

Comprehensive Inspection

Provided By



SURE Building Inspections

P 1300 787 327
inspect@sure.net.au

Inspection Address



Report Information

Client Information

Client Name

Email

Total Fee

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Comprehensive Building and Timber Pest Inspection

The Scope of the Inspection: This Comprehensive Inspection report complies with Australian Building Standards AS 4349.1-2007 Inspection of Buildings: Pre- Purchase Inspections - Residential Buildings - Appendix "C" and with AS 4349.3-2010 Inspection of Buildings: Timber Pest Inspections (Visual Timber Pest Inspection Report). Further information pertaining to the scope of this report can be found on our website:

surebuildinginspections.au

Only the client as detailed in "Client Information" should rely on this report. If this report has been issued to you by a third party, you are not to rely on its findings or content.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Where applicable, only defects to Structural Elements, Termite or Borer damage to the building (not including site/garden damage) and active Termites or active Borers found on the site are categorised as Significant Items (Minor or Major).

Defects are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect.

Special Requirements: Unless stated otherwise in the report, it is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your solicitor/conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Changes to the Inspection Agreement: Unless stated otherwise in the report, 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 the pre-inspection agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

Areas to be Inspected and Restrictions

The building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the inspection shall include:

- (a) The interior of the building
- (b) The roof space
- (c) The exterior of the building
- (d) The sub-floor space
- (e) The roof exterior
- (f) The property within 30 m of the building subject to inspection

Visual Inspection Only

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/ insulation, 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.

Very Important Note to the Client

In the event that areas where access could not be gained e.g. locked areas or rooms where physical access could not be gained, structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-inspection should be undertaken prior to a contract of sale becoming binding. Please consult with the vendor and request full access to restricted areas.

Utility Services

Utility services (water, gas, electricity) connected to the property on the date of inspection allow for testing of connected items (e.g. taps, lights, stove, etc). Disconnected utility services will prevent the inspector fully assessing affected items, whereby it is strongly recommended to request from the seller the reason for disconnection and to allow re-connection of the affected utility to allow for testing prior to purchase.

Defect Reference

Structural Major: A defect to a structural component of sufficient magnitude requiring building works to avoid unsafe conditions, collapse or failure within the near future.

Structural Minor: A defect to a structural component other than what is described as a Structural Major defect. Monitoring and ongoing maintenance work or repair is required in the future to prevent the condition from worsening.

Structural Indication: An obstructed condition normally caused by deterioration or failure to a structural component. Further investigation to surrounding areas or invasively is required to identify the cause of the indication. Not reported as Minor or Major.

Maintenance: A defect requiring non-structural repairs. Not reported as Minor or Major.

Health and Safety: A non-structural defect that presents unsafe conditions or has the potential to be unsafe. Not reported as Minor or Major.

Timber Pest: A defect caused by timber pest as described in the Timber Pest Report (last section of this document). This defect may require a pest control technician for treatment or management and may also require carpentry repairs.

Table of Contents

	1. SITE		8. KITCHEN & LAUNDRY
	2. PLUMBING		9. ROOF VOID
	3. EXTERIOR		10. CONCLUSION
	4. ROOFING		11. PROPERTY AND INSPECTION INFORMATION
	5. GARAGING		12. TIMBER PEST OBSERVATIONS
	6. INTERIORS		13. CONDUCTIVE CONDITIONS
	7. BATHROOM(S)		14. OVERALL ASSESSMENT

Summary Of Major Defects And Safety Hazards

Below is a summary of significant items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
ROOF VOID	Roof Void Findings	Roof Framing Observations	#2. Structural Major: Strapping to struts (top and bottom connections) and triple grips to rafters for metal roof cover construction do not comply with current standards set out in AS1684.2. This standard was a requirement at the time of build. Recommendation: Engage a carpenter to install metal connectors to all timber connections and joints.
ROOF VOID	Roof Void Findings	Roof Framing Observations	#3. Structural Major: Overlap to underpurlin Timbers not sufficiently connected. M10 bolts to be installed to overlap connections. Engage a carpenter for repairs.
ROOF VOID	Roof Void Findings	Roof Framing Observations	#5. Structural Major: The bracing timber has been attached to the fan struts with nails only. These connections should be secured using 1 x 75mm No. 14 Type 17 Bugle screws. Recommendation - Engage a carpenter to install.
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	#6. The incidence of Major defects in this residential building as compared with similar buildings is considered HIGH

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
KITCHEN & LAUNDRY	Kitchen	Appliance Observations	#1. No power to test oven Recommend testing upon final inspection.
ROOF VOID	Roof Void Findings	Roof Framing Observations	#4. Structural Minor: Areas observed of poor quality workmanship. All battens to the South East facing roof plane have been packed into position due to incorrect frame layout. Recommendation - Engage a roof carpenter to further assess the cause behind the reason to pack battens as observed.
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	#7. The incidence of Minor defects in this residential building as compared with similar buildings is considered LOW
TIMBER PEST OBSERVATIONS	Durable Notice	Was a Treatment Notice Found	#8. Timber Pest: A durable notice was not found during the inspection. It must be assumed that there is no current management plan in place. Recommendation: Engage a pest control technician to implement a termite site management plan.



SITE

Driveway

Materials

The driveway is concrete.

Overall Condition

On visual inspection, the general condition of the driveway is serviceable for the age of the property.

Paths

Overall Condition

On visual inspection, the general condition of the paths is serviceable for the age of the property.





Fences & Gates

Overall Condition

On visual inspection, the general condition of the fencing is serviceable for the age of the property.





Surface Drainage

Overall Condition

There was no visible evidence of excess ponding or fall towards the property walls at the time of the inspection. Regardless, it is difficult to ascertain in dry conditions and it is therefore recommended that you assess drainage during and after a rainfall period to be able to sufficiently ascertain if any problems exist in this regard.

Recommendation: If water is ponding around perimeter walls and paths or appears to be flowing into the footings/ foundations, engage a landscaper to repair. All drains should be regularly checked and kept clean of debris to allow surface water to be carried away from the dwelling.

Trees

Overall Condition

Trees are close to the dwelling. These currently do not appear to have caused any defects/wall cracking.

Recommendations: Monitor and maintain existing vegetation (including roots) to ensure no future impact to the building.

Hot Water Unit**Hot Water Unit Observations**

The hot water system appears to be in a serviceable condition. No specific tests other than running the hot water from a tap was carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise. The hot water unit should be periodically inspected for leaks and deterioration.

**System Location**

The hot water unit is located outside.

System Type

The hot water unit is a gas storage system.

System Make

The make of the hot water unit is vulcan.

System Capacity

Hot water unit system capacity is 135 litres.

System Year of Manufacture

2022

Traditional storage tank water heaters have a life span of **around 10 years**. Tankless hot water systems such as instantaneous hot water systems can last up to 20 years.

External Plumbing Pipes**Plumbing Pipe/s Observations**

On visual inspection the external plumbing pipes appear serviceable for the age of the property.

Drains

Drain/s Observations

There was no evidence of slow or blocked external drains at the time of inspection.







EXTERIOR

External Doors

Overall Condition

On visual inspection, the general condition of the external doors is serviceable for the age of the building.

External Walls

Exterior Wall Material

The wall material is brick.

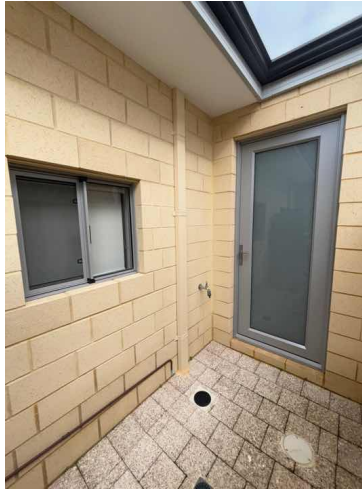
The wall material is rendered masonry.

Overall Condition

On visual inspection, the general condition of the external walls is serviceable for the age of the building.







External Windows

Overall Condition

On visual inspection, the general condition of the external windows is serviceable for the age of the building.

Eaves

Overall Condition

On visual inspection, the general condition of the soffit lining (eaves) is serviceable for the age of the building.





Fascia and Barge Boards

Overall Condition

On visual inspection, the general condition of the fascia/barge boards is serviceable for the age of the building.





Alfresco Area

Overall Condition

On visual inspection, the general condition of the alfresco area is serviceable for the age of the building.



Entry Porch Area

Overall Condition

On visual inspection, the general condition of the porch area is serviceable for the age of the building.



Roof Covering**General Disclaimer**

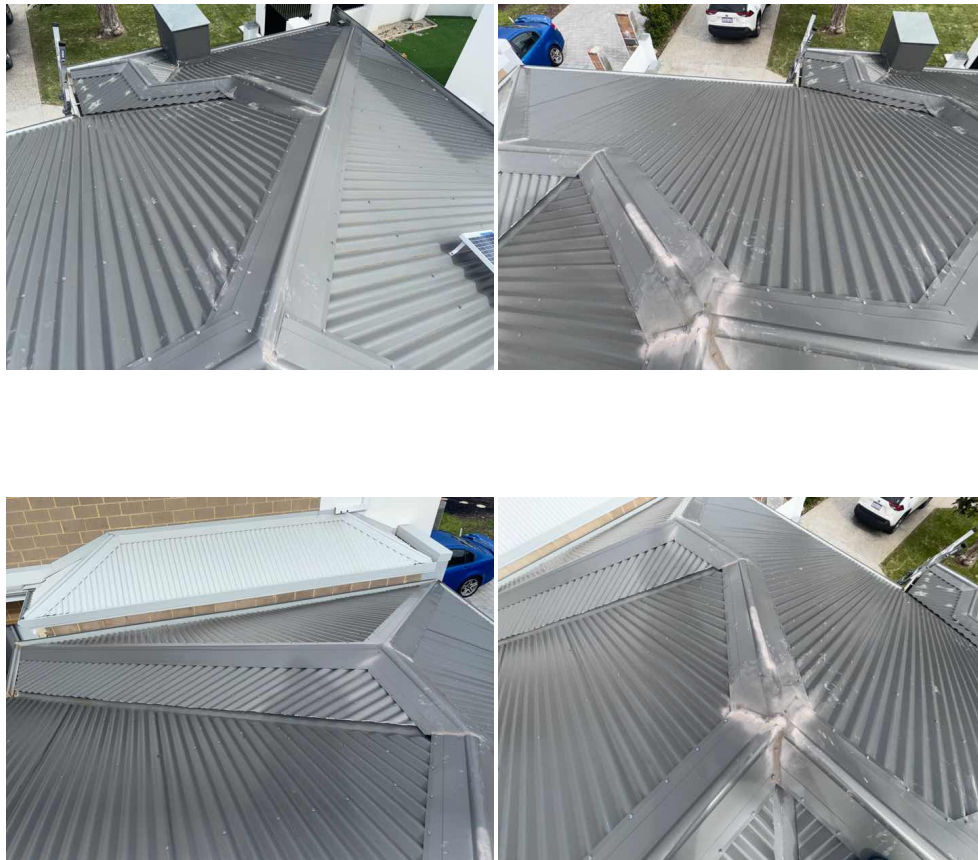
Refer to Section 2C of the Terms And Conditions section of this report

Roof Covering Type

The roofing material is metal sheeting.

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.

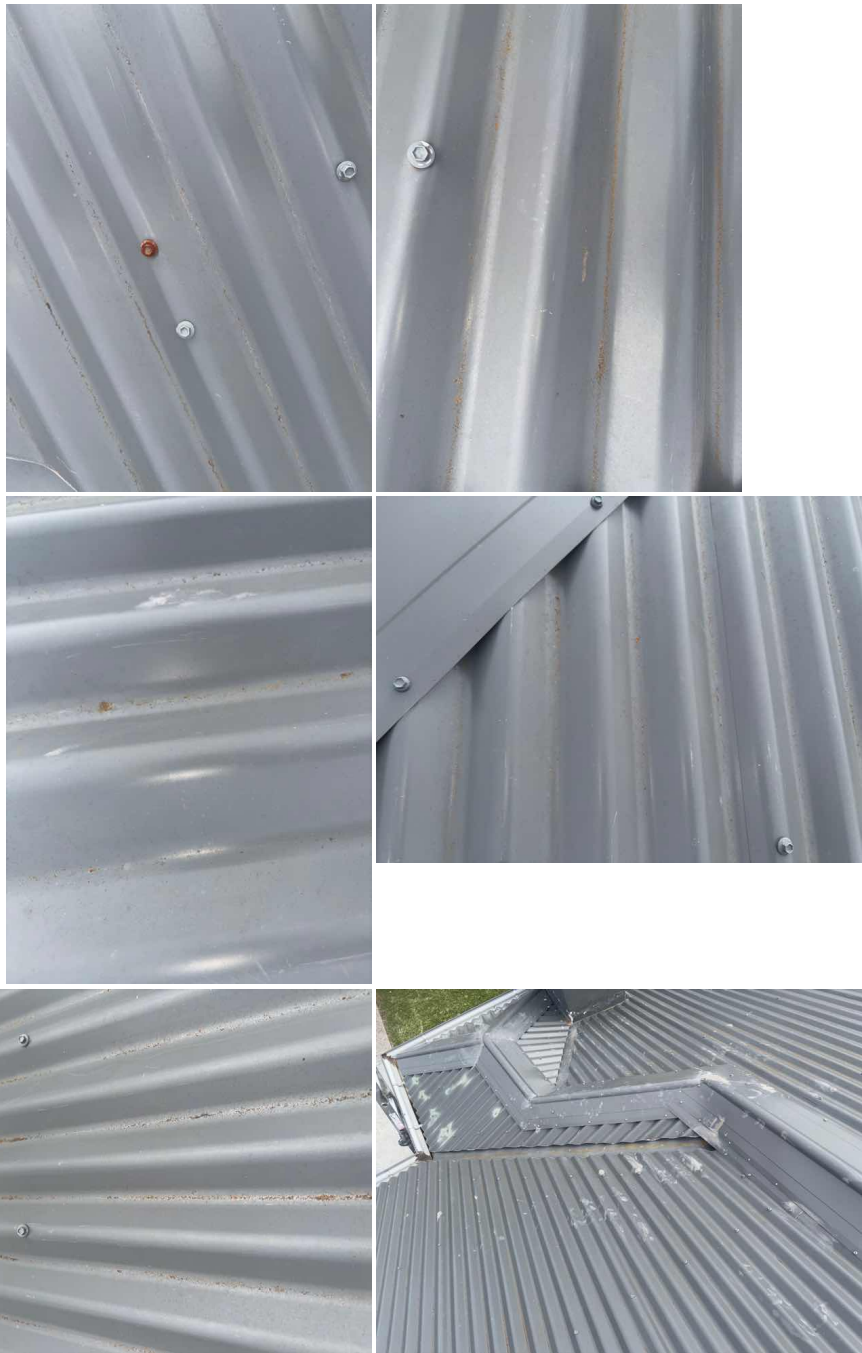




Roof Clad Observations

Maintenance: Metal swarf debris on roof cover. The debris has corroded causing rust, which if left may cause corrosion to sections of the metal roof. Recommendation: Engage a roofing contractor for repairs (cleaning) of affected areas.







Flashing Observations

Maintenance: Flashing surface rust observed. Recommendation: Engage a roofing contractor for repairs.

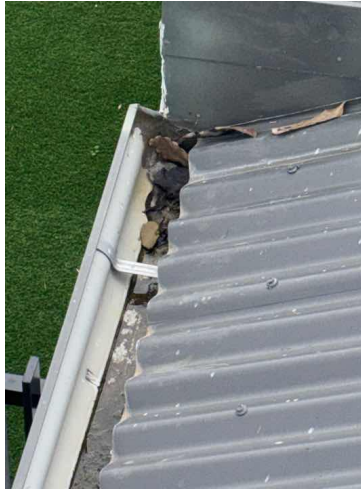


Guttering

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.

Note: In the absence of prolonged rain fall, the efficiency of the gutters cannot be assessed and you may find that further investigation or repairs maybe required. Periodic maintenance should be carried out to remove debris and clean (prolonging life of gutter by reducing risk of rust penetrations and leaks).



Gutter Observations

Maintenance: Debris observed in guttering area - this requires cleaning out to prevent blocking of downpipes and leaking into eaves and fascia. Recommendation: Engage a handyman to clean out. Regularly debris removal should be completed to prevent ponding. Ponding water will contribute to rust.





Downpipes

Overall Condition

All visible and accessible areas of the down pipe system appear to be in a serviceable condition with no apparent defects at the time of inspection.

Note: In the absence of prolonged rain fall, the efficiency of the down pipes, including the detection of blockages cannot be assessed and you may find that further investigation or repairs maybe required. Periodic maintenance checks should be carried out checking for rust penetrations, blockages and leaks.

GARAGING

Attached Garage

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Ceiling Observations

Maintenance: Cornice damage observed. Recommendation: Engage a painter for repairs.



Polarity Testing

Polarity testing completed with no defects observed.



INTERIORS

Doors

Front Entry Door Observations

On visual inspection, the general condition of the front entry door is serviceable for the age of the building.



Smoke Alarm

Was a Smoke Alarm Fitted

Yes 2 smoke alarms were sighted but not tested.

Testing of smoke alarms is NOT within the scope of this inspection and requires a licenced electrician to test. Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. Smoke alarms are typically require tested and certification at the sellers cost by a licenced electrician BEFORE settlement. It is recommended to check with your conveyancer/settlement agent for contract requirements to ensure the property meets state regulations.

Air-Conditioning

Ducted Air-Conditioning Observations

The air-conditioning unit was tested and operated as expected for the estimated age of the unit. A technician should be engaged for annual servicing.

Entry

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Walls Observations

Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.

Combined Living and Meals Room

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.





Walls Observations

Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.

Polarity Testing

Polarity testing completed with no defects observed.

Master Bedroom

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.





Walls Observations

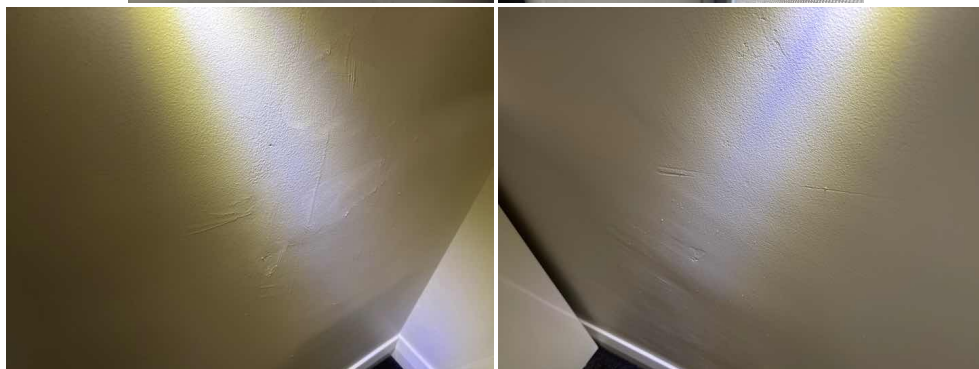
Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.

Maintenance: Cosmetic cracking observed.

Recommendation - Engage a painter for repairs.

Maintenance: Gouges observed to areas of wall lining.

Recommendation - Engage a painter for repair.



Polarity Testing

Polarity testing completed with no defects observed.

Bedroom 2

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Walls Observations

Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.





Polarity Testing

Polarity testing completed with no defects observed.

Bedroom 3

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Door Observations

Maintenance: Door handle/hardware damage observed. Can not open from inside bedroom. Recommendation: Engage a handyman or carpenter for repair.

Ceiling Observations

Maintenance: Marks / scuffs observed to areas of ceiling linings.

Recommendation - Engage a painter for repair.

Walls Observations

Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.

Maintenance: Gouges observed to areas of wall lining.

Recommendation - Engage a painter for repair.

Polarity Testing

Polarity testing completed with no defects observed.



BATHROOM(S)

Ensuite

Overall Condition

From the visible and accessible areas, the general condition of the bathroom is serviceable for the age of the building.



Main Bathroom

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Ceiling Observations

Maintenance: Marks / scuffs observed to areas of ceiling linings.

Recommendation - Engage a painter for repair.



Polarity Testing

Polarity testing completed with no defects observed.

Toilet

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Walls Observations

Maintenance: The toilet roll holder is damaged/loose. Recommendation: Engage a handyman to repair or replace.





KITCHEN & LAUNDRY

Kitchen

Overall Condition

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.



Ceiling Observations

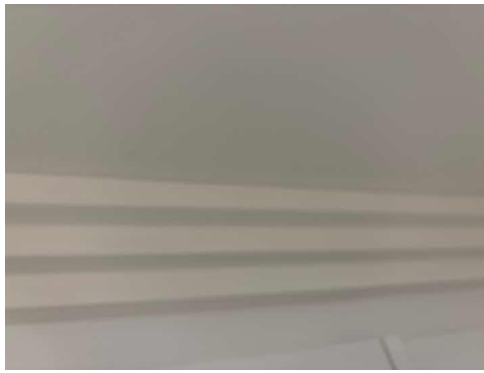
Maintenance: Ceiling/cornice join crack/s observed. Recommendation: Engage a painter for repairs.

Maintenance: The cornice is separating from the ceiling/wall. Recommendation: Engage a plasterer for repairs.

Maintenance: Marks / scuffs observed to areas of ceiling linings.

Recommendation - Engage a painter for repair.





Walls Observations

Maintenance: General scuffs and marks to walls. Recommendation: Engage a painter for repairs.

Appliance Observations

#1. No power to test oven Recommend testing upon final inspection.



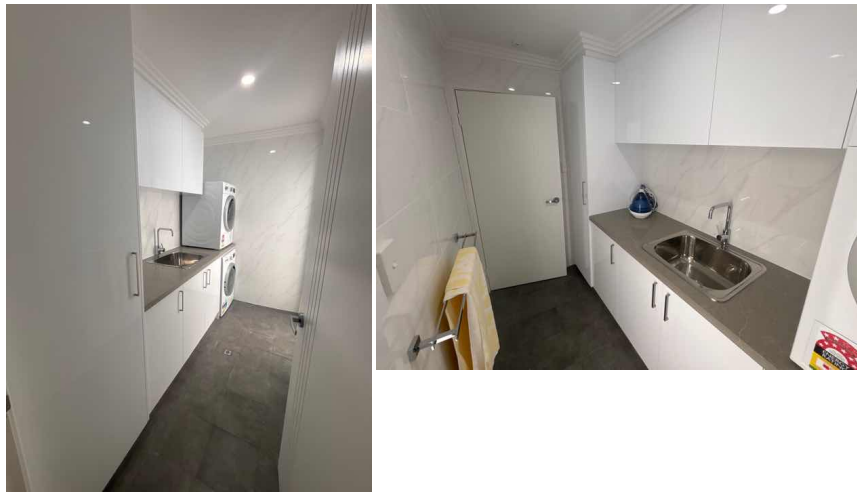
Polarity Testing

Polarity testing completed with no defects observed.

Laundry

Overall Condition

From the visible and accessible areas, the general condition of the laundry is serviceable for the age of the building.



Polarity Testing

Polarity testing completed with no defects observed.



ROOF VOID

Roof Void Findings

Inspected Areas

On inspection, defects were present which will require further assessing and recommendations by a qualified trades person, please read below for details.









Roof Framing Observations

#2. **Structural Major:** Strapping to struts (top and bottom connections) and triple grips to rafters for metal roof cover construction do not comply with current standards set out in AS1684.2. This standard was a requirement at the time of build.

Recommendation: Engage a carpenter to install metal connectors to all timber connections and joints.

Strapping/anchors missing from base and top of struts. This is a requirement to homes with metal roof covers.
Recommendation: Engage a carpenter for repair.

Triple Grips not fitted securing rafters to underpurlin. This is a requirement to homes with metal roof covers.
Recommendation: Engage a carpenter for repair.

#3. **Structural Major:** Overlap to underpurlin Timbers not sufficiently connected. M10 bolts to be installed to overlap connections.

Engage a carpenter for repairs.

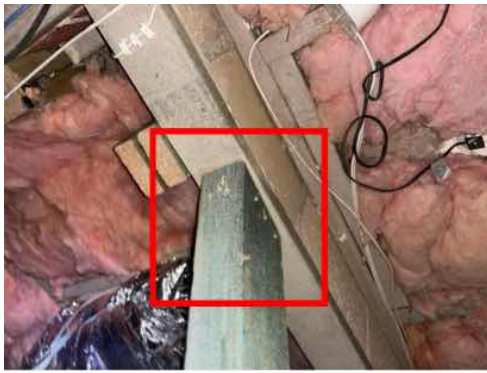
#4. **Structural Minor:** Areas observed of poor quality workmanship. All battens to the South East facing roof plane have been packed into position due to incorrect frame layout.

Recommendation - Engage a roof carpenter to further assess the cause behind the reason to pack battens as observed.

#5. **Structural Major:** The bracing timber has been attached to the fan struts with nails only. These connections should be secured using 1 x 75mm No. 14 Type 17 Bugle screws.

Recommendation - Engage a carpenter to install.



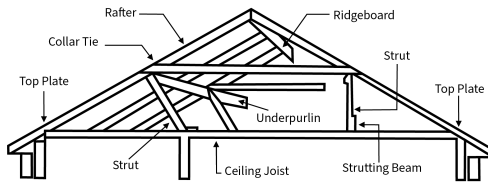






Roof Frame Type

The roof frame is a conventional frame.





Roof Frame Material

The material used for construction is timber.

Restricted Areas

There is heating and/or cooling ducting present in the roof space. Recommendation: The obstructed area could be harbouring timber pest activity, damage or defects. Access by lifting/moving ducting will allow defects to be visually identified.

There is insulation present in the roof space/void. This is preventing a full inspection of ceiling joists and surrounding timbers from being undertaken. Recommendation: The obstructed area could be harbouring timber pest activity, damage or defects. Access by moving insulation will allow defects to be visually identified.

There is low clearance in areas throughout the roof void which is preventing a full/thorough visual inspection taking place. Recommendation: The obstructed area could be harbouring timber pest activity, damage or defects. Access by removing sections of the roof cover will allow defects to be visually identified.

There is sarking present in the roof space/void. This is preventing a full inspection from being undertaken. Recommendation: The obstructed area could be harbouring timber pest activity, damage or defects. Access by removing sarking sections will allow defects to be visually identified.

Insulation

Type

The roof space is insulated with fibreglass batts.

Insulation Observations

From the visible and accessible areas, the general condition of the roof void insulation is serviceable for the age of the building.



Sarking Observations

From the visible and accessible areas, the general condition of the roof void sarking is serviceable for the age of the building.







CONCLUSION

Condition Of Inspected Structure

Overall Condition

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.

The defect summary, where applicable only lists defects to Structural Elements, Termite or Borer damage to the building (not including site/garden damage) and active Termites or active Borers found on the site.

Defects are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect.

The incidence of Major and Minor defects and overall condition in this residential building as compared with similar buildings is listed below.

Please refer to the **TERMS AND CONDITIONS** section of this report for definition.

The incidence of Major Defects

#6. The incidence of Major defects in this residential building as compared with similar buildings is considered **HIGH**

The Incidence of Minor Defects

#7. The incidence of Minor defects in this residential building as compared with similar buildings is considered **LOW**

The Overall Condition Of This Dwelling

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is **AVERAGE TO ABOVE AVERAGE**





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Direction Building Faces

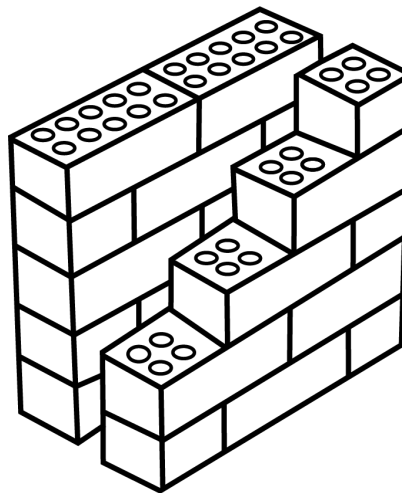
The dwelling faces South West for the purposes of this inspection report.

Building Type

The structure is a residential house.

Construction Type

The structure is of full (Double) brick construction.



Roof Cladding

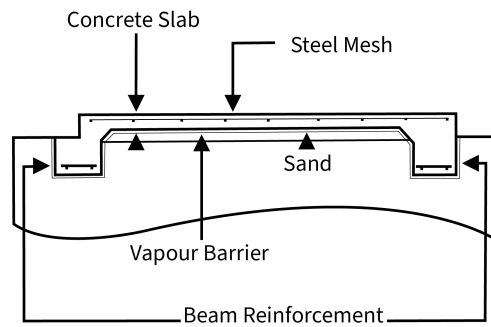
The roof is metal.

Roof Design

The roof is a pitched roof design.

Footings Type

Slab on ground construction.



Storeys

Single level dwelling.

Property Occupied

The property was not occupied.

Property Furnished

The property was fully furnished.

Note: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing defects or evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

People Present

No one besides the inspector was present.

Access and Restrictions

Areas Where Access Should be Gained

No not all areas were accessed. Please read the report in its entirety.

Inspected Areas

Building exterior.

Building interior.

The garage.

Roof Exterior

The Roof void.

The site.

Area Where Inspection Was Restricted

The slab edge was not exposed, restricting a full inspection for weeps and pest ingress. The slab edge should be exposed so that a thorough inspection can be conducted.

Carpets and other floor covers restricted inspection of slab/floor structure.

Furniture and belongings restricted full visual inspection of the building interior.

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Areas Not Inspected

Windows as they were locked.

Sections of the roof void were inaccessible due to listed obstructions.

Are Further Inspections Recommended

No: Please read this report in its entirety.

Apparent Concealment of Possible Defects

Were apparent Concealments seen

No apparent concealing of defects was visible.

Utility Status

Water

Water to the dwelling was connected. All water plumbing pipe installation should be assessed by a licensed plumber.

Electricity

Electricity to the dwelling was connected. Note: We do not carry out electrical certifications for wiring or safety. This must be, by law, carried out by a licensed electrician and I recommend you have all electrical wiring and components assessed by a licensed electrician.

Gas

Gas to the dwelling was connected. All gas plumbing pipe installation should be assessed by a licensed gas fitter/plumber.

Inspection Agreement

Were there any specific requirements to The Pre Inspection Agreement

No specific requirements to the inspection or pre inspection agreement were requested by the client or their legal representatives.



TERMS AND CONDITIONS

In relying upon this report you should read and understand the following important information in conjunction with our inspection agreement Terms and Conditions: surebuildinginspections.au/terms-conditions

DEFINITIONS AND TERMINOLOGY

NO DEFECTS: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

TRADESMAN: A defect or a number of defects were visible that will require assessment by a qualified trades person.

AGE: The component has deterioration due to ageing or lack of upkeep and or maintenance.

MONITOR: Some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.

STRATA: 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 report.

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

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

LOW: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age 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.

SIGNIFICANT ITEMS: A Structural Defect identified as Minor or Major in accordance with the scope of the inspection.

STRUCTURAL DEFECT: Fault or deviation from the intended structural performance of a Structural Element.

STRUCTURAL ELEMENT: Physically distinguishable part of a structure bearing/supporting a structural load. For example: wall, columns, beam, rafters.

STRUCTURAL MAJOR: A defect to a structural component of sufficient magnitude requiring building works to avoid unsafe conditions, collapse or failure within the near future.

STRUCTURAL MINOR: A defect to a structural component other than what is described as a significant item or major defect. Monitoring and ongoing maintenance work or repair is required in the future to prevent the condition from worsening.

STRUCTURAL INDICATION: An obstructed condition normally caused by deterioration or failure to a structural component. Further investigation to surrounding areas or invasively is required to identify the cause of the indication. Not reported as Minor or Major.

MAINTENANCE: A defect requiring non-structural repairs. Not reported as Minor or Major.

HEALTH AND SAFETY: A non-structural defect that presents unsafe conditions or has the potential to be unsafe.

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

LIMITATION: A factor that prevents full or proper inspection of the building.

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. 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 and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and 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 that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential. Further, this report has been prepared for the person named in the **CLIENT INFORMATION** section of the report and it is assumed that only this person will rely on this report. Where a report is ordered on behalf of a **CLIENT** it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the **CLIENT** by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice. Please refer to Cracking Of Building Elements in section 2G of these Terms and Conditions.

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.

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 the client 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 inspect and test these services. 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 AS4349.1 or AS4349.0 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 and does not 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.

1) NOT A CERTIFICATE OF COMPLIANCE: 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) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the second storey roofing, gutters, fascia, flashings and the like, low clearance in subfloor or roof void areas, ducts and deep insulation restricting access in roof voids, subfloor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

We **DO NOT GUARANTEE IN ANY WAY** that there **ARE OR ARE NOT** any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and we encourage you to call your inspector if you have any queries at all before purchasing.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic 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 area 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.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed doors and windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection and should be tested prior to purchase.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

- a) Nature of the foundation material on which the building is resting
- b) The design of the footings
- c) The site landscape and topography
- d) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories:

Cracking is also categorised into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticeable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

IMPORTANT: Regardless of location or size, if cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails and stairs. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: 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 including the detection of defects caused by these services (e.g. shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) 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; 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 inspector.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) 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 findings or non-compliance under the legislation.

6) SURFACE WATER AND 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. Have water directed away from the house or to storm water pipes by a licensed drainage plumber. 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 report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test or drain borescope inspection be obtained to determine any illegal connections, blocked or broken drains.

7) SHOWER AND BATH: All Shower and bath areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower and bath surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the shower and 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. 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 the 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. The absence of a leak during inspection does not mean that the shower or bath will not leak in the future or after prolonged use.

8) 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 traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

9) STAIRS AND BALUSTRADES: Specifications have been laid down by the National Construction Code Section 3.9 covering stairs, landings, 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.

10) RETAINING WALLS: Garden retaining wall/s more than 700mm high and load bearing retaining wall/s should have been installed with engineering design and supervision. Only the visual areas of retaining wall/s found on the site were inspected. The future performance of these wall/s is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

11) 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 must make enquiries with the Council to ascertain if approval was given.

12) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

13) 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.

14) MAGNESITE 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.

15) ESTIMATING DISCLAIMER: No estimate is provided in this report. We strongly recommend you obtain quotes for repairs from a suitable tradesman prior to a decision to purchase.

16) 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) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"

17) 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 his or her own risk.

18) 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 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.

OTHER RECOMMENDED INSPECTIONS

RCDs: Inspection and testing of RCDs is NOT within the scope of this inspection and requires a licenced electrician to test. RCDs are typically require tested and certification at the sellers cost by a licenced electrician BEFORE settlement. It is recommended to check with your conveyancer/settlement agent for contract requirements to ensure the property meets state regulations.

Smoke Alarm: Testing of smoke alarms is NOT within the scope of this inspection and requires a licenced electrician to test. Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. Smoke alarms are typically require tested and certification at the sellers cost by a licenced electrician BEFORE settlement. It is recommended to check with your conveyancer/settlement agent for contract requirements to ensure the property meets state regulations.

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. It is recommended that an arborist be consulted for inspection.

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.



TIMBER PEST INSPECTION

Please note that this inspection and report was a Visual only inspection to the readily accessible areas of the property as defined within the terms and conditions of this report.

Please ensure that you read all sections of the Timber Pest Report. Please note that this inspection and report is a Visual Inspection only to the readily accessible areas of the property as defined within the terms and conditions of this report. As this is a visual inspection only there may be damage to structural timbers within the building from termite infestation that is concealed by wall/s and or ceiling linings, and that such damage has neither been inspected for nor reported herein. Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector. **IMPORTANT: The Client acknowledges that, unless stated otherwise, the Client, as a matter of urgency should implement any recommendation or advice given in this report. Please contact the inspector if there is something you do not understand or require further clarification on.**

The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date and time of inspection, agreement number, who the report is prepared for and the description of the property inspected. **THIS IS A VISUAL INSPECTION ONLY** in accordance with the requirements of AS4349.3-2010 - Inspection of buildings Part 3: Timber Pest Inspections.

Important disclaimer: This Timber Pest report is subject to Terms and Conditions - Timber Pest. It is essential that you read the entire report; other inspectors may have and are entitled to different opinions in relation to this dwelling. This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is **strongly recommended**.



TIMBER PEST OBSERVATIONS

Termite Nests

Was a Termite Nest Found

There was no termite nest identified to the accessible areas inspected at the time of the inspection.

Subterranean Termites

Were Active or Live Termites Visible

There were no active termites identified to the accessible areas inspected at the time of the inspection.

NOTE

Note: Any evidence of termite activity or workings in the grounds or building structure assumes that the risk to buildings is **extremely high**. Treatment to eradicate the termites and to protect the building is considered **ESSENTIAL**.

Subterranean Termite Damage or Workings

Any Workings or Damage

There was no termite damage to the accessible areas inspected at the time of the inspection.

Please Note

If any evidence or damage has been reported then we strongly recommend you request the owners permission to complete a physical inspection by moving items/installations (e.g. roof insulation and furniture) and complete invasive action to verify any concealed timber framing.

It is also recommended you engage a registered builder or carpenter to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Conditions).

Where evidence of termite activity is found, the risk to buildings is **extremely high**. A termite site management plan to eradicate the termites and to protect the building(s) should be carried out in the first instance.

Does Visible Damage Present a Safety Risk

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 strongly recommend that you complete a structural and invasive inspection to determine the full extent of the damage, if any or engage a registered builder to determine the extent of damage and cost to repair.

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 accordance 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 Terms and Conditions). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection be 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.

We take no responsibility for the repair of any damage (completed by companies other than SURE Building Inspections) whether disclosed by this report or not. (See Terms & Conditions).

Durable Notice

Was a Treatment Notice Found

#8. **Timber Pest:** A durable notice was not found during the inspection. It must be assumed that there is no current management plan in place. Recommendation: Engage a pest control technician to implement a termite site management plan.



Please Note

SURE Building Inspections can give no assurances with regard to work that may have been previously performed by other companies. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accordance with Australian Standard 3660 be carried out to reduce the risk of further attack.

Any Evidence of a Previous Termite Treatment

Any Evidence of previous Treatments Found

Timber Pest: There was no visible evidence of a previous termite treatment was located at the property.
Recommendation: Engage a pest control technician to implement a termite site management plan.

Warning

Warning: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was likely carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a registered builder or carpenter determine the full extent of any identified damage and the estimated cost of repairs as the damage may only be found when wall linings and other obstructions are removed. Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

Barrier Observations

No durable notice found. In the case of no durable notice being found, any barrier/management system is to be considered out of date.

Timber Fungi Decay (Rot)

Any Evidence of Timber Fungi Decay (Rot)

There was no visible fungi decay (rot) damage to the accessible areas inspected at the time of the inspection.

Borer Findings

Borer Information

Borer information: *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However you should have a building expert investigate if any timber replacement is required. *Anobium punctatum* (furniture beetle) and *calymmaderus incisus* (Queensland pine beetle) must always be considered active unless proof of treatment is provided because one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. An alternate choice is treatment however, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Note: Only *lyctus* borer/powder post borer, pin-hole borer and furniture beetle presence is inspected in accordance with AS4349.3-2010 Inspection of Buildings: Timber Pest inspections.

Was Visible Evidence of Borer Damage Found

There was no borer damage to the accessible areas inspected at the time of the inspection.

Please Note

Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active.

If any evidence or damage has been reported then you should engage a registered builder or carpenter determine the full extent of damage and the estimated cost of repairs or timber replacement (see terms & conditions). Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that cannot be identified at the time of inspection.

A chemical treatment to control and/or protect against furniture beetle and/or queensland pine beetle can be considered as a less effective, lower cost option. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

CONDUCTIVE CONDITIONS

Water Leaks

Water Leaks Requiring Repair

There was no leaks identified or detected to the accessible areas inspected at the time of the inspection.

Please Note

Water leaks, especially in or into the sub-floor or against the external walls ie: Leaking taps, water tanks or downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other wet areas also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and timber fungi decay. If any leaks were reported then you must have a qualified plumber or other building expert to determine the full extent and the estimated cost of repairs prior to the contract of sale becoming binding.

HW / AC / Tank Overflow

Please Note

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped away from the building) as the resulting wet area is highly conducive to termites. Water tanks should not leak and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water.

Was the Hot Water Overflow Sufficiently Drained

No. Hot water overflow should be diverted away from the building perimeter or into a drain.



Was the Water Tank Overflow Sufficiently Drained

Not applicable.

Was the Air Conditioner Sufficiently Drained

No. Airconditioning overflow should be diverted away from the building perimeter or into a drain.



Moisture Readings

Was there any Excessive Moisture Readings

At the time of the inspection, our electronic moisture meter readings were normal.

Equipment Of Moisture detection used

NDI Moisture Meter

Please Note

High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection and a building expert engaged to determine the full extent of damage and the estimated cost of repairs.

Slab Edge Exposure

Is the Slab Edge adequately Exposed

No. Slab edge should be exposed a minimum of 75mm.

Environmental Conditions

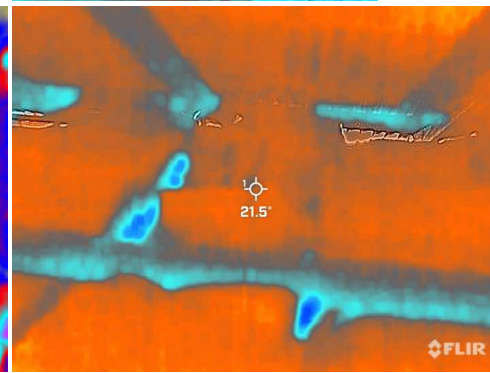
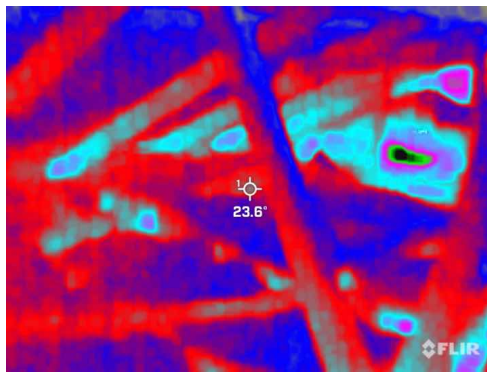
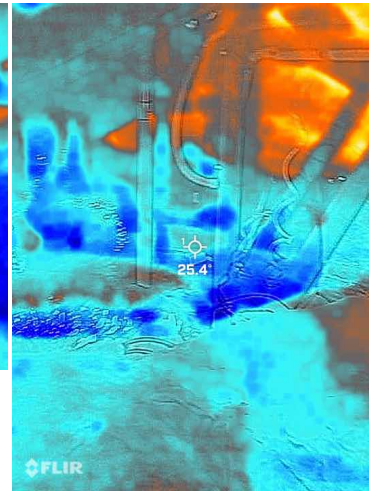
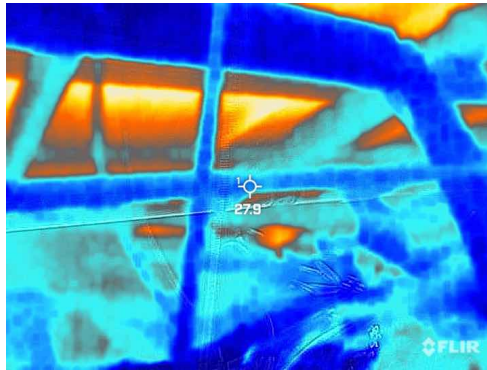
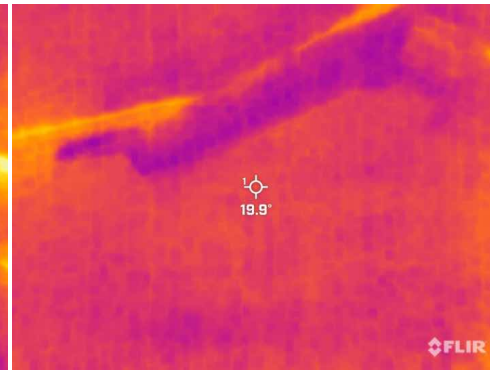
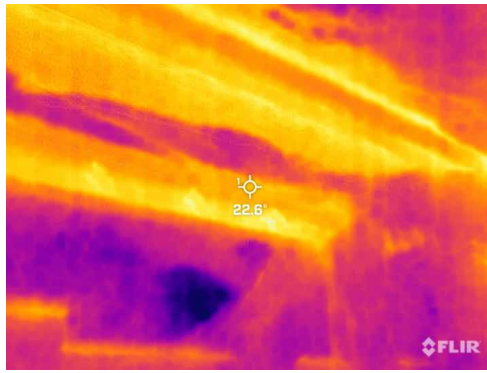
Are Trees Close to Home

Trees are in close proximity to the dwelling and within the termite foraging area. These are a favorable influence for termite infestation. Regular inspections recommended.

Thermal Imaging Results

Observation

An infrared thermal imager was utilised during the inspection. No thermal anomalies were detected during this inspection, however various factors must be taken into effect which may hamper or impede the reading obtainable by the imager. These factors include obstructions, ambient temperature, wall material and thickness etc. If any surface is restricted visually or otherwise, a proper thermal reading is not possible and is not within the scope of this inspection. Any findings or otherwise is reported on at the time of the inspection only.



Areas Found Conducive To Termite Infestation

Conductive Areas Requiring Amendments

Air conditioner overflow requires diverting to drain. This provides conducive conditions for termite infestation.

Hot water unit overflow not connected to drain. This provides conducive conditions for termite infestation.

The slab edge is not exposed. The slab edge must be exposed at least 75mm to allow a complete inspection of any termite entry points. This provides concealed conditions for termite infestation.

Tree/leafy environment: This property is located in a suburb which is high risk due to the environmental surrounds. It is close to large trees and parkland. A termite management plan/treatment is **strongly advised**.



OVERALL ASSESSMENT

Overall Assessment of Property

Please Note

Where or if there has been evidence of live termites or termite damage or termite workings (mudding) found in the building(s) and where no management plan in accordance with AS3660 is in place, then the risk of a further attack is **extremely high**. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings and where no management plan in accordance with AS3660 is in place, then the risk to buildings is **high**.

Susceptibility of Location to Termite Infestation

The overall degree of risk for termite infestation at the location of this property appears to be **HIGH**.

Degree of Building Risk of Termite Infestation

In our opinion, the susceptibility of this property to termite infestation is considered to be **HIGH**.

Without confirmation of any treatment in place, it must be assumed that a termite management system is not installed.

The overall degree of risk of termite infestation to a property is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to the construction type, building materials installed, proximity of building elements to the ground, contact of building elements with the ground, proximity of timbers with the ground, contact of building timbers with the ground, the use on untreated pine, renovations, timber decking, timber pergola, installations bypassing a barrier system, conduit connections, trees and vegetation against the building. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions, treatment or frequency of inspections should be implemented by any owner of the property. Often, by implementing recommendations the overall risk factor may be lowered.

High Risk Property Areas Are

Concealed internal wall areas are of risk to termite attack due to inability to visually inspect the areas. Invasive inspection by removing wall clad or completing a borescope inspection would be required.

Common areas that do not form part of this inspection are not inspected and remain high risk.

The roof space top plates around the perimeter walls could not be fully accessed. Termites or termite damage may exist. Invasive inspection by removing roof cover sections would be required to fully assess the area.

Plumbing and drains passing through slabs may pose a risk of termite entry if not properly sealed.

The roof space timbers could not be fully accessed due to roof void obstructions (E.g. insulation, sarking, storage). Termites or termite damage may exist. Inspection by moving or removing obstructions would be required to fully assess the area.

The slab edge has been covered by paths/paving/garden vegetation or soil. Slab edges where the slab and base brick courses join is an area where termite access can easily be obtained. This provides undetected termite entry and the degree of risk of termite infestation is high. It is essential that at least 75 mm of the slab edge be exposed so inspections can be made for any termite activity/entry between the base brick and the slab.

Important: If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. Further inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

Undetected Termite Activity Risk Assessment

Due to restrictions and obstructions to the dwelling the level of undetected termite activity is considered **LOW**.

Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accordance with AS 3660 to protect against subterranean termites is considered to be **strongly recommended**.

Future Inspections

Future Inspections

Future inspections: AS 3660 Recommends that inspections be carried out at intervals no greater than 12 months and where timber pest “pressure” is greater, this interval should be shortened. Inspections will not stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage. Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accordance with AS4349.3 be conducted within the time frame proposed below.

Recommended Future Periodic Inspection Intervals

12 Months

NOTE

In relying upon this report you should read and understand the following important information in conjunction with our inspection agreement Terms and Conditions: surebuildinginspections.au/terms-conditions

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

DEFINITIONS AND TERMINOLOGY

ACTIVE: The presence of live timber pests at the time of inspection.

INACTIVE: The absence of live timber pests at the time of inspection.

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

MINOR / LOW: Damage that is superficial and does not appear to require any timber replacement or repairs to be carried out.

MODERATE: Damage that is more than surface damage and it is likely to necessitate timber repairs with possible replacement (if more economical or for aesthetic reasons) to be carried out.

MAJOR / HIGH: Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. Usually timbers will have to be repaired and/or replaced.

TIMBER PEST: A defect caused by timber pest. This defect may require a pest control technician for treatment or management and may also require carpentry repairs.

1) REASONABLE ACCESS: Only areas where reasonable access was available were inspected. The Australian Standard AS3660 refers to AS4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

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

SUBFLOOR - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest part of any bearer and at least 500mm below any concrete member.

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

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

2) This is a visual inspection only in accord with the requirements of as 4349.3 Inspection of buildings part 3: Timber pest inspections. This visual inspection was limited to those areas and sections of the property to which reasonable access (see 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.

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

4) 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.

5) Hidden damage: If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6) Accessibility: A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-inspect the obstructed Areas for an additional fee.

7) Limitations: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios sub-floors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

The inspection did not include obstructed areas, not readily accessible and inaccessible areas at the time in inspection which were inaccessible, not readily accessible or obstructed areas at the time of inspection. Locked and restricted areas were not inspected. Removing furnishings and obstructions which may be concealing evidence of defects is outside the scope of this inspection. It is strongly recommended that all obstructions be removed and full access be provided as defects may exist in these areas.

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.

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 450mm x 400mm, and, reachable by a 2.1M step ladder or 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. 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.

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

9) Determining extent of damage: The timber pest report section is not a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion and cannot be relied upon. The report will not state the full extent of any timber pest damage. The report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of timber pest activity and/or damage resulting from timber pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation 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 separate inspection by a qualified 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 either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

10) EVIDENCE OF TERMITE DAMAGE: Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspections. Additionally, regular inspections are strongly recommended at intervals not exceeding 12 monthly and more frequently if recommended.

11) SUBTERRANEAN TERMITES: No Property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 4 homes are attacked by termites at some stage in their life. Australia's subterranean termite species are the most destructive timber pests in the world.

How termites attack your home! The most destructive species live in large underground nests containing several hundred thousand timber-destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single termite colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres or more to enter your home. Concrete slabs do not act as a barrier as termites can penetrate cracks through the slab or over the slab edge and once in contact with the timber they can excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and can be costly to treat.

12) BORERS OF DRY SEASONED TIMBERS: Borers are the larval stage of various species of beetle. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae that bore through the timber. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle that cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes that their presence can be detected. Refer to this report (if applicable) for further information.

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

Lyctus brunneus borer (powder post beetle). These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that the structural timbers contain no more than 25% Lyctus susceptible sapwood, these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved or required.

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

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

13) FUNGAL DECAY (WOOD ROT): Fungal decay is more commonly known as wood rot. Many problems with timber pests are related to excessive moisture because Termites and wood rot both require heat and moisture to survive. Small sections of minor decay can often be removed and the resulting hole filled with "Builders filler".

Areas of moderate decay will require sections of timber to be replaced. Where there is severe fungal decay the entire affected timber member should be replaced, preferably with treated hardwood.

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

14) Mould: Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and their spores may cause health problems 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. Should any evidence of mould happen to be noticed during the inspection, it will be noted in the other information (5.11) Section of this report. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local council, state or commonwealth government health department or a qualified expert such as an industry hygienist.

15) 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).

16) 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 his or her own risk.

17) 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 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.

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

The Inspection and Report was carried out by: Kim Steele (SURE Pty Ltd)

Contact the Inspector on: 1300 787 327

For and on Behalf of: SURE Building Inspections

