walls:

General Condition: The condition of the walls is generally good. Minor paint cracks were noted to some external cladding .

Position/Location: All elevations.

The following action is recommended: A Licensed painter should be called to make a further evaluation and repairs or rectification as needed.

Windows:

Windows Condition: The condition of the exterior of the windows is generally good.

Position/Location: All elevations.

External Stairs:

Type & Condition: The stairs are constructed primarily from timber. The stairs are constructed primarily from tiles. The overall condition of the stairs is good.

Damp Course:

Type & Condition: A damp proof coarse was not visible in some areas this may lead to problems with rising damp in the future. A polythene damp proof coursing material is visible in the external walls and it should continue to be effective unless damaged or bridged.

DECKS, PERGOLAS, BALCONIES, VERANDAHS, AWNINGS

Verandah:

Position/Location: Front elevation.
Construction & Condition: Constructed from metal. Constructed from concrete or masonry.
Roof Construction: The roof is of pitched construction.
Roof is covered with: Corrugated steel:
Roof Covering Condition Detail: The overall condition of the roof coverings is good.

Verandah # 2:

Position/Location: Rear elevation.
Construction & Condition: Constructed from timber. Constructed from metal. Constructed from concrete or masonry.
Roof Construction: The roof is of pitched construction.
Roof is covered with: Corrugated steel:
Roof Covering Condition Detail: The overall condition of the roof coverings is good.
Defects or Maintenance Items: Slight deflection was noted to flooring.

SUBFLOOR

Flooring: Timber Flooring construction. Concrete Flooring construction.
Bearers & Joists: Hardwood bearers and joists. Hyspan bearers and joists. Good condition.
Piers: Brick Piers. Most piers have been replaced.

**Ventilation:**

Description: The underfloor ventilation appeared to be limited. This may provide conditions that could encourage decay of timber components. Upgrading of the ventilation is recommended. If necessary, contact a Licensed Builder for advise and rectification.

The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Sub Floor - Other Defects or Issues:

Details: No all areas have ant caps fitted. The purpose of antcapping is to prevent concealed termite entry by forcing the termites build mud tunnels around the visible sections of the antcapping enabling detection during a pest inspection. Antcapping will not prevent the entry of termites to a structure however, correctly fitted ant caps will assist in early detection. If it is not possible or practicable to fit antcapping, this area should be regularly inspected by a Licensed Pest Inspector. The underfloor soil is damp. This may be due to a drainage problem or some other factor.



The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

FOOTINGS

Footings:**Type & General****Condition:****Position/Location:**

The building is constructed on a combination of strip footings and piers. The footings appear to be generally sound.

All elevations.

GARAGING

Garage:

Garage Location:	To the front of the main building.
Restrictions to inspection	Stored items restricted inspection to the interior. Stored items should be removed to enable a more complete report to be submitted.
General Overall Condition:	The overall condition of the garage is good.
Roof Construction:	The roof is of pitched style construction.
Roof Covering:	Corrugated steel:
Roof Covering Condition in Detail:	The overall condition of the roof coverings is good.
External walls constructed from:	Timber frame with hardboard cladding.
External Wall General Condition:	The condition of the walls is generally good.
Front Doors - Type & Condition	The main garage door is a panel lift style door and is in good condition.
Ceiling Condition:	The condition of the ceilings is generally good.
Internal Walls Condition:	The condition of the walls is generally good.
Gutters & Downpipes:	Appear to be in serviceable condition.
Eaves Type & Condition:	The eaves are lined with fibre cement sheeting. The overall condition of the eaves lining is good.
Fascias & Bargeboards Type & Condition:	The overall condition of the fascias/bargeboards is good.
External Windows Condition:	The condition of the exterior of the windows is generally good.

SITE

Driveway:

Type & Condition: The concrete driveway stands in good condition.

Fences & Gates:

Fences Type & Condition: The fences are mainly constructed from timber and metal. The fences are generally in good condition.

Location: Right hand side: Left hand side: Rear section: Front section:

Paths/Paved Areas:

Type & Condition: The paths/paved areas are constructed mainly of; Concrete: The concrete paths/paved areas are in good condition. Pavers need finishing off and drain connected to right hand side of the garage.

The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

Drainage - Surface Water:

Description: Low areas on property (paths, pavers, grass areas etc) require adjustment and/or soil level adjustment to divert stormwater to the appropriate drains.

The following action is recommended: A licensed builder should be called to make a further evaluation and repairs or rectification as needed.

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

SERVICES

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

Details:	Gas is connected to the premises but has not been inspected. The cold water was operational but the adequacy was not tested and is not commented on. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. Air-conditioning is installed in the premises but has not been inspected. An alarm system is present, however, the operation or adequacy was not tested.
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Water Lines & Pressure:

Details:	The visible water lines are in copper and polybutylene. Water pressure appears to be normal, however, this is not an opinion of a licensed plumber.
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Hot Water Service:

Hot water is provided by the following:	Instantaneous: Located externally:
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Age of Unit:	We were unable to determine the age of the unit.
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Important Information

Important Information:**Important**

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

Definitions

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

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

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

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

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

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

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

Minor Defect: Any defect other than what is described as a major defect.

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

The Definitions of the Terms (Good), (Fair), & (Poor) below apply to defects associated with individual items or specific areas

Good - The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

Fair - The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

Poor - The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

The Definitions relate to the inspectors opinion of the Overall Condition of the Building or area inspected

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

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

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

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further

information is obtained.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Structural Defect - Where in the inspector's opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

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

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

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

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

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

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

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

Minor Defect: Any defect other than what is described as a major defect.

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.

Definitions

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

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in

trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

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

Retaining Walls: Where retaining walls are located more than 1.0 meter high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated by a qualified engineer with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

Rooms below ground level: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

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

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

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

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

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.

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

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

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

2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal

possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

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

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

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

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

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

5) ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6) Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to

the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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

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

IMPORTANT DISCLAIMER

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

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

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

CONTACT THE INSPECTOR

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

..... End Of Report

Affordable Inspections

Po Box 2292

Greenhills NSW 2323

Phone: 0418 425515 - Fax: 02 49327322

Property Address:

7 Margaret Street Merewether

Date:

27th January 2021

Pest Report



VISUAL TIMBER PEST INSPECTION REPORT

CLIENT & SITE INFORMATION:

COMMISSIONED BY: Robinson Property.
YOUR CONTACT: Affordable Inspections. Ph:0418 425 515 Lic No: 01826.
YOUR REF/FILE NUMBER: P-7 Margaret Street Merewether.
DATE OF INSPECTION: 27th January 2021.
PROPERTY ADDRESS: 7 Margaret Street Merewether.
INSPECTED BY: David Teasel
License No. Builder 142105c
License No. Pest 01826
Contact: 0418425515
Affordable Inspections.

Contact the Inspector: 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 prior to acting on this report.
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Details of the Inspection Agreement:

AGREEMENT DETAILS: Supplied on the 27-1-21.
SPECIAL CONDITIONS: There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:
AGREEMENT CHANGES: There are NO changes to the Inspection Agreement:

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 - 2010 - Inspection of buildings Part 3: Timber Pest Inspections.
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Note: Important Limitations for Safe and Reasonable Access

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

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

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas. Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

BRIEF SUMMARY

IMPORTANT DISCLAIMER

- This 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 Report and anything in this Summary, the information in the Report shall override that in this Summary.
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

For complete and accurate information You must refer to the following Complete Visual Timber Pest Report.

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

ACCESS

Any area(s) to which access should be gained:	Other than some areas that are normally inaccessible areas due to construction methods, normal access was gained. Please read the report.
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TIMBER PEST ACTIVITY OR DAMAGE

Active termites found:	At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.
Damage caused by termites found:	At the time of inspection no visible evidence of termite activity or damage was found in the areas able to be inspected. Please read the report.
Damage caused by borers found:	At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.
Damage caused by wood decay found:	At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas to be inspected. Please read the report.
Any major safety hazards identified:	Not at the time of the inspection.
Are further inspections required:	Not at the time of inspection.

DESCRIPTION OF STRUCTURE(S) INSPECTED

The property inspected is a	Single storey Cladding Construction. free standing dwelling, Timber Flooring. Concrete Flooring, Metal Roofing. 1 Car Garage.
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ROOF

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

Restrictions to Access**Access Restrictions**

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out. Roofing timbers above the area(s) listed below were not accessed.

Above the following location or area

The roof is of trussed style construction and due to the nature of this construction, inspection within the roof cavity was limited in some areas. Low areas were noted to perimeter top plate of dwelling.

Restrictions to Inspection**Inspection Restrictions**

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out.

Sarking paper and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual timber pest inspection.

Ducting associated with air-conditioning or heating restricted inspection.

Above the following location or area

Perimeter of dwelling. Various areas of the roof void:

Active Subterranean Termites Found**Termite Activity**

No evidence of Active Termites were found at time of inspection.

Termite Damage**Damage caused by termites found**

No evidence of Termite Damage was noted at time of inspection.

Anobium punctatum borer damage found**Damage found**

No Evidence of Anobium punctatum borer was found at time of inspection.

Wood decay damage found**Description**

No evidence of wood decay was noted at time of inspection.

Lyctus borer damage**Description**

No evidence of Lyctus Borer damage was noted at time of inspection.

INTERIOR

Restrictions

Inspection Restrictions Both floorcoverings and furnishings were present and restricted inspection within this area.

Location/area Various internal areas:

Active Subterranean Termites Found

Termite Activity No evidence of Active Termites were found at time of inspection.

Termite Damage

Damage caused by termites found No evidence of Termite Damage was noted at time of inspection.

Anobium punctatum borer damage found

Damage found No Evidence of Anobium punctatum borer was found at time of inspection.

Wood decay damage found

Description No evidence of wood decay was noted at time of inspection.

Lyctus borer damage

Description No evidence of Lyctus Borer damage was noted at time of inspection.

VENTILATION

Subfloor Ventilation

Description

Subfloor ventilation appears to be limited.

SUBFLOOR

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).

Active Subterranean Termites Found

Termite Activity No evidence of Active Termites were found at time of inspection.

Termite Damage

Damage caused by termites found No evidence of Termite Damage was noted at time of inspection.

Anobium punctatum borer damage found

Damage found No Evidence of Anobium punctatum borer was found at time of inspection.

Wood decay damage found

Description No evidence of wood decay was noted at time of inspection.

Lyctus borer damage

Description No evidence of Lyctus Borer damage was noted at time of inspection.

Conducive conditions

Description We note not all areas has ant capping installed. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible, if not possible, some form of termite management be that a chemical management system or a baiting system be installed..



Below the following location or area

Various areas of the subfloor:

EXTERNAL TIMBERS

Active Subterranean Termites Found

Termite Activity	No evidence of Active Termites were found at time of inspection.
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Termite Damage

Damage caused by termites found	No evidence of Termite Damage was noted at time of inspection.
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Anobium punctatum borer damage found

Damage found	No Evidence of Anobium punctatum borer was found at time of inspection.
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Wood decay damage found

Description	No evidence of wood decay was noted at time of inspection.
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Lyctus borer damage

Description	No evidence of Lyctus Borer damage was noted at time of inspection.
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Conductive Conditions

Description	The air-conditioning condenser discharges adjacent to the external walls. We recommend modification so that water is discharged over a drain.
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FENCES

Active Subterranean Termites Found

Termite Activity	No Evidence of Active Termites at time of inspection.
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Termite Damage

Damage caused by termites found	No evidence of Termite Damage at time of inspection.
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Wood decay damage found

Description	No evidence of wood decay at time of inspection.
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GARAGING

Description of garaging

Describe garaging A garage:

Restrictions

Description Stored items restricted inspection to the interior. The garage is partially lined preventing inspection to some framing timbers.

Active Subterranean Termites Found

Termite Activity No evidence of Active Termites were found at time of inspection.

Termite Damage

Damage caused by termites found No evidence of Termite Damage was noted at time of inspection.

Anobium punctatum borer damage found

Damage found No Evidence of Anobium punctatum borer was found at time of inspection.

Wood decay damage found

Description No evidence of wood decay was noted at time of inspection.

Lyctus borer damage

Description No evidence of Lyctus Borer damage was noted at time of inspection.

OUTBUILDINGS

Description of Outbuildings

List of outbuildings No outbuildings were present at the time of inspection:

EVIDENCE OF TREATMENT

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

Evidence of termite treatment to the property**Description**

There was no visible evidence of previous termite treatment.

SUMMARY IN DETAIL

<u>IMPORTANT NOTE</u>

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

SUMMARY DETAILS:

Testing Equipment:	Thermal imaging camera Flir C2 assisted in detecting possible leaks and/or termite activity. Tramex Moisture Encounter was used for the testing of moisture during the inspection.
Overall Assessment of Property:	At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be moderate.
Further Access Required:	Not at the time of inspection.
No Evidence of Active Timber Pests:	Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard 3660. The property should be inspected on a regular basis at intervals not exceeding 12 monthly or more frequently if recommended in the body of this report.

<u>A More Invasive Physical Inspection Is Available And Recommended</u>
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As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of 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 who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

<u>CONTACT THE INSPECTOR</u>

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

IMPORTANT INFORMATION

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

NOTE: Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations)

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.

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

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

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

VERY Important:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that 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 benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation

is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

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

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2014 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in

service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage; Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

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

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

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

Borers of Seasoned Timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the

cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of green unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer: These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

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

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

TERMS & LIMITATIONS:

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

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

2. SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of

seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

3. LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections 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 areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

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

5. MOULD: Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

6. DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES

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

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

8. COMPLAINTS PROCEDURE

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

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

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

----- End Of Report -----