BUILDING & PEST REPORT DISCLAIMER

IMPORTANT - PLEASE READ BEFORE ACCEPTING, ACCESSING OR RELYING UPON THE REPORT

By accepting, receiving, accessing, viewing, downloading, printing or otherwise using any building report, pest report or combined building and pest report supplied in connection with the property (Report), you acknowledge that you have read, understood and agree to this disclaimer in full.

1. Independent third-party report and limited purpose

The Report has been prepared by an independent third-party building inspector, pest inspector or reporting provider and is supplied by Laurence Morgan Wollongong and/or Laurence Morgan Group (Laurence Morgan) solely as a convenience to prospective purchasers. It is provided for general information only, as an initial due diligence resource, and is merely passed on as part of the sale process. It is not a report prepared for or by Laurence Morgan unless the Report expressly states otherwise.

The Report has not been prepared, authored, controlled or verified by Laurence Morgan, the vendor, or any of their respective directors, officers, employees, contractors, representatives or agents. The supply of the Report does not amount to adoption, endorsement, approval or confirmation of any statement, opinion, conclusion, estimate or recommendation contained in it.

2. Scope, inspection limitations and changing conditions

You acknowledge that building and pest reports are subject to the scope, exclusions, assumptions, qualifications, access limitations, inspection method and terms stated by the report provider. An inspection may be visual and non-invasive only, may be limited to areas that were safe, unobstructed and reasonably accessible at the inspection date, and may not reveal defects, damage or pest activity that are concealed, intermittent, dormant, inaccessible or not apparent at that time.

Without limiting the Report provider's own terms, no representation or warranty is made that the Report identifies every defect, structural issue, safety risk, moisture problem, timber pest or termite activity, fungal decay, borer activity, infestation, building-code or approval issue, illegal or non-complying work, drainage issue, service fault, asbestos-containing material, mould, contamination, environmental hazard, repair requirement, treatment requirement, maintenance item, future deterioration or likely cost. Conditions may change after the inspection date and pests, moisture, movement, deterioration or damage may arise or become apparent at any time without notice.

3. No warranty, verification or representation

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4. No professional advice

Laurence Morgan is not qualified to provide building, pest, termite, structural, engineering, architectural, surveying, environmental, legal, financial or construction-cost advice. Nothing said or supplied by Laurence Morgan in connection with the Report is professional advice or a substitute for advice from an appropriately qualified and insured professional engaged by you.

5. Purchaser's responsibility and independent enquiries

Before making any decision, submitting an offer, bidding, exchanging contracts or completing a purchase, you should at your own cost:

- read the Report in its entirety, including every limitation, exclusion, annexure, photograph, recommendation and the report provider's terms and conditions;
- confirm directly with the report provider whether you are entitled to rely on the Report and whether any reliance, assignment, reissue, update, warranty or professional indemnity cover is available to you;
- commission your own independent building and pest inspections in your own name and obtain any further invasive, specialist or follow-up inspection recommended or reasonably required;
- personally inspect the property and make your own enquiries of the vendor, relevant authorities and appropriately qualified trades and professionals;
- obtain independent legal advice from your solicitor or conveyancer and, where appropriate, engineering, surveying, planning, certification, asbestos, mould, drainage, electrical, plumbing, roofing, termite-management and cost advice; and
- independently verify the existence, scope, quality, approval status, completion and transferability of any repair, treatment, warranty, certificate, approval, maintenance record or quotation referred to in the Report.

You must not rely solely upon the Report, any summary of it, or any comment made by Laurence Morgan when deciding whether to purchase the property or on what terms or price.

Purchaser Cost Reimbursement Acknowledgement

By signing this disclaimer, I acknowledge that this report has been provided for initial download at no cost. However, I understand that if I am the successful purchaser of the property, the contract for sale may contain a term requiring me to reimburse the vendor for the cost of the report where the vendor has paid for it and provided it to me upfront at no cost. I acknowledge that this possibility has been disclosed to me. If such a term or condition is included in the contract for sale, I understand and agree to it and proceed to enter into the contract with full knowledge of that obligation.

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The Report may have been commissioned for another person and may be subject to copyright, confidentiality, reliance restrictions, expiry periods, exclusions and other contractual terms imposed by its provider. Receiving a copy from Laurence Morgan does not make you the report provider's client, transfer ownership or copyright, create a duty of care in your favour, or give you any greater right to rely on the Report than the report provider permits. You are responsible for obtaining any consent, reissue, assignment or updated report required for reliance.

7. No reliance on summaries, statements or omissions

Any summary, extract, cover note, email, oral statement, advertisement or response to a question concerning the Report is necessarily limited and must not be treated as a complete statement of the property's condition. No silence, omission, delivery of the Report or assistance in obtaining it is a representation that the property is free from defects or pests, that identified matters are minor or complete, that recommended work has been performed, or that no further enquiry is necessary.

8. Limitation of liability

To the fullest extent permitted by law, Laurence Morgan, the vendor and each of their respective directors, officers, employees, contractors, representatives and agents accept no responsibility and exclude all liability for any error, omission, inaccuracy, outdated information, undisclosed limitation, opinion, conclusion, recommendation or cost estimate in or associated with the Report; for any act or omission of the report provider; for any defect, damage, infestation or condition not identified or not fully described; for any change occurring after the inspection date; for any interpretation, decision, offer, contract or expenditure made in reliance on the Report; or for any loss, damage, liability, cost, expense, delay or claim of any nature arising directly or indirectly from the supply, withholding, access to, use of or reliance upon the Report.

Where liability cannot lawfully be excluded, it is limited only to the maximum extent permitted by applicable law. No provision of this disclaimer excludes, restricts or modifies a right, guarantee, remedy, duty or liability that cannot lawfully be excluded, restricted or modified.

9. Release and indemnity

By accepting or using the Report, you acknowledge that you do so entirely at your own risk. To the fullest extent permitted by law, you release and agree to indemnify and keep indemnified Laurence Morgan, the vendor and each of their respective directors, officers, employees, contractors, representatives and agents from and against all claims, actions, proceedings, demands, liabilities, losses, damages, costs (including legal costs on a full indemnity basis), expenses and consequences arising directly or indirectly from:

- your access to, use of or reliance upon the Report or any summary, extract or discussion of it;
- any inaccuracy, omission, limitation or change in the Report or the property;
- any failure by you to read the complete Report, comply with its terms, contact the report provider, obtain reliance rights, independently verify information or obtain your own inspections and advice;
- any purchase or proposed purchase of the property, including the price or terms offered and any repair, treatment, maintenance or improvement decision; or
- any claim or proceeding brought by you or a third party concerning the Report, its supply, its contents or any alleged reliance upon it.

10. Statutory rights and disclosure obligations preserved

This disclaimer operates only to the fullest extent permitted by law. Nothing in it is intended to exclude, restrict or modify any non-excludable right or remedy under the Australian Consumer Law or any other applicable law, or to relieve Laurence Morgan from a statutory obligation to disclose a material fact or from liability that cannot lawfully be excluded. If any provision is invalid or unenforceable, it is to be read down to the minimum extent necessary and the remaining provisions continue to operate.

11. Acceptance of terms

By accepting, receiving, accessing, viewing, downloading, printing or otherwise using the Report, you acknowledge and agree that:

- you have read and understood this disclaimer in full and accept its terms;
- you understand that Laurence Morgan did not prepare or verify the Report and does not warrant or accept responsibility for its contents;
- you understand the Report may not have been prepared for you and that your right to rely upon it must be confirmed with the report provider;
- you will not rely solely upon the Report or any statement by Laurence Morgan when deciding whether to purchase the property;
- you have been advised to undertake your own inspections, enquiries and independent legal and specialist professional advice before purchasing; and
- if you proceed without doing so, or without resolving any concern, recommendation, limitation or uncertainty raised by the Report, you do so entirely at your own risk.

I have read the above information and recommendations and agree.

Safe House
Property Consultants

Woonona NS 2517
Office Phone:024-268-1197
Website:

PRE-PURCHASE INSPECTION OF BUILDING AS4349.1 - 2007 APPENDIX C & TIMBER PEST AS4349.3-2010

For

[redacted]

Our Reference Number: 67104BD



11 Glenview St, Dapto, NSW 2530

Please call the Inspector:

Building Consultant on behalf of Safe House Property Consultants Pty Ltd
Donovan Building Inspections Pty Ltd ATF Donovan Consulting
Brock Donovan - Phone 0400 026 347
Certificate 11 Construction Pathways
Certificate111 Carpentry
Certificate 1V Building and Construction
Diploma of Building and Construction
Certificate 111 Construction Waterproofing
Email: brock.safehouse@gmail.com
Qualified Termite Inspector
Termatrac Certified Technician.

Safe House Property Consultants Pty Ltd will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase or the use of the Property or the given security over the Property, to the extend permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the front page of this Report.

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PRE-PURCHASE INSPECTION OF BUILDING AS4349.1 - 2007 APPENDIX C & TIMBER PEST AS4349.3-2010

This document file contains two reports . A Building Pre-Purchase report AS4349,1 and a Timber Pest report AS4349.3 for the Client and Property address below. You must read both reports to be fully informed on the condition of the property.

CLIENT & PROPERTY INFORMATION

1.1 Client Name:	[redacted]
1.2 Property Address:	11 Glenview St, Dapto, NSW 2530.
1.3 Report Reference Number:	67104BD.
1.4 Contract Acceptance Date and Time:	06/10/2026.
1.5 Inspection Date:	07/10/2026.
1.6 Time inspection began:	1:00PM.
1.7 Report Completion Date:	07/10/2026.
1.8 Real Estate Agent	
1.9 Solicitor-Conveyancer	
1.10 Weather at the time of the inspection:	Fine.
1.11 Recent Weather Conditions:	Dry.

STRUCTURE

1.12 Type of Structure:	Domestic.
1.13 Height:	Split Level.
1.14 Construction:	Brick Veneer Construction With Cladded areas.
1.15 Roof:	Roofing is Concrete tiles.
1.16 Built:	Built on Brick Piers.
1.17 Floor:	Flooring is timber with concrete areas.
1.18 Estimated Age:	50+ years.

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PRE-PURCHASE INSPECTION OF BUILDINGS AS4349.1 - 2007 APPENDIX C

SAFE HOUSE PROPERTY CONSULTANTS PTY LTD INSPECTOR IS:

2.1 This report was carried out by:	Building Consultant on behalf of Safe House Property Consultants Pty Ltd Donovan Building Inspections Pty Ltd ATF Donovan Consulting Brock Donovan - Phone 0400 026 347 Certificate 11 Construction Pathways Certificate111 Carpentry Certificate 1V Building and Construction Diploma of Building and Construction Certificate 111 Construction Waterproofing Email: brock.safehouse@gmail.com Qualified Termite Inspector Termatrac Certified Technician.



VENDOR REPORT

2.2 Vendor Report	This is a vendor building and pest inspection and report for the sale of the property and to assist the purchaser to evaluate the current condition prior to purchase. A Safe House Property Consultants Property vendor report is a quality report that can be relied upon by both the vendor and the purchaser. For that reason, the vendor report is not biased towards any party and represents the current condition of the property. The report covers all major defects and many of the minor defects. The vendor has paid for the original report. A fee of $90 dollars can be paid to place the report in your name as the purchaser. The purchaser than has access to the inspector for information and advice on all defects in the property. Contact Safe House Property Consultants on 02 42681197 for ordering and further information.

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GENERAL CONCLUSION & SUMMARY

2.3 The Overall Condition of the Property:	The overall condition is consistent with buildings of approximately the same age and construction. There are areas or building elements requiring minor repair or maintenance.
2.4 The Incidence of Major Defects:	The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered to be typical.
2.5 The Incidence of Minor Defects:	The incidence of Minor Defects in this building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered to be typical.
2.6 The Incidence of Safety Issues:	The incidence of safety items in this building in comparison to similar buildings of approximately the same age that have been reasonably well maintained was considered to be typical.

This summary requires the inspector to compare the inspected property with a building of similar age and type and in reasonable condition, having been adequately maintained over the life of the building. It follows that the inspected property may not comply with current Australian Standards, Building Codes, regulations and the like that are now applicable at current time, though it may have complied when constructed. As this is the opinion of the inspector different inspectors may give a different rating.

ABOUT RATED ITEMS:

2.7	Please read the entire report for full details and all the identified minor defects by the inspector. This report will contain items that have been rated as **Major Defect or Safety Hazard.** Comments with **no ratings considered minor defects by your consultant**. Ratings are being used to enable the reader to quickly identify major defects or safety hazards which are likely to need immediate attention and rectification. **Inspection of Buildings under the Australian Standard AS 4349.1 - 2007 requires the extent of reporting to major defects and safety hazards to the property. This report will detail general minor defects which the consultant considers of value in reporting which is intended to inform the reader as to the extent of minor defects to the property.** **Defects are defined in the standard as detailed below:** **Major Defect: [MD]** A defect of sufficient magnitude that requires immediate rectification to be carried out. **Safety Hazard: [SH]** Any major defect that is an urgent and serious safety hazard. **Minor Defect:** A defect other than a major defect. *A pre-purchase inspection report is by its very nature may be negative, as its role is to identify the defects in the property. The reader should consider the positive aspects of the property in their final decision making. Not all the positive aspects will be highlighted in this report.* **This report has highlighted major defects, minor defects, and safety hazards in the opinion of the consultant wishes to draw your attention needing rectification.**

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SPECIAL REQUESTS/INFORMATION ACQUIRED

SPECIAL REQUESTS

3.1 Special Requirements Requested:	**Special Requirements or Conditions requested by the Client or Clients Representative regarding the Inspection and Report:** No Special Requirements or Conditions were required.

CHANGES TO INSPECTION AGREEMENT

3.2 Changes To The Inspection Agreement:	No changes were requested for the Inspection Agreement.

INFORMATION ACQUIRED

3.3 Information or Documents Provided by Others:	No information acquired from others.

QUESTIONS RECOMMENDED

RECOMMENDATIONS FOR FURTHER INVESTIGATION

4.1 Questions for The Vendor:	It is important that you enquire with the vendor, about any items in the home that may be under warranty or guarantee cover. Within the last 7 years, have any building works or painting, bagging, render, or tile re-coating, re-roofing, pool re-coating, waterproofing, concrete works, pavements, or electrical items/works including hot water systems, or any other item/works been carried out? If so, what Company or tradesmen carried out the works, and what warranties or guarantees go with these works?

ENTRY/HALLWAY/STAIRWAYS

ENTRY/HALLWAY

	MD	SH	
5.1 Flooring:	☐	☐	Flooring is covered in timber laminate, and is in reasonable to good condition.
5.2 Comments Floor:	☐	☐	The level of the floor is slightly out of level. The flooring finished edge adjacent the WC area is 'loose' or is not secured down, carry out maintenance at your convenience.
5.3 Walls:	☐	☐	The walls are lined with plaster. The walls are in good condition.
5.4 Skirting:	☐	☐	Skirting is painted timber.
5.5 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in good condition.
5.6 Entry Doors:	☐	☐	The entry door is timber with glass panels. The door operates well.
5.7 Fly Screen Door(s):	☐	☐	The entry has a security fly screen door. The door was functional at the time of inspection.
5.8 Room Fixtures:	☐	☐	Smoke alarm installed. No check is made on the working condition of skylights, ceiling fans, smoke detectors, heater fan lights, exhaust systems, heaters, air conditioners, dishwasher, stove or elements. You should check with the vendor regarding the condition of these items, and a check of these items should be arranged prior to settlement. The secondary smoke alarm installed to the wall surface is not considered effective and should not be relied upon, a smoke alarm must be installed to the ceiling of a room to be considered effective.

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5.9 Robes & Linen Cupboard:	☐ ☐	Built in hollow core door wardrobe(s) installed.
	MD SH	
5.10 Comments Robes/Linen Cupboard:	☐ ☐	The door(s) require minor adjustment. This may be done at your convenience.

BEDROOMS

MAIN BEDROOM

6.1 Flooring:	☐ ☐	Flooring is covered in timber laminate and is in good condition.
6.2 Walls:	☐ ☐	The walls are lined with plaster. The walls are in good condition.
6.3 Skirting:	☐ ☐	Skirting is painted timber.
6.4 Ceiling Type:	☐ ☐	The ceiling is lined with plaster. The ceiling is in good condition.
6.5 Windows:	☐ ☐	Aluminium sliding window installed.
6.6 Comments Windows:	☐ ☐	The window operate well. Security locks fitted.
6.7 Internal Door(s):	☐ ☐	The door is hollow core. The door operates well.
6.8 Robes & Linen Cupboard:	☐ ☐	Built in mirror door wardrobe(s) installed.
6.9 Comments Robes/Linen Cupboard:	☐ ☐	The door(s) operate well.
6.10 Room Fixtures:	☐ ☐	Ceiling fan(s) installed. Safe House Property Consultants do not inspect the operation of the fan, you should arrange with the vendor to check its operation prior to settlement.

BEDROOM TWO

6.11 Flooring:	☐ ☐	Flooring is covered in timber laminate and is in good condition.
6.12 Walls:	☐ ☐	The walls are lined with plaster. The walls are in good condition.
6.13 Skirting:	☐ ☐	Skirting is painted timber.
6.14 Ceiling Type:	☐ ☐	The ceiling is lined with plaster. The ceiling is in good condition.
6.15 Windows:	☐ ☐	Aluminium sliding window installed.
6.16 Comments Windows:	☐ ☐	The window operate well. Security locks fitted.
6.17 Internal Door(s):	☐ ☐	The door is hollow core. The door operates well.
6.18 Robes & Linen Cupboard:	☐ ☐	Built in mirror door wardrobe(s) installed.
6.19 Comments Robes/Linen Cupboard:	☐ ☐	The door(s) operate well.
6.20 Room Fixtures:	☐ ☐	Ceiling fan(s) installed. Safe House Property Consultants do not inspect the operation of the fan, you should arrange with the vendor to check its operation prior to settlement.

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BEDROOM THREE

	MD	SH	
6.21 Flooring:	☐	☐	Flooring is covered in timber laminate, and is in reasonable to good condition.
6.22 Comments Floor:	☐	☐	The level of the floor is slightly out of level.
6.23 Walls:	☐	☐	The walls are lined with plaster. The walls are in good condition.
6.24 Skirting:	☐	☐	Skirting is painted timber.
6.25 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in good condition.
6.26 Windows:	☐	☐	Aluminium sliding window installed.
6.27 Comments Windows:	☐	☐	The window operate well.
6.28 Internal Door(s):	☐	☐	The door is hollow core. The door operates well.
6.29 Robes & Linen Cupboard:	☐	☐	Built in mirror door wardrobe(s) installed.
6.30 Comments Robes/Linen Cupboard:	☐	☐	The door(s) operate well.
6.31 Room Fixtures:	☐	☐	Ceiling fan(s) installed. Safe House Property Consultants do not inspect the operation of the fan, you should arrange with the vendor to check its operation prior to settlement.

ROOMS

LOUNGE/DINING

7.1 Flooring:	☐	☐	Flooring is covered in timber laminate and is in good condition.
7.2 Walls:	☐	☐	The walls are lined with plaster. The walls are in good condition.
7.3 Skirting:	☐	☐	Skirting is painted timber.
7.4 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in reasonable to good condition.
7.5 Windows:	☐	☐	Aluminium sliding window installed.
7.6 Comments Windows:	☐	☐	The window operate well. Security locks fitted.
7.7 Comments Sliding Doors:	☐	☐	Aluminium sliding door provided. The sliding door sash operation is good. No subsill flashing was visible at the time of the inspection. I recommend further investigation to determine if a suitable flashing has been provided. Where flashings are not installed or incorrectly installed risk of water penetration and damage to the building interior can occur.
7.8 Room Fixtures:	☐	☐	Gas point(s) has been provided. Split system air conditioner has been installed. No check is made on the working condition of skylights, ceiling fans, smoke detectors, heater fan lights, exhaust systems, heaters, air conditioners, dishwasher, stove or elements. You should check with the vendor regarding the condition of these items, and a check of these items should be arranged prior to settlement.

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KITCHEN

KITCHEN

	MD	SH	
8.1 Flooring:	☐	☐	Flooring is covered in timber laminate, and is in reasonable to good condition.
8.2 Comments Floor:	☐	☐	The level of the floor is slightly out of level. I noted some minor gaps to floor covering joints.
8.3 Walls :	☐	☐	The walls are in good condition.
8.4 Tiles :	☐	☐	General tapping of the wall tiles revealed no loose or drummy tiles.
8.5 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in good condition.
8.6 Windows:	☐	☐	Aluminium sliding window installed.
8.7 Comments Windows:	☐	☐	The window operate well. Security locks fitted.
8.8 Bench top:	☐	☐	The bench top is in, reasonable condition.
8.9 Comments:	☐	☐	Sealant is required to the bench top wall tile intersection. This may be done at your convenience. Chip(s) observed to the bench top surface.
8.10 Cupboards:	☐	☐	The condition of the cupboards is reasonable.
8.11 Cupboard Comments:	☐	☐	I observed some damage to the cupboard veneer.
8.12 Drawers:	☐	☐	The drawer operation to the kitchen is, good.
8.13 Kitchen Sink:	☐	☐	The sink is a double bowl stainless steel unit and is in reasonable condition. Viewing below the kitchen sink area was restricted due to stored goods.
8.14 Items Plumbing:	☐	☐	Tap operation was satisfactory at the time of inspection. Water pressure to the hot and cold taps are good. No water hammer at the time of inspection. (See General Comments for further description).
8.15 Room Fixtures:	☐	☐	Dishwasher installed. Range hood installed. No check is made on the working condition of skylights, ceiling fans, smoke detectors, heater fan lights, exhaust systems, heaters, air conditioners, dishwasher, stove or elements. You should check with the vendor regarding the condition of these items, and a check of these items should be arranged prior to settlement. The Range hood needs to be ducted, to the building exterior.



Rangehood not ducted to exterior.

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LAUNDRY

LAUNDRY

	MD	SH	
9.1 Flooring:	☐	☐	Flooring is tiles, and is in reasonable to good condition.
9.2 Comments Tiles /Slate Flooring:	☐	☐	Tile Comments: Some drummy floor tiles were detected. This insufficient bonding material beneath the tiles. Drummy tiles have the potential to crack or lift, should substantial cracking or lifting of tiles occur, consult with a tiler. Re-grouting is required to some floor tiles at your convenience.
9.3 Comments Floor:	☐	☐	No floor waste provided. Water entry to adjoining rooms can occur during water leak events. I recommend provision of a floor drain to the room.
9.4 Walls :	☐	☐	The walls are lined with plaster. The walls are in good condition.
9.5 Tiles :	☐	☐	General tapping of the wall tiles revealed no loose or drummy tiles.
9.6 Skirting:	☐	☐	Skirtings are tiled, General tapping of the skirting tiles revealed no loose or drummy tiles.
9.7 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in reasonable to good condition.
9.8 Comments Ceilings:	☐	☐	Slight crack/s was observed to the ceiling cornice lining, I recommend filling and finishing at your convenience.
9.9 Entry Doors:	☐	☐	The entry door is timber with glass panels. The door operates well.
9.10 Fly Screen Door(s):	☐	☐	The entry has a fly screen door. The door was functional at the time of inspection.
9.11 Laundry Sink Unit:	☐	☐	The sink is a single bowl stainless steel unit and is in reasonable condition. Viewing below the sink area was restricted due to stored goods.
9.12 Bench top:	☐	☐	The bench top is in good condition.
9.13 Cupboards:	☐	☐	The condition of the cupboards is reasonable.
9.14 Cupboard Comments:	☐	☐	Minor maintenance is required to cupboard door(s) as they rub on operation.
9.15 Items Plumbing:	☐	☐	Tap operation was satisfactory at the time of inspection. Water pressure to the hot and cold taps are good. No water hammer at the time of inspection. (See General Comments for further description).
9.16 Ventilation:	☐	☐	Ventilation appeared adequate.

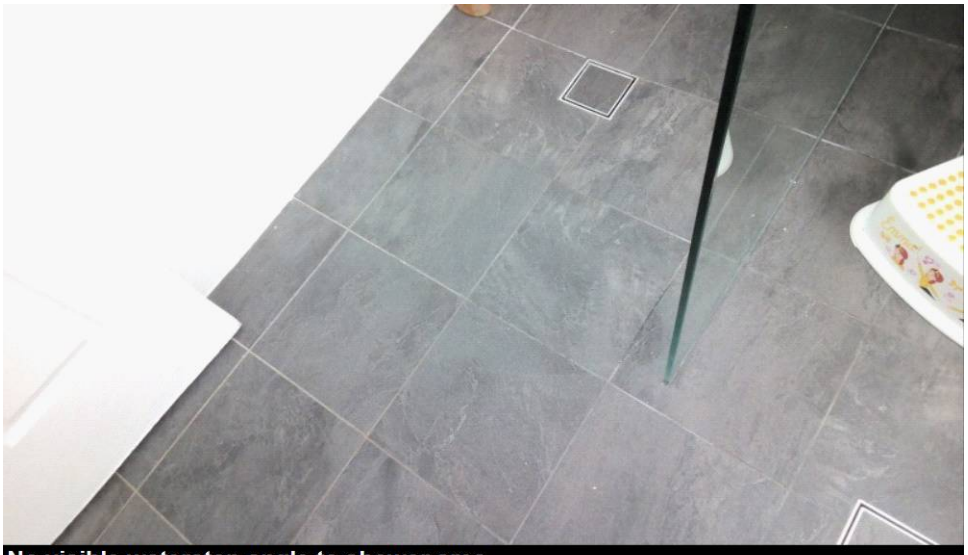
BATHROOM/S

MAIN BATHROOM

10.1 Flooring:	☐	☐	Flooring is tiles and is in good condition.
10.2 Comments Tiles /Slate Flooring:	☐	☐	Tile Comments: Some drummy floor tiles were detected. This insufficient bonding material beneath the tiles. Drummy tiles have the potential to crack or lift, should substantial cracking or lifting of tiles occur, consult with a tiler.
10.3 Floor Grade:	☐	☐	Grading to the floor is inadequate. Where grades to the floor waste are not well constructed water entry to adjoining rooms may occur during water leak events.
10.4 Comments Floor:	☐	☐	Floor waste has been provided.
10.5 Walls :	☐	☐	The walls are tiled. The walls are in good condition.
10.6 Tiles :	☐	☐	General tapping of the wall tiles revealed no loose or drummy tiles.

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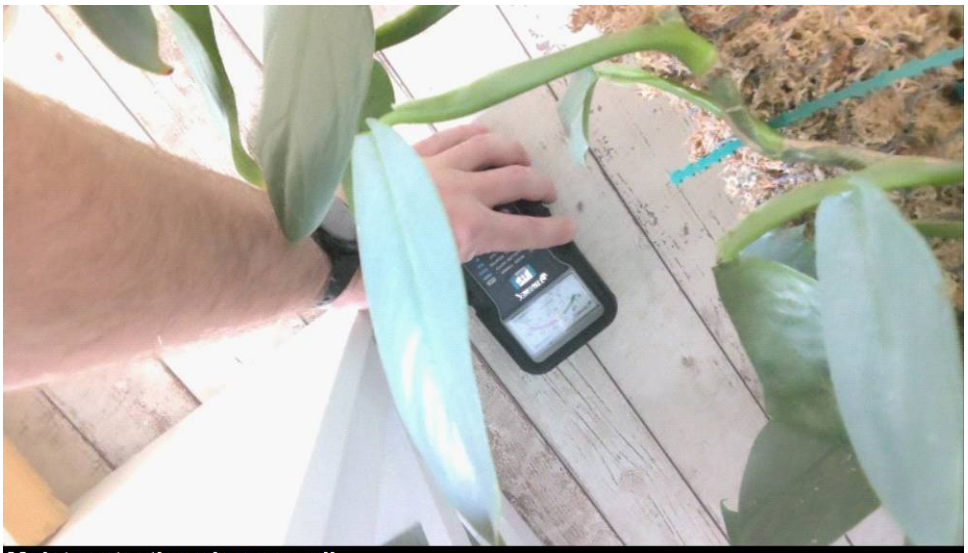
10.7 Ceiling Type:	☐ ☐	The ceiling is lined with plaster. The ceiling is in good condition.
	MD SH	
10.8 Windows:	☐ ☐	Aluminium sliding window installed.
10.9 Comments Windows:	☐ ☐	The window operate well. Security locks fitted.
10.10 Internal Door(s):	☐ ☐	The door is hollow core. The door operates well.
10.11 Comments Internal Doors:	☐ ☐	The door handle requires maintenance at your convenience as it is loose.
10.12 Items Plumbing:	☐ ☐	Tap operation was satisfactory at the time of inspection. Water pressure to the hot and cold taps are good. No water hammer at the time of inspection. (See General Comments for further description).
10.13 Bath:	☐ ☐	The bath tub is in good condition.
10.14 Basin:	☐ ☐	The wash basin is in reasonable condition. A scratch was noted to the lip of the basin.
10.15 Vanity Unit:	☐ ☐	The vanity unit is in good condition. Viewing of the internal of the vanity unit cupboard was restricted due to stored goods.
10.16 Shower Screen/Enclosure:	☐ ☐	The shower screen is in good condition.
10.17 Shower recess comments:	No water stop angle (a vertical extension of the waterproofing system forming a barrier to prevent the passage of moisture in the floor) is visible at the shower recess entry/threshold/perimeter. A water stop at a shower perimeter provides the wet area outside of a shower enclosure with protection from moisture within the tile screed escaping the bathroom area. I recommend you consult a licensed waterproofing contractor regarding expert assessment and advice.	



No visible waterstop angle to shower area

10.18 Assessment and Testing of the Shower:	☐ ☐	The shower recess could not be adequately tested for water leaks due to no hob being installed, therefore a limited water test could be carried out. The standard test usually carried out to test a shower recess is to plug the drain and fill the base of the shower with at least 25mm of water above the wall and floor junction for a period of at least 20 minutes. This test determines if the shower flashing to the recess has been installed or if any major faults are present to the shower recess. Showers can develop leaks due to slight movements, vibrations in the walls of impact to the structure from slamming doors etc. 90% of shower built onto stud walls will eventually leak, this is very common defect. No physical test can guarantee the shower won't leak in the immediate future. At the time of inspection no obvious leaks could be found. Moisture readings were limited and access also limited to the walls backing onto the shower due to stored goods or furnishings. Moisture readings taken from the wall backing onto the shower recess, where possible produced readings considered to be normal. If the shower has not been used for some time, it is still possible that the shower may be leaking. Check with the vendor as to whether these showers are used regularly.

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Moisture testing shower wall.

	MD	SH	
10.19 Room Fixtures:	☐	☐	Heater fan light exhaust system installed. No check is made on the working condition of skylights, ceiling fans, smoke detectors, heater fan lights, exhaust systems, heaters, air conditioners, dishwasher, stove or elements. You should check with the vendor regarding the condition of these items, and a check of these items should be arranged prior to settlement.
10.20 Ventilation:	Ventilation appeared adequate.		

WC

WC

11.1 Flooring:	☐	☐	Flooring is tiles and is in good condition.
11.2 Comments Tiles /Slate Flooring:	☐	☐	Tile Comments: Some drummy floor tiles were detected. This insufficient bonding material beneath the tiles. Drummy tiles have the potential to crack or lift, should substantial cracking or lifting of tiles occur, consult with a tiler.
11.3 Walls :	☐	☐	The walls are tiled. The walls are in good condition.
11.4 Tiles :	☐	☐	General tapping of the wall tiles revealed no loose or drummy tiles.
11.5 Ceiling Type:	☐	☐	The ceiling is lined with plaster. The ceiling is in good condition.
11.6 Windows:	☐	☐	Aluminium sliding window installed.
11.7 Comments Windows:	☐	☐	The window operate well. Security locks fitted.
11.8 Internal Door(s):	☐	☐	The door is a cavity sliding hollow core door. The door operates well.
11.9 Cistern/Bidet pan:	☐	☐	The toilet flushes and fills correctly. The toilet seat is loose and will need repair.
11.10 Ventilation:	☐	☐	Ventilation appeared adequate.

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GARAGE

ATTACHED GARAGE

	MD	SH	
12.1 Access Restrictions:	☐	☐	Access and vision was obstructed to the area due to an excessive amount of stored goods. I recommend access be gained and reinspection of the area prior to purchase as defects may be concealed.



Restrictions to garage.

12.2 Floor:	☐	☐	The floor is concrete, restrictions prevent access for inspection.
12.3 Walls:	☐	☐	The wall(s) are brick, restrictions prevent access for inspection. Below ground level walls can be susceptible to moisture penetration, moisture testing of these areas was not possible.
12.4 Ceiling Type:	☐	☐	The ceiling is concrete and plaster and is in reasonable to fair condition.
12.5 Comments Ceilings:	☐	☐	The gyprock portion is incomplete, or joints are not set and the ceiling is unpainted with some cosmetic damage noted.
12.6 Windows:	☐	☐	Aluminium sliding window installed.
12.7 Comments Windows:	☐	☐	Access restrictions prevented testing of operation.
12.8 Car Entry Door(s):	☐	☐	Colorbond roller door.
12.9 Door Condition	☐	☐	The door(s) are in reasonable to good condition.
12.10 Comments Car Entry Door:	☐	☐	Dings noted to the car entry door.

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ROOF EXTERIOR

MAIN ROOF EXTERIOR

	MD	SH	
13.1 Roof Top Restrictions:	☐	☐	Access and vision of the roof surface was limited by the swimming pools solar heating.
13.2 The Roof Covering Type:	☐	☐	(Note: This report is NOT A GUARANTEE against roof leakage as climatic conditions, high winds, wind driven rain and normal sun degradation can cause unpredictable leakage to any roof covering. Any roof covering can develop leaks which are unable to be reasonably foreseen by our inspection. Further this report is not a compliance check with all relevant standards for roof covering materials and installation. This is part of a specialist property inspection report and can be obtained at your request). The roof covering is concrete tiles.
13.3 Roof Condition:	☐	☐	The roof exterior appears to be functional at this time with normal wear appropriate for the type of material for its age. Typical maintenance recommended. This maintenance should help ensure the weather tightness of the building and should be performed on a regular basis.
13.4 General Observations:	☐	☐	Slight undulation was noted to the roof line. This is more than likely due to settlement of the roof frame/structure.
13.5 Tiled Roof Comments:	☐	☐	Cracked tiles were observed to the roofing exterior. Sealant has been applied to the cracks in an attempt to prevent leaks. I recommend these tiles be replaced.







Cracked/sealed tiles.

13.6 General Observations:	☐ ☐	General maintenance to a roof of this age will always be required. A licenced roofing contractor should be called in to make further evaluation as to the scope of repairs required.
	MD SH	
13.7 Roof Penetration:	☐ ☐	The following items or components penetrate the roof plane: Plumbing vent pipe. These items should regularly be checked for leaks, especially following high winds.
13.8 Guttering:	☐ ☐	Guttering is Colorbond. The guttering is in reasonable to good condition.
13.9 High front guttering:	☐ ☐	High fronted gutters have been installed to the structure it is estimated about 85 percent of new buildings in NSW are fitted in high-fronted gutters, and attached to the fascia by a spring clip system. Issues have been recently raised with this guttering system, where no overflow provision has been provided. A visual inspection in not a compliance check of overflow adequacy. If the guttering overflows it can result in water flowing back into the building or roof, causing water damage to the structure.
13.10 Warning Gutters & Downpipes	☐ ☐	It is essential that you read the section toward the end of the report headed **Important Information - General Comments** regarding notes on Gutters & Downpipes.

SUBFLOOR or UNDERFLOOR SPACE

Restrictions

14.1 Restrictions/Description:	☐ ☐	Insulation to the underside of the floor restricted access and vision of the floor frame. Possible defects, timber pests and or damage may exists to these areas. The insulation has fallen in most parts, creating a significant obstruction throughout the subfloor. I recommend this be repinned to the underside of the floor frame to permit thorough inspection. Crawl space below some areas was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of defects or damage may be present but not identified within this report.

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Fallen insulation obstructions.

SUB-FLOOR

	MD	SH	
14.2 Comments Sub-floor area:	☐	☐	Bearer and joists are in sound condition and the floor members appear to be adequate to take the loads. Flooring is timber boards. There is debris present to the sub-floor area. I recommend that accumulated rubbish and timber off cuts be removed from the sub-floor area where ever possible as they provide nesting for insect pest and food source for termites, insects, spiders and rodent pests. All timber debris should be removed from the sub-floor to avoid the likelihood of termite infestation. Sub-floor access door requires maintenance/repairs at your convenience.
14.3 Damp-Proof Course:	☐	☐	Damp-proof course is present. I am unable to comment as to the complete installation of damp-proof courses as they are not fully visible for inspection.

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14.4 Piers and Sub-floor Brickwork:	☐ ☐	Some piers are uneven and have slight leans due to settlement this is common occurrence for this method of construction. Packing to affected piers overtime with a non-compressible material (e.g. compressed board) will be required as part of normal building maintenance. Not urgent.



Sample: lean to pier.

	MD	SH	
14.5 Ant Capping:	☐	☐	Ant capping is inadequate. This is a common building fault and few homes have correctly installed ant capping. Ant capping does not stop termite progress, the building up of mud tubes over the ant capping makes termite presence easier to detect. I recommend that regular pest inspections be carried out.
14.6 Ventilation:	☐	☐	Ventilation may have been considered to be adequate by the standards existing at the time of construction however, is inadequate by todays standards. This is a common building fault among homes of similar age and style of construction. The increase of air movement under the building is necessary to reduce humidity which encourages termite activity, cockroach infestations and fungal growth/decay to the sub-floor timbers. There is some fungi growth on the top of the ground indicating lack of ventilation.
14.7 Recommendations for Improving Ventilation:	☐	☐	I recommend the installation of 230mm X 160mm bronze wire mesh vents be installed at a maximum spacing of 1.5 metre centres to foundation walls. Partly fallen insulation is creating obstructions to ventilation throughout the subfloor space and requires repining to the floor frame.
14.8 Sub-floor Drainage:	☐	☐	Sub-floor drainage is inadequate, this is a common defect. Grading and draining of the sub-floor or building perimeter to the lowest point to reduce excessive moisture in the sub-floor is recommended.
14.9 Present or Past Leaks:	☐	☐	Slight water marks were noted adjacent the shower area however no signs of active leakage were noted (such as visible moisture/dripping water). It is possible these water marks are related to previous shower leaks of the existing wet area, prior to renovation. Though this cannot be confirmed. Please monitor.

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Water marks adjacent shower area.

ROOF VOID or ROOF SPACE

ROOF VOID

	MD	SH	
15.1 Roof Space:	☐	☐	The roof framing has been constructed using Hardwood, and the roof is a conventional roof (not trussed). The roof is cut and pitched in a tradesman like manner and is in accordance with conventional building standards. Older roof frames may not meet current wind ratings and tie down requirements. Due to access restrictions I am unable to view all areas of the roof frame fixings, bracing, and the method of tie down of the roof to the wall frames. Therefore, my report on these items is limited to visible accessible areas which can be assessed.
15.2 Insulation:	☐	☐	Batt insulation has been installed and obstructed vision of the ceiling joist, top plate timbers and the upper side of the ceiling lining. It is not part of the scope of the inspection to lift or randomly remove insulation.
15.3 Thermal Moisture Barriers:	☐	☐	Sarking is installed under roof tiles or sheeting. Sarking is a thermal moisture barrier that reduces the risk of moisture penetration within the roof void during extreme windy wet weather. Sarking functions by collecting water and condensation and draining the moisture to the roof gutter. I observed some damage (tears, holes) to the sarking membrane. The affected areas will need to be repaired to allow the sarking to shed any water entering the roof void to the guttering. I recommend that you consult with a roofing contractor to carry out repair. Fungi type growth was noted to the sarking indicating inadequate ventilation of the roof space. The installation of a roof ventilation would be beneficial to accommodate condensation/moisture to the underside of the tiles.

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Sarking tears / fungal growth.

	MD	SH	
15.4 Water Penetration:	■	☐	Slight water marks are evident to the roof frame timbers beneath some tears that have occurred to the roof sarking. I recommend the tears be repaired with waterproof adhesive tape.



Sample: water marks.

15.5 Electrical:	☐	■	All electrical wiring, meter box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice The bathroom exhaust fan/s should be ducted to the building exterior. This will reduce the risk of moisture to the roof cavity leading to mould growth. I observed exposed wiring that had not been safely terminated within the roof space. I recommend you consult a licensed electrical contractor regarding testing and safe termination as neccessary.

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Exposed wiring.

Restrictions

	MD	SH	
15.6 Access Restrictions	☐	☐	A section of the roof is of a skillion style construction and in this section there is no accessible cavity present for inspection. I am unable to comment on the condition or integrity of the concealed areas of construction or the presence or absence of sarking. Due to access restrictions I am unable to view all areas of the roof frame fixings, bracing, and the method of tie down of the roof to the wall frames. Therefore my report on these items is limited to visible accessible areas which can be assessed. Sarking to the roof void obstructed view of batten timbers. Access was limited to the ceiling joists and top plate timbers due to the installation of insulation, I recommend insulation be removed and access gained. These inaccessible areas may conceal, termite activity, damage or defects. Clearance within sections of the roof was limited due to type of construction to allow body access. This allows only a limited visual inspection from a distance to be carried out. These inaccessible areas may conceal, termite activity, damage or defects.
15.7 Inspection Restrictions	☐	☐	Sarking paper and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection. Stored goods restricted inspection within this area.

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BUILDING EXTERIOR

RESTRICTIONS BUILDING EXTERIOR

	MD	SH	
16.1 Access Restrictions Building Exterior:	☐	☐	External inspection of the perimeter wall areas of building was limited due to vegetation growth. This vegetation could conceal defects of various kinds.

BRICK WORK

16.2 Brickwork:	☐	☐	It is important to be aware that variation in prevailing weather patterns can influence foundation materials and result in movement cracks to building structures. Weather conditions with prevailing drought or wet conditions can cause sudden movement resulting in cracking to buildings. Buildings which have not experienced cracking in the past can develop cracking due to foundation movement. Buildings that have past cracks could also see further deterioration. Buildings can also experience internal cracking to masonry walls or internal linings. In some cases existing cracks to buildings can open and close with variation to ground moisture to the foundation material. I recommend consultation with the vendor regarding brickwork repairs/patching. Where brickwork has been patched, previous cracking evidence may be concealed.



Masonry repairs.

16.3 Cracking in the masonry:	☐	☐	I observed some fine cracks or cracking up to 1.0mm wide to the masonry. If you seek the advice of a structural engineer they will be able to forecast the expected consequences of the cracking effects in the future. I am only qualified to report on the size of the cracking of building elements at the date and time of the inspection. I cannot forecast what the expected consequences over time might be from a visual inspection. I do not have the necessary information at the time of the Pre Purchase Inspection, e.g. I do not have engineering footing design, soil classification, crack history, or information on future climate change issues.

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Minor cracking to masonry.

CLADDING

	MD	SH	
16.4 Cladding Type / Condition:	☐	☐	The cladding is weatherboard and is in reasonable condition.
16.5 Comments Cladding:	☐	☐	*It is impossible to determine whether water leakage may be occurring at or within exterior walls covered with wood, vinyl or aluminium clad materials. Sometimes rainwater leakage occurs at window and or door openings, but without leaving telltale stains or efflorescence which gives visual clues to its presence. In such cases, the existence or probability of leakage cannot be detected without the destruction of the clad material. This is beyond the scope of a Visual Inspection. Any exterior area with protruding trim that could catch rainwater should be suspect for leakage and should be sealed with sealant where possible.* The cladding to the building is in contact with the ground in places. This can allow for undetected termite entry, water penetration, rising damp, and moisture to the base of the wall can affect the cladding strength and durability also. I recommend that a ground clearance of 75mm minimum be provided to the base of the cladding.



Cladding ground/surface contact.

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WINDOWS EXTERIOR

	MD	SH	
16.6 Windows Summary External:	☐	☐	The window exteriors are aluminium and are in reasonable condition.
16.7 Summary Comments :	☐	☐	The compliance of the windows in the structure is not part of a Standard Visual Property Inspection. Windows are designed and manufactured for energy, efficiency, acoustics, structural and water performance. Should you have any concerns reference the Australian Window Association www.awa.org.au. Some window frames have inadequate sill clearance allowance. It is normal good building practice to allow adequate sill clearance to prevent distortion or damage of window frame. No head flashing was visible above window frames to clad wall areas. Flashing drains water from behind the cladding to the building exterior. If flashing has not been installed water leakage can occur to the building interior. I recommend that you ensure that head flashing have been installed by further investigation.

EAVES:

16.8 Eaves:	☐	☐	The original eave linings are presumed to be asbestos cement sheeting and are in reasonable condition.
16.9 Comments Eaves:	☐	☐	Eave linings require attention to painting at your convenience.

DOWNPIPES:

16.10 Drains:	***Please Note:- Drains are not water tested for leakage or blockages. Regular maintenance of the drainage system is required to avoid water problems at the roof and foundations. Shrubs and trees should be kept clear of the drainage system.***
16.11 Downpipes:	***Please Note:- Downpipes and gutters are not water tested for leakage or blockages. Regular maintenance of the downpipe and gutter systems is required to avoid water problems. These systems if blocked, may cause them to fill up and flow back into the attached structure. The downpipes and gutters to the building are not assessed for the design capacity for the roof area catchment and rain fall events to the location. This is a Specialist Property Inspection report and can be provided on request.*** The downpipes are generally in good condition.

LINTELS:

16.12 Lintels:	☐	☐	Steel lintels have been provided where required. I was unable to determine the exposure grade of the lintels.

FASCIAS & BARGES:

16.13 Barges:	☐	☐	The barges are timber. Barges are in fair condition.
16.14 Comments Barges	☐	☐	I observed splitting and timber decay to the barge board ends.



Decay to barge end.

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EXTERNAL STAIRS:

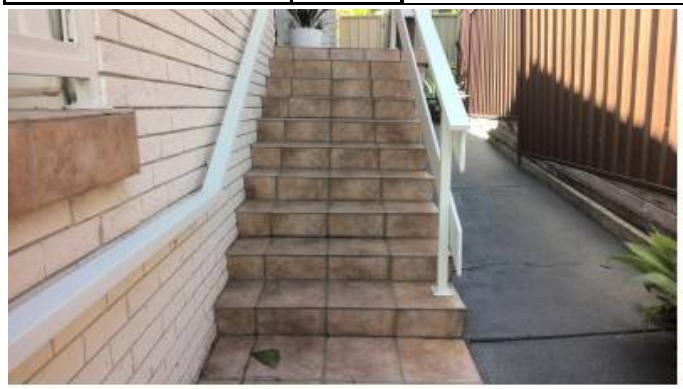
	MD	SH	
16.15 Stairs Located To:	☐	☐	The front of the property.

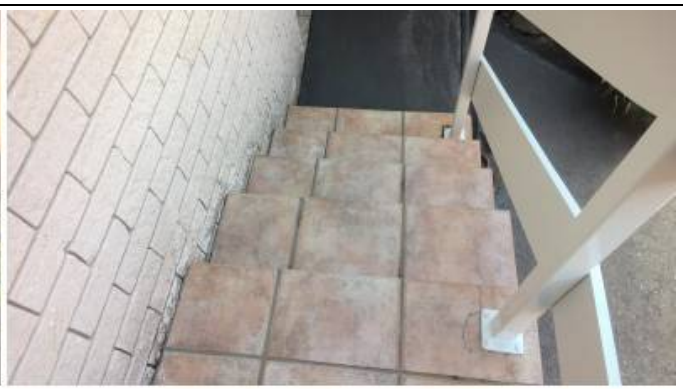


16.16 Stairs:	☐	☐	Stairs are tiled. Stairs are generally in reasonable to fair condition.
16.17 Comments External Stairs:	☐	☐	Stair dimensions may cause a trip hazard, as the stair dimensions don't comply with current requirements. Care should be taken when using the stairs and upgrading is recommended.
16.18 Concrete or Tiled Stair Comments:	☐	☐	Some drummy tiles detected. Drummy tiles may cause tiles to lift or crack. Cracked and chipped tiles were observed.

EXTERNAL STAIRS:

16.19 Stairs Located To:	☐	☐	The right side of the property.





16.20 Stairs:	☐	☐	Stairs are tiled. Stairs are generally in reasonable condition.
16.21 Comments External Stairs:	☐	☐	Stair dimensions may cause a trip hazard, as the stair dimensions don't comply with current requirements. Care should be taken when using the stairs and upgrading is recommended. Slight displacement was observed to the stairs this is common for structures found on clay soils and for additions to buildings. Further displacement or settlement effects may occur overtime.

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16.22 Concrete or Tiled Stair Comments:	☐ ☐	Some drummy tiles detected. Drummy tiles may cause tiles to lift or crack.
	MD SH	
16.23 Hand-rails/Baluster(s) General Comments:	☐ ☐	Balustrade is firm. It is essential that the balustrade be inspected annually by a suitably qualified person to identify any remedial works that may be required. The reason for this annual inspection is that deterioration can occur due to exposure to the elements.

EXTERNAL STAIRS:

16.24 Stairs Located To:	☐ ☐	The left side of the property.



16.25 Stairs:	☐ ☐	Stairs are timber Stairs are generally in good condition.

BALCONIES, PATIOS AND DECKING.

BALCONY:

17.1 Location:	☐ ☐	The front of the property.
17.2 Balcony Description:	The balcony is tiled.	
17.3 Balcony Comments:	☐ ☐	General tapping of the tiles revealed no loose or drummy tiles.
17.4 Balcony Assessment::	☐ ☐	The cladding to the balcony exterior wall area is finished below the tiled surface. This is not recommended and can result in moisture wicking to the cladding base as a result of surface water to the tile or possible condensation within the wall cavity becoming trapped. I recommend the base of the cladding be cut to provide clearance and an appropriate flashing be installed.

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Cladding base concealed.

	MD	SH	
17.5 Hand-rails/Baluster(s) General Comments:	☐	■	The balustrade would not meet with current requirements, though may have at the time of construction. I recommend immediate upgrading for safety reasons.

PATIO

17.6 Location:	☐	☐	The right side of the property.



17.7 Patio Structure:	☐	☐	The patio is tiled concrete. The patio is generally in reasonable condition.
17.8 Patio structure comments:	☐	☐	Settlement cracking was noted to the patio structure, further settlement is expected overtime which may result in associated deterioration. Please monitor. Settlement/displacement is common for additions to structures on clay soil.

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Sample: cracking/settlement to structure.

	MD	SH	
17.9 Patio tile comments:	☐	☐	Some drummy tiles were observed to the patio. Drummy tiles have the potential to crack or lift. Should the tiles deteriorate, consult a tiler for rectification.
17.10 Hand-rails/Baluster(s) General Comments:	☐	☐	Balustrade is firm. It is essential that the balustrade be inspected annually by a suitably qualified person to identify any remedial works that may be required. The reason for this annual inspection is that deterioration can occur due to exposure to the elements. The balustrade would not meet with current requirements, though may have at the time of construction. I recommend immediate upgrading for safety reasons.

DECKING

17.11 Location:	☐	☐	The rear of the property.



17.12 Decking Restrictions:	☐	☐	No access below the deck due to it being built low to the ground not allowing for reasonable crawl space, defects, termite damage and or activity may exist to these areas. Timbers are in contact, or are very low to the ground surface. Check with the vendor what class timbers or treated timbers have been installed. Durability Class 1 or H4 treated timbers are the minimum durability timber suitable for ground contact construction. Durability Class 2 and treated H3 is suitable only for exposed conditions supported off the ground.

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17.13 Decking:	☐ ☐	The decking is generally in fair condition.

MD	SH	
☐	☐	Timbers have wood splitting evident and signs of weathering/deterioration, I recommend you allow for repairs/upgrading as neccessary. A small portion of the decking timbers have been laid upside down / with the drip groove facing up. I recommend these be reoriented.



Sample: splitting timbers.

AWNING

AWNING

18.1 Location:	☐ ☐	The rear of the property.



18.2 Description Awning Structure:	☐ ☐	The frame is constructed of timber. The durability class of the exposed timbers used was unable to be determined due to the timber being painted. I recommend you consult with the vendor as to the class of timber used.
	MD SH	
18.3 Awning Comments:	☐ ☐	Mould like staining was noted to the structure timbers, I recommend these areas be treated, the timbers sanded and resealed with an appropriate sealer to reduce the risk of any moisture related deterioration overtime.



Mould staining to timbers.

18.4 Roof Top Restrictions:	☐ ☐	I strongly recommend this roof **not** be walked on as only lightweight materials have been used.
18.5 The Roof Covering Type:	☐ ☐	(Note: This report is NOT A GUARANTEE against roof leakage as climatic conditions, high winds, wind driven rain and normal sun degradation can cause unpredictable leakage to any roof covering. Any roof covering can develop leaks which are unable to be reasonably foreseen by our inspection. Further this report is not a compliance check with all relevant standards for roof covering materials and installation. This is part of a specialist property inspection report and can be obtained at your request). The roof covering is poly carbonate sheeting. The roof covering is Colorbond sheeting.
18.6 Roof Condition:	☐ ☐	The roof covering is generally in reasonable condition. All roof coverings should be regularly monitored for storm damage and normal deterioration.
18.7 Roof Pitch Sheeting:	☐ ☐	The pitch of the roof is considered to be low. Consequently water runoff rate is reduced and may increase the risk of water entry during rain. Should leaks occur consultant with a roofing expert.
18.8 General Observations:	☐ ☐	General maintenance to a roof of this age will always be required.
18.9 Sheet Roofing General Comments:	☐ ☐	(Note: This report is NOT A GUARANTEE against roof leakage as climatic conditions, high winds and normal sun degradation can cause unpredictable leakage to any roof covering.), I strongly recommend this roof **not** be walked on as only lightweight materials have been used.
18.10 Sheet Roof Comments:	Polycarbonate sheeting has been silicone sealed in place, this is not the recommended installation practice and these silicone sealed joints may be more susceptible to deterioration, requiring ongoing maintenance. Please monitor.	

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Silicone sealed sheeting.

	MD	SH	
18.11 Guttering:	☐	☐	Guttering is Colorbond. The guttering is in reasonable condition.
18.12 Warning Gutters & Downpipes	☐	☐	It is essential that you read the section toward the end of the report headed **Important Information - General Comments** regarding notes on Gutters & Downpipes.
18.13 Downpipes:	☐	☐	Downpipes are PVC. The downpipes are in reasonable condition.

OUT BUILDINGS

SHED:

19.1 Located To:	☐	☐	The rear of the property.



19.2 Access Restrictions:	☐ ☐	Stored items restricted inspection to the interior e.g. perimeter wall areas. I strongly recommend reinspection of these areas prior to property purchase. Consult with your Consultant regarding cost of reinspection.
	MD SH	
19.3 Construction:	☐ ☐	Colorbond garden shed provided. The shed is in fair condition. The shed floor is concrete.
19.4 Items Noted:	☐ ☐	There is corrosion to the shed structure noted and its lifespan may be limited.



Sample: corrosion to shed.

SWIMMING POOL

19.5 Pool Notes	☐ ☐	Swimming Pools must be registered on the NSW Swimming Pool Register by the owner. Pool owners require a compliance or non compliance certificate for the pool safety fencing before the sale from the 29 April 2016. I recommend that you check as to the status of the pool fencing. Pool resuscitation chart has been provided.



19.6 Pool Decking:	☐ ☐	The pool decking type is pebble-crete finish. The pool decking is in, reasonable condition.
	MD SH	
19.7 Pool Decking Comments:	☐ ☐	Some cracking was noted to the decking finish.
19.8 Purchaser Advice	☐ ☐	*Before purchasing a property on which a swimming pool is situated, a **purchaser** is strongly advised to ensure that the swimming pool complies with the requirements of that Act by checking on the NSW Swimming Pool Register..* **A valid Compliance or Non-compliance certificate is required before the property can be sold or leased. A certificate is valid for three years.**

SITE

FENCE BACK

20.1 Back Fence:	☐ ☐	The Colorbond fence is in good condition.

FENCE LEFT SIDE

20.2 Left Side Fence:	☐ ☐	The Colorbond fence is in reasonable condition.
20.3 Comments Left Side Fence:	☐ ☐	The fence has a slight lean evident.

FENCE RIGHT SIDE

20.4 Right Side Fence:	☐ ☐	The Colorbond fence is in reasonable condition.
20.5 Comments Right Side Fence:	☐ ☐	The fence has a lean evident.

RETAINING WALLS A:

20.6 Position Location Wall:	☐ ☐	Located to the front of the property.





20.7 Type(s):	☐ ☐	The retaining wall have been constructed using key lock blocks.
20.8 Condition:	☐ ☐	The retaining wall is in serviceable condition and is currently performing its purpose. (Note: See General Comments regarding retaining walls).
20.9 Comments:	☐ ☐	The retaining wall has a slight lean and settlement evident. This may be due to inadequate footing design and further deterioration may occur overtime. I recommend that additional lateral restraint be provided to the wall in and attempt to prevent further movement, (e.g. additional posts or other suitable methods). Monitor for further movement, and consult with a licenced builder or licenced landscaper for remedial works.

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Settlement/slight lean to wall.

RETAINING WALLS B

	MD	SH	
20.10 Position Location Wall:	☐	☐	Located to the front of the property.



20.11 Type(s):	☐	☐	The retaining wall is of concrete block construction.
20.12 Condition:	☐	☐	The retaining wall is performing adequately at the time of inspection. (Note: See General Comments regarding retaining walls).
20.13 Height:	☐	☐	The retaining wall is greater than 1 metre in height and should have been designed by a structural engineer. I am unable to determine its structural integrity. I recommend you investigate if the wall was designed by a structural engineer, certified or council approved. Our comments can only be based on visual observation at the time and date of the inspection.

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RETAINING WALLS C:

	MD	SH	
20.14 Position Location Wall:	☐	☐	Located to the rear of the property.



20.15 Type(s):	☐	☐	The retaining wall have been constructed using treated pine timber.
20.16 Condition:	☐	☐	The retaining wall is performing adequately at the time of inspection. (Note: See General Comments regarding retaining walls).

RETAINING WALLS D:

20.17 Position Location Wall:	☐	☐	Located to the rear of the property.





20.18 Type(s):	☐	☐	The retaining wall have been constructed using mortar and stone.
20.19 Condition:	☐	☐	The retaining wall is performing adequately at the time of inspection. (Note: See General Comments regarding retaining walls).

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RETAINING WALLS E:

	MD	SH	
20.20 Position Location Wall:	☐	☐	Located to the rear of the property.



20.21 Type(s):	☐	☐	The retaining wall is of brick construction.
20.22 Condition:	☐	☐	The retaining wall is functional with exceptions. (Note: See General Comments regarding retaining walls).
20.23 Comments:	☐	☐	The retaining wall has a slight lean evident. I recommend that additional lateral restraint be provided to the wall in and attempt to prevent further movement, (e.g. additional posts or other suitable methods). Monitor for further movement, and consult with a licenced builder or licenced landscaper for remedial works.

DRIVEWAY

20.24 Driveway:	☐	☐	Driveway is painted concrete.
20.25 Comments Driveway:	☐	☐	Settlement cracks were observed due to ground movement. This is a common occurrence for reactive soils, possible further deterioration may occur overtime.

DRAINAGE

20.26 Drainage:	☐	☐	Testing of the subsurface drainage system for leaks or blockages is not part of the Scope of Standard Property Inspection. The adequacy of drainage systems can only be determined by being present during extreme weather conditions to determine weather the existing drains can cope. Any comments made on drainage are revelant only to the conditions present at the time of the inspection. The inspector is not a qualified hydraulic engineer and cannot comment on the drainage design capacity as installed to the property. Due to the natural slope of the block it will be prone to ground water and surface run-off in periods of rain. I observed drainage has been provided I cannot comment on the adequacy of the drainage in extreme wet conditions. Re-assess the drainage during heavy rain events for need of upgrading. Divert all surface water runoff away from the subfloor area and perimeter of the residence, The ground immediately adjacent to the house should be graded to a uniform fall of 50mm minimum away from the house over the first metre where practically possible. It is recommended that a qualified plumber / drainer be engaged for further inspection.

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CLOTHES LINE

	MD	SH	
20.27 Clothes Line:	☐	☐	Clothes hoist wind up and down function works well.

SERVICES

SERVICES

21.1 The hot water service is located	☐	☐	to the exterior of the building.
21.2 Hot Water Service:	☐	☐	The hot water system is gas and has a capacity of 185 litres.
21.3			The unit was manufactured in the year 1997. The hot water system overflow should be discharged over a drain, or piped away from the building as the constant water source can cause cracking to buildings and is conducive to termite attack.
21.4 Other Services:	☐	☐	The air conditioner overflow should be discharged over a drain or gutter, or piped away from the building as the constant water source can cause cracking to buildings and is conducive to termite attack.
21.5 Termite Management:	☐	☐	No Termite Management Notice posted in the meter box.



Meter box

21.6 Smoke Alarms:	☐	☐	The Building Legislation Amendment for Smoke Alarms Act 2005 and the Environmental Planning and Assessment Amendment (Smoke Alarms) Regulation 2006 commenced in NSW on May 1, 2006. The legislation requires that one or more smoke alarms be installed and maintained in buildings in which people sleep. The alarm should be compliant with the Australian Standard (AS3786) and be marked to that standard. Note: Alarms installed prior to May 1, 2006 do not meet the AS3786. Smoke alarm(s) have been installed to the building. Smoke alarms must be checked for operation and maintained regularly for functionality and cleaned free from dust.

Please note:- All items noted in this section of the report are only to note their presence or absence and is not intended to report on their condition or their operation. Please check with licenced / qualified trades person regarding the items condition and working integrity. No determination has been made as to the suitability or the accuracy or capacity of the Services.
No indication can be given as to the life expectancy of any hot water unit or to the temperature delivered at each outlet. Please see General Comments.

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ACCESS RESTRICTIONS

ACCESS RESTRICTIONS - MAY CONCEAL DEFECTS

	MD	SH	
22.1 Room Restrictions :	☐	☐	The rooms were furnished at the time of inspection. I recommend reinspection of the property be carried out when the building is vacated as some defects may be concealed. Stored goods to the rooms restricted access and vision. I recommend reinspection of the property be carried out when the building is vacated as some defects may be concealed. Curtains and blinds restricted access and vision to the room area. Stored goods to pantry, and linen cupboards limited access and vision. Viewing of the area below the sink was restricted due to stored goods. Large wall hangings were observed to the walls. I recommend re inspection when hangings is removed as it may conceal defects. No access to concealed wall and or ceiling frames. No possible access to the first floor joists covered by ceiling linings. Access and vision was limited to the garage due to stored goods. I recommend that access be gained as concealed evidence of damage or defects may be present.
22.2 Sub-floor	☐	☐	Crawl space below some areas was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest activity and or damage may be present but not identified within this report. See Section 3.0 - Invasive Inspection. Underfloor insulation limited access and vision of floor timber frames. Possible defects or timber pest may exist to these areas. Fallen insulation significantly restricts access/vision. I recommend reinspection after repair. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.
22.3 Inaccessible Areas:	☐	☐	Where within this report access to areas was indicated as inaccessible or obstructed, it is always strongly recommended that you arrange to have access made available so a full assessment can be taken as damage or defects may exist. Consult with your consultant regarding the cost of reinspection.

IMPORTANT INFORMATION - *GENERAL COMMENTS*:

Services Electrical, Drainage & Plumbing:
It would be prudent to have all services (visible and non visible) including electrical wiring, smoke detectors, plumbing and drainage checked by the appropriate qualified contractors.

Safety - I recommend the installation of the following, if not already installed:-

a.) Thermostatic mixing valves or tempering valves to AS/NZS 3500.4 - 2018 installation by an appropriate licenced contractor.

b.) From May 1 2006 it is mandatory that **smoke detectors** be fitted in all residential accommodation. (1) the installation of one or more alarms in building in which people sleep, (2) the maintenance of smoke alarms installed in such buildings (3) persons are not to remove or interfere with the operation of smoke alarms in such buildings. Detectors should be accredited AS 3786 or approved to AS 3786. These alarms should be regularly tested and cleaned. More details can be can be found on **www.nswfb.nsw.gov.au**

c.) Safety switch or earth leakage circuit breaker. This should be installed by a licensed contractor.

d.) Glazing in doors and windows in traffic areas should be replaced with safety glass or at a minimum have

shatterproof film installed. This should apply to homes built prior to 1978.

Lead Based Paints - Homes built before 1970 are most at risk, but those built more recently may also have paint containing lead. . Some paints manufactured prior to 1970 contained up to 50% lead.
Before re-painting, renovation, or extending please seek advice from the Lead Advisory Service on 1800 626 086.

Asbestos Warning - Buildings built prior to 1986 are likely to have wall and/ceiling sheeting and other products including roof sheeting that contain asbestos. Even buildings built after this date, until the early 90's could contain some asbestos products including some linoleum. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to peoples health. If you are going to carry out any work or renovation with asbestos products you must seek professional expert advice.

Areas of the building below ground level - These areas may include habitable and non-habitable rooms beneath your dwelling or below the surrounding ground level. These areas may not have been approved by Council, and dampness and ground water entry should be expected, especially during periods of heavy rainfall. Drains behind these areas may be omitted, not operating or obstructed. Council records or relevant certifying authority should be sought and investigated to see what approval has been granted for the use of these areas, also as to whether or not the walls have been designed to act as retaining walls.

Absence or Presence of Dampness - The presence of dampness can depend on prevailing conditions at the time of inspection. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some dampness in other weather conditions. The full detection and assessment of damp problems may require the monitoring of a building over a period of time.

Climatic changes effect to brickwork - It is important to be aware that variation in prevailing weather patterns can influence foundation materials and result in movement cracks to building structures. Weather conditions with prevailing drought or wet conditions can cause sudden movement cracking to buildings. Buildings which have not experienced cracking in the past can quite quickly develop cracking due to foundation movement. Building which have past cracks could also develop further deterioration cracking. Buildings can also experience internal cracking to masonry walls or internal linings. In some cases existing cracks to buildings can open and close with variation to ground moisture to the foundation material.

Rendered - Bagged - or Painted Brickwork - Render, bagging and painting of brickwork all require special preparation prior to these finishes being applied. If good preparation and best practice has not taken place, the finish may not adhere to the brickwork and therefore may flake, blister, peel, or cracking or crazing may appear to render. These coatings may conceal defects. As we do not know what practices have been followed, we strongly recommend that you enquire with the vendor what preparations were carried out and what products were used in the process, and if any warranties or guarantees were issued with the work.

Retaining Walls - Retaining walls are only visually inspected. You should always consider investigating whether retaining walls have been designed by a structural engineer, or have been Council approved as retaining walls.

Reasonable safe access - Areas where safe unobstructed access is provided, and where minimum clearance have been specified in our terms and conditions. The inspection of all subfloor structures and roof interiors is always advised prior to exchange of contracts. Where access is not available, trapdoors in floors and person holes in ceilings, should be formed after receipt of written consent of the vendor. Inspection of these areas should take place.

Door Locks - It is strongly recommended that all external door locks be re-keyed at the time occupancy for security reasons.

Glass Caution - Buildings built before 1978 may contain glass which would not comply with the current glass safety standards AS 1288 - 2006 (Plus Amendments 1 & 2). Balustrade infill panels, shower screens and glass that is less than 1 metre above the abutting finished floor level, should have a safety glazing material installed in accordance with AS 1288. While our report may highlight areas of concern, specialized knowledge and test equipment is required to specify that the glass conforms to today standard. A suitably qualified glazier should be sought for a specialist inspection.

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Smoke alarm maintenance guide: Once a month: Test your smoke alarm batteries every month by pressing and holding the test button for at least five seconds until you hear the beeps. **Every 6 months:** Vacuum dust off your smoke alarms every six months. Keeping your smoke alarm free of particles to help reduce false alarms and ensure smoke can easily reach the internal sensor. **Every year:** Replace lead or alkaline batteries every 12 months. **Every 10 years:** Replace all smoke alarms every 10 years, or earlier if specified by the manufacturer.

Balconies & Decks - Care should be given to the load placed on these structures, and it is essential that these structures are not overloaded as this may result in structural failure. The inspector only carries out a visual inspection of balconies and decks, and it is recommended that you consult with a structural engineer to determine the load capacity of the deck or balcony prior to use. Decks and balcony failure has resulted in some instances, with serious injury and or death. When supporting timbers and fixings are concealed to these structures, I am unable to comment on the condition of these items. I recommend further investigation as to the condition and the durability class of the timbers and fixings used. This should be investigated prior to use, as deterioration may exist that may lead to failure of the structure. It is essential that balconies and decks be annually inspected by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified.

Stairs & Balustrade - Specifications have been laid down by the Australian Building Code - Section 3.9 on stairs, landings, and balustrade to ensure the safety of all occupants and visitors in a building. The width of stair treads and height of stair risers that do not comply with to days standards can be a hazard. Many balustrade and stairs built before the issuing of the 1996 standard may not comply with to days standard, and you may consider upgrading to the current standard to improve safety. It is essential that stairs and balustrade be annually inspected by a suitably qualified person to ensure any maintenance that may become necessary is identified to prevent failure of these items.

Maintenance - Regular maintenance will help your property retain its value, especially when the property is re-sold. Neglect of your property can turn out to be expensive, and is usually avoidable. Please discuss future maintenance inspections with your building consultant.

Concealed defects or faults - Defects or faults may be deliberately concealed or may only become evident when wall paper, wall hangings or furniture stored goods and shrubs have been moved, or when alterations and renovation are carried out.

Leaking Showers - Leaking showers is one of the most common defects found in homes. There can be a number of causes including plumbing which is concealed in the wall or floor cavity, but the most common cause is the gap between the floor and the wall of the shower recess. 90% of showers built onto wall studs will eventually leak. Movements caused by settlement and expansion, and vibrations of the walls caused by simply the closing of doors may at anytime cause a shower to leak. The result of the test carried out at the inspection, is no guarantee that the recess may not leak at any time in the future. If evidence of a leaks to wet areas is detected it is important that leaks be repaired by a licensed waterproofer/plumber as leaks have a potential to cause damage to concealed wall frame timbers and concealed floor joist timbers. If showers have not been in use prior to our inspection, it is difficult to detect if they leak, as moisture readings may show normal. You should check with the vendor if all showers are regularly used.

Bath/Spa - tubs are checked for visual damage, stability and wall junctions. The drain and any leakage is not part of a Pre Purchase inspection. We suggest that before final handover you seek permission to fill and drain the bath looking for any leaks.

Water Hammer: Water hammer is a term used to describe the banging noise made by water supply pipes when the tap or automatic water valve turns off rapidly. This noise, while harmless enough, can nevertheless be quite disconcerting when first noticed. Often the pipes themselves are loose within the walls where access would be difficult. An easier fix is the installation of a air chamber, which acts as a shock absorber (hammer arrester) for the water in the pipes and prevents this noise from occurring. In extreme cases, water hammer can cause pipes to separate from vibration over time.

Appliances and equipment - I recommend that you arrange with the vendor to test any mechanical or electrical devices such as stove elements, spa baths, hot water systems, dishwashers, air conditioners, and pool equipment etc. prior to settlement. The vendor may also be able to provide you with instruction manuals or hints on operation. You may also be able to obtain warranties to some items if applicable.

Specialist Inspections - In addition to this Standard Property Report Inspection, consideration should be given to

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gaining specialist inspections on plumbing, hydraulics, roofing, mechanical services or geo technical where appropriate.

Timber Framing - The inspection of the roof void was carried out where accessible to assess the general performance and adequacy. The inspection does not imply compliance with AS1684 Parts 2 - 4 - 2010. Buildings constructed prior to this date may not comply with current design criteria for wind bracing and tie down. The existing frame may therefore not perform under high gust winds or certain earthquake conditions that can possibly occur. Truss manufacturers provide the specifications and design for each individual roof frame, designed to meet wind speeds nominated by council or the builder at the time of construction. As we are not provided with those specifications and the completed roof now limits our access to all relevant sections of the framework, we are unable to determine if the framework has been built in accordance with the specifications for the nominated wind speed. A check of the buildings certification for framing can be obtained through the council.

Copper Chrome Arsenic Treated Timber - (CCA) The use of CCA in the construction of garden furniture, picnic tables, seating, children play equipment, patios, domestic decking, and hand rails is prohibited from March 2006. It is difficult to identify timber that has been treated with CCA as wood that is freshly treated with CCA has a greenish tint, which fade over time and, some other wood treatments may also have a green colour. Generally, unless the above items have been constructed with hardwood or cedar, it is possible that they may be constructed with CCA-treated wood. Existing structures do not need to be removed, the timber is harmless when handled correctly. For further information see www.better health.vic.gov.au.

Creosote - Creosote has been used as a wood preservative for over a hundred years. Creosote is both corrosive and a probable carcinogen. It attacks and irritates the skin. Creosote is less hazardous than some other wood preservative. After skin contact with Creosote thoroughly wash with soap and water followed by a wash with Methylated spirits. www.safersolutions.org.au

Magnesite Flooring - Magnesite was used as a topping to internal concrete slabs between the 1960's and 1990's in low to medium and high rise residential buildings. The magnesite and magnesium chloride chemically reacts, creating a strong cement that binds fillers. In some instances asbestos fillers were used. Magnesite flooring presents a problem when the wet or high humidity is present as it absorbs water and gradually dis integrates. Chloride ions are released that may cause the reinforcement in the concrete to corrode prematurely. The corrosion will continue and develop into a structural defect where costly repair work or replacement of the concrete structure will be required. Magnesite flooring is not normally visible during an inspection because of floor coverings, areas of high risk are next to external walls or internal floors adjacent to wet areas.

Gutters & Downpipes - The Australian Standard for Gutters and Downpipes AS/NZS 3500.5.2018 states that the design method for Gutters and Downpipes do not include:

a) Localized variations in rainfall intensities due to winds or adjacent buildings.
b) Blockage of roof drainage system e.g. by snow, hail and debris.
c) Reduced hydraulic capacity caused by:
   (i) Reduced gutter gradient due to ground movement.
   (ii) Turbulence due to wind.

All gutters are designed to overflow in extreme weather conditions. The AS/NZS 3500.3.2018 assumes the responsible owner or manager arranges regular inspection and cleaning of gutters. Of particular danger are wind blown plastics, drink cans, builders refuse, balls, bird nests, items deposited by birds, dead birds, leaves, moss, mortar, silt or similar. You would need to employ an expert certifier to determine if the design of the roof and the drainage systems conform to the standards. This is not part of a Pre Purchase Residential Building Inspection AS 4349.1 - 2007.

Vegetation - While trees and shrubs are a necessary part of our environment, they can cause damage to sewerage pipes and block drains. Trees, shrubs and vines can cause cracking to brickwork and damage to the dwelling foundations when in close proximity to the dwelling. The CSIRO generally recommends that any large trees or shrubs should be kept away from the foundation system to a ratio of 1.0m height of trees to 1.5m distance away from the foundations. i.e. if a tree is 6 meters high, the distance away from the foundation or walls should be 9 meters.

Limitations on gardens: The development of the gardens should not interfere with the drainage requirements or the subfloor ventilation and weep hole drainage systems. Garden beds adjacent to the house should be avoided. Care should be taken to avoid over watering of gardens close to the house footings.

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Swimming pools and Spas: This report does not include a full detailed inspection on swimming pools or spas. Detailed inspection on the integrity or serviceability on any pool or spa and associated equipment has not been carried out and is not within the scope of a Standard Property Report. You should contact a pool/spa expert regarding their integrity and serviceability of the motors and plumbing systems.

Final inspection prior to settlement - Consideration should be given to the time elapsed since date of inspection. It is possible that items and fixtures listed in your contract of sale may be removed or stolen from the property. Vendors or tenants could have caused damage by their activities, natural disasters e.g. storms both wind and rain that may have caused damage. Purchasers should make a final inspection of the property including the inclusions immediately prior (within 24 hours) to settlement.

Life of Report: This report should not be relied upon if the contract for sale becomes binding more than 60 days after the initial inspection. A re-inspection after this time is essential.

Illegal building works: It is strongly recommended that you ask your Solicitor or Conveyancer to carry out appropriate inquiries with council e.g. Building Certificates, Section 603 certificate, Section 88G certificates, Section 121ZP & Section 735 certificates, & Section 10.7 zoning certificates as these checks should detect such items as illegal building works, outstanding notices and incomplete building approval.

INSPECTION AGREEMENT

The Purpose of the Inspection: The Purpose of the Inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the Inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with AS 4349.1-2007 "Appendix C". Areas for inspection shall cover all safe and accessible areas. It is unrealistic for a consultant to comment on all minor defects and imperfections in the Building Report.

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.

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

A Building Inspection to AS 4349.1-2007 "Appendix C" is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law or as a warranty or a insurance policy against problems developing with the building in the future.

Estimating the cost of defects in not included in the Building Inspection Report AS 4349.1-2007 "Appendix C" although it may form part of a special-purpose property report.

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'Special-Purpose Building Report'.

Nearly all properties have minor faults or defects. Faults or defects do not necessarily mean the property should not be purchased. Often many such faults or defects are obvious to you or may be reflected in the selling price.

The following areas have been visually inspected and assessment of the condition made in accordance with AS 4349.1 - 2007 "Appendix C" where reasonable and safe access is allowed or permitted.

1. The interior of the building.
2. The exterior of the building.
3. The roof space.
4. The under floor space.
5. The roof exterior.
6. The site: car accommodation, detached laundry, ablution facilities and garden sheds, small retaining walls

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(non structural), paths and driveways, steps, fencing, surface water drainage, storm water run off and any items or areas where specified by the person requesting the inspection.

Items not covered by this report:
The Inspector will not cover or report the items listed in Appendix D to AS 4349.1-2007 e.g. Footings below ground, Concealed Damp-proof Course, Electrical Installations, operation of Smoke Detectors, Light Switches and Fittings, TV Sound and Communications and Security Systems, Concealed Plumbing, Adequacy of Roof Drainage as installed, Gas Fittings and Fixtures, Air Conditioning, Automatic Door Mechanisms, Swimming Pools and Associated Equipment, Operation of Fire Places, and Solid Fuel Heaters, Alarm Systems, Intercom Systems, Soft Floor Coverings, Electrical Appliances, Paint Coatings, Health Hazards e.g. Allergies, Soil Toxicity, Lead Content, Presence of Asbestos, Urea Formaldehyde. Timber and Metal Framing sizes and adequacy, Concealed Tie-Downs and Bracing, Soil Conditions, Control Joints, Concealed Framing Timbers or any areas concealed by wall linings/sidings. Landscaping, Rubbish, Floor Coverings, Furniture and Accessories, Lighting and Energy Efficiency, and Environmental Matters e.g. BCA Environmental Provisions. These items are subject to of a Specialised Purpose Building Report. A person requiring a Special Purpose Building Report must specify his requirements.

TERMS AND CONDITIONS OF BUILDING REPORT IN ACCORDANCE WITH AS 4349.1 - 2007 Appendix C

1) **SAFE HOUSE PROPERTY CONSULTANTS PTY LTD**. Is the company named on the report and referred to hereafter as "The Company".

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

3) This report is confined solely to the **visual inspection** of those parts of the building to which reasonable safe access was available or permitted at the time of inspection. Nothing contained in the report implies that inaccessible or partly inaccessible area(s) or section(s) or the property being inspected by the Consultant on the date of inspection does not have any defect(s). Accordingly this Report is not a guarantee that a building related defect does not exist in any inaccessible or partly inaccessible area(s) or sections of the property. Nor is it a guarantee that future problems will not occur.

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

5) **Complaints Procedure:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

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

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

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the

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arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties
must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event 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.

6) This Company / Consultant is not responsible to repair any damage disclosed by this inspection, including without any limitation, damage which exists in areas which were not accessible for visual inspection on the date of inspection.

7) 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 prevailing weather conditions; 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; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are sole regulated by statutes; any area(s) or item(s) that could not be inspected upon request.

8) **Safe and reasonable access:** The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The Inspector shall also determine whether sufficient space is available to allow safe access.

9) **Reasonable access** to the roof space under the terms of this Report generally means an unobstructed space with a clearance of not less than 600mm square in roof spaces and 450mm in other areas and safely accessible by a 3.6 meter ladder internally, and 3.6 metre ladder, externally.

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

11) The Company accepts no responsibility for not reporting on sections or areas of the property, which are covered or concealed by intention or non-intention, or inaccessible to visual or physical inspection as at the date of inspection. Coverings that shall be included but not limited to are: stored goods inside or outside the building, or built in cupboards, wall boards, weatherboard, wall ties, sarking, dust, paint, ceiling insulation, wall paper, carpets and over floor coverings.

12) **No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the inspection, asbestos or materials containing asbestos happened to be noticed then this may be noted in the general report.

13) We have not tested the ground that the building sits on and cannot state that it is suitable to support the structure. A Geotechnical Engineer should report on this.

14) **Items not covered by this report:** The Inspector will not cover or report the items listed in Appendix D to AS 4349.1-2007 e.g. Footings below ground, Concealed Damp-proof Course, Electrical Installations, operation of Smoke Detectors, Light Switches and Fittings, TV Sound and Communications and Security Systems, Concealed Plumbing, Adequacy of Roof Drainage as installed, Gas Fittings and Fixtures, Air Conditioning, Automatic Door Mechanisms, Swimming Pools and Associated Equipment, Operation of Fire Places, and Solid Fuel Heaters, Alarm Systems, Intercom Systems, Soft Floor Coverings, Electrical Appliances, Paint Coatings, Health Hazards e.g. Allergies, Soil Toxicity, Lead Content, Presence of Asbestos, Urea Formaldehyde. Timber and Metal Framing sizes and adequacy, Concealed Tie-Downs and Bracing, Soil Conditions, Control Joints, Concealed Framing Timbers or any areas concealed by wall linings/sidings. Landscaping, Rubbish, Floor Coverings, Furniture and Accessories, Lighting and Energy Efficiency, and Environmental Matters e.g. BCA Environmental Provisions, no report is made

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on the presence operation installation or cabling of computer networks, free to air or pay TV systems. These items are subject to of a Specialised Purpose Building Report. A person requiring a Special Purpose Building Report must specify his requirements. We do not inspect or test pipe work, mechanical or electrical inclusions, including air conditioning equipment, fans, stoves, saunas, alarms, electronic locks, sprinkler system, water purifiers, filters, pumps, we do not check television reception; gas or oil heaters including chimneys or stacks, or any other materials or equipment relating to the property.

15) Where an oral report is given, The Company / Consultant shall not be held responsible for any matters whatsoever, should the applicant misconstrue and / or fail to understand the report.

16) A pest inspection is not included in this report. However, we strongly recommend that a Timber Pest Inspection be carried out by a qualified Timber Pest Inspector.

17) Safe House Property Consultants inspector' will make every effort to identify defects such as water marks to the roof interior, condition of the roofs covering including the roofs flashing, roof fixings and linings and anything that may contribute to water entry. This inspection is **not a guarantee** that a roof will not leak. Many variables such as climatic conditions, high winds, and unusual heavy rainfall or hail, blocked down pipes or guttering, age of roof, and normal sun degradation can cause unpredictable leakage to any roof. A Building Inspection AS 4349.1-2007 Appendix C Inspection is a Visual Inspection only and does not include compliance of the roof pitch in relation to the roof covering with the various manufacturers' specifications. Wind load design factors set by local council and used by roof designers are not available on site to our consultants so no assessment can be made for its integrity. Safe House Property Consultants has a duty to warn you that all roofs could leak under certain environmental conditions.

18) No inspection for mould is carried out on the property, and no report on the presence or absence of mould is provided. If mould is noted as present within the property and you are concerned as to the health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth health departments or a qualified expert such as an industry hygienist.

19) 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 the advice from a Structural Engineer.

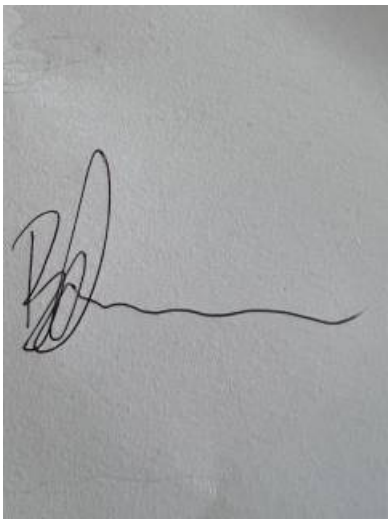
20) Building Report Inspection Report (AS 4349.1 - 2007 Appendix C) requires the inspector to assess the condition of the Property. The Inspector is not required to determine its' compliance to design standards.

21) You should obtain your own independent legal advice in respect of this contract.

CONTACT THE INSPECTOR

22.4 Signed by your inspector: Brock Donovan	Building Consultant on behalf of Safe House Property Consultants Pty Ltd Donovan Building Inspections Pty Ltd ATF Donovan Consulting Brock Donovan - Phone 0400 026 347 Certificate 11 Construction Pathways Certificate111 Carpentry Certificate 1V Building and Construction Diploma of Building and Construction Certificate 111 Construction Waterproofing Email: brock.safehouse@gmail.com Qualified Termite Inspector Termatrac Certified Technician. **Please feel free to contact me regarding 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 the report or have any questions at all that require any clarification, then you should immediately contact me and have the matter explained.**

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DISCLAIMER OF Liability: a) No liability shall be accepted on account of failure of the report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the Consultant (including but not limited to any area(s) or section(s) so specified within the report). b) We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

DISCLAIMER OF LIABILITY TO THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or the use of the Property or the given security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the front page of this Report.

Prohibition on the Provision or Sale of the Report:

The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

TABLE 3.3
TYPES OF DEFECTS

Damage: The fabric of the element has ruptured or is otherwise broken.

(Distortion, Warping, Twisting): An element or elements has been distorted or moved from the intended location.

Water Penetration, Damp related: Moisture is present in unintended or unexpected location.

Material Deterioration(rusting, rotting, corrosion, decay): An element or component is subject to deterioration of material or materials.

Operational: An element or component does not operate as intended.

Installations (Including Omissions): The element or component is subject to improper or ineffective installation, inappropriate use or missing components.

TERMINOLOGY

Definitions: of the terms (Good), (Reasonable), and (Fair or Poor) below apply to defects associated with individual items or specific areas.

Good: The item or area inspected appears to be in serviceable and /or sound condition without any significant

visible defects at the time of the inspection.

Reasonable: The item or area inspected shows minor defects, minor defects or wear and tear and may require repairs or maintenance.

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

THIS IS THE END OF THE BUILDING REPORT:

Please feel free to contact Safe House Property Consultants 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.

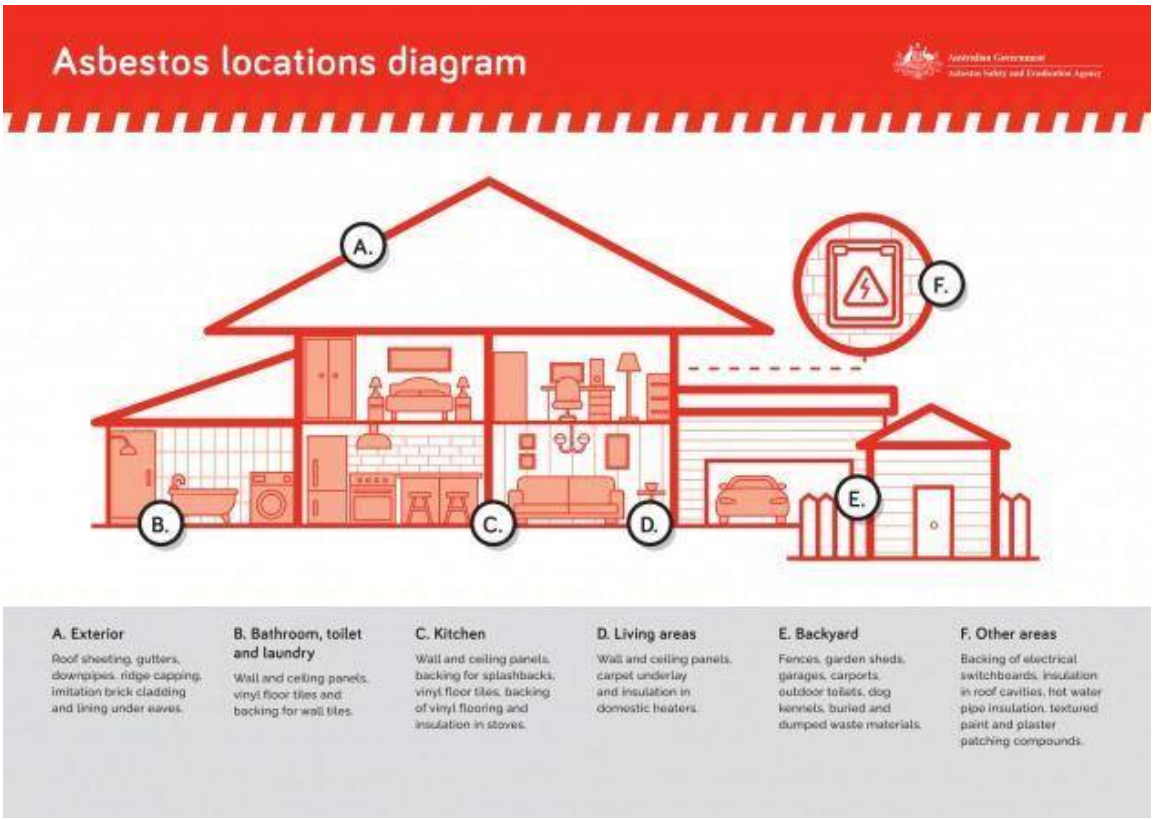
Should you have any difficulty in understanding anything contained within the report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

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Identification of Asbestos is not part of a Pre-Purchase Inspection to AS 4349-2007.
No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the inspection, asbestos or materials containing asbestos happened to be noticed then this may be noted in the general report.

ASBESTOS AWARENESS

22.5 location of Asbestos in House	To become informed about Asbestos please search foe Asbestos Awareness on web. The link below will take you to the Australian Government Web site on asbestos. https://www1.health.gov.au/internet/main/publishing.nsf/Content/ohp-enhealth-asbestos-may2012.htm/$File/asbestos-feb13.pdf, Where to look for Asbestos in a typical house. **Where Might Asbestos Be Found in Your Home?** Products made from bonded asbestos cement that may have been used in your home include: • Fibro sheeting (flat and corrugated) which may have been used in internal walls and ceilings, external walls and cladding, infill panels in windows and doors, eaves, fencing, carports, backyard sheds and dog kennels, electrical switchboards, sheeting under floor tiles, bathroom walls, backing to floor tiles and sheet vinyl, carpet underlay, and the backing behind the ceramic wall tiles and textile seals to the oven • Water drainage and flue pipes • Roofing shingles and guttering • 1 in 3 Australian homes contains building materials with asbestos



GOOGLE REVIEW

22.6 Leave Review	You mobile should have a QR scanner installed. By Scanning this QR code it makes it an easy way to leave feedback. When you scan this code you are directed to Google Maps to leave your review. Thank you for choosing Safe House Property Pty Ltd. Or On your computer copy the link to you browser and it will direct you Safe House Property Google Maps to leave your review. <https://g.page/r/CdtOQm35W1ZXEB0/review>



VISUAL TIMBER PEST INSPECTION & REPORT IN ACCORDANCE WITH AS 4349.3 - 2010

SAFE HOUSE PROPERTY CONSULTANTS PTY LTD INSPECTOR IS:

23.1 This report was carried out by:	Building Consultant on behalf of Safe House Property Consultants Pty Ltd Donovan Building Inspections Pty Ltd ATF Donovan Consulting Brock Donovan - Phone 0400 026 347 Certificate 11 Construction Pathways Certificate111 Carpentry Certificate 1V Building and Construction Diploma of Building and Construction Certificate 111 Construction Waterproofing Email: brock.safehouse@gmail.com Qualified Termite Inspector Termatrac Certified Technician.

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CLIENT & PROPERTY INFORMATION

23.2 Client Name:	[redacted]
23.3 Property Address:	11 Glenview St Dapto, NSW 2530.
23.4 Report Reference Number:	67104BD.
23.5 Contract Acceptance Date and Time:	06/10/2026.
23.6 Inspection Date:	07/10/2026.
23.7 Inspection Commencement Time:	1:00PM.
23.8 Report Completion Date:	07/10/2026.
23.9 Weather at the time of the inspection:	Fine.
23.10 Recent Weather Conditions:	Dry.

BRIEF SUMMARY OF TIMBER PEST ACTIVITY SAFETY AND DAMAGE

IMPORTANT DISCLAIMER

This Brief Summary is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own.**

The report must be read in its entirety, the treatment recommendations are contained within the report.

This Summary must be read in conjunction with the **full Report and not in isolation from the Report**. If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

The report is subject to Terms & Limitations.

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ACTIVE TERMITES FOUND

24.1 Active termites found:	No visible evidence of active subterranean or damp-wood termites to accessible areas. You must read the report in its entirety.

DAMAGE CAUSED BY TERMITES

24.2 Damage caused by found termites :	No visible evidence of termite damage found to accessible areas. You must read the report in its entirety.

DAMAGE CAUSED BY BORERS

24.3 Damage caused by borers found:	Yes, see details within the report under following headings: Sub-floor, Roof Cavity.

DAMAGE CAUSED BY WOOD DECAY

24.4 Damage caused by wood decay found:	Yes, see details within the report under following headings: Exterior. Fences and Landscaping.

POTENTIAL MAJOR SAFETY HAZARD CAUSED BY TIMBER PEST

24.5 Potential Major Safety Hazard Caused By Timber Pests:	No potential major safety hazards were visible at the time of the inspection.

ACCESS

24.6 Any area(s) to which access should be gained:	Yes - See details within the report.

QUESTIONS TO BE ASKED AND ACCESS RESTRICTIONS.

HISTORY & RELEVANT DOCUMENTATION

25.1 Important	Important: I strongly recommend the purchaser make enquires with the vendor as to whether there has been any past timber pest activity, damage and or any treatments have occurred to the property. You should request copies of any paperwork related to any timber pest treatment carried out and any warranty details attached to the treatment.

ACCESS

25.2 Any area(s) to which access should be gained:	Yes - See details under heading - interior, roof cavity, sub-floor, garaging, out buildings.
25.3 Was the property furnished at the time of inspection?	Yes. See detail under the heading interior.

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ROOF CAVITY

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

Lyctus borer

26.1 Evidence	Evidence of *Lyctus borer* was found. *Lyctus borer* is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer. *Lyctus borer* damage was noted to the following timber(s)/area(s) but not necessarily limited to the following areas:
26.2 Affected Timbers Roof:	Ceiling Joists, trimming timbers.

EXTERIOR

Wood decay fungi

27.1 Evidence	Evidence of active wood decay fungi was detected in, but not necessarily limited to the following areas:
27.2 Affected Timbers Exterior:	Barge Board timbers. Decking Timbers.
27.3 Severity	Visible timber damage appears moderate to extensive however, we are not engineers and this is not to be considered an engineers opinion. Refer to the definitions section of this report - Section 1.3 - Timber Damage.

SUB-FLOOR

Lyctus borer

28.1 Evidence	Evidence of *Lyctus borer* was found. *Lyctus borer* is not considered to be a significant pest of timber and as the damage is confined to the sapwood content of hardwood timbers, no treatment is required in respect of this borer. *Lyctus borer* damage was noted to the following timber(s)/area(s) but not necessarily limited to the following areas:
28.2 Affected Timbers Sub-floor:	Floor Joist/s.

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OUT- BUILDINGS

DESCRIPTION OF OUT BUILDINGS

29.1 Out Buildings consist of	an awning, a shed, a pool.

FENCES LANDSCAPING

Wood decay damage found

30.1 Description	Yes - Wood decay damage was noted to the following timbers/areas.
30.2 Affected timbers	Fence timbers. Gate timbers.
30.3 Severity	Visible timber damage appears moderate to extensive however, we are not engineers and this is not to be considered an engineers opinion. Refer to the definitions section of this report - Section 1.3 - Timber Damage.

ACCESS- RESTRICTIONS

RESTRICTIONS ROOF CAVITY

31.1 Access Restrictions	A section of the roof is of skillion style construction and in this section there is no accessible cavity present for inspection. Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance to be carried out. Access was limited to the ceiling joists and top plate timbers due to the installation of insulation. I recommend that the roof void be cleared of the insulation to allow for a full inspection of the roof void timbers. Considering insulation may conceal evidence of infestation by timber pests or damage to remain undetected and in particular undetected termite entry. Sarking to the roof void prevents access and vision of tile battens. This may allow undetected infestation of timber pests as they cannot be visually seen . Clearance within sections of the roof was limited due to type of construction to allow body access. This allows only a limited visual inspection from a distance to be carried out. Stored goods restricted access and vision of timbers and these goods may conceal evidence of infestation by timber pests or damage to remain undetected and in particular undetected termite entry. I recommend stored goods are removed, and a re inspection be carried out. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.
31.2 Inspection Restrictions	Insulation is present in the roof cavity. This restricted inspection to some roofing timbers and may conceal evidence of active timber pests and or damage caused by timber pest infestation. Removal of insulation is not within the scope of a standard visual timber pest inspection report. Sarking paper covered tile battens restricting inspection and may conceal evidence of active timber pests and or damage caused by timber pest infestation. Stored goods restricted inspection within this area. Stored goods may conceal evidence of active timber pests and or damage caused by timber pest infestation. Where it has been noted that access was limited restricted or denied. I **strongly** recommend that a reinspection of these areas be carried out, prior to property purchase. Considering restrictions or

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	limitations may allow infestation by timber pests or damage to remain undetected, particularly undetected termite entry.

RESTRICTIONS INTERIOR

31.3 Was the property furnished at the time of inspection?	Yes. Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity and or damage. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is essential in this case.
31.4 Restrictions/description	Floor coverings were present and restricted inspection to the upper side of flooring. The floor covering may allow infestation by timber pests to remain undetected and in particular allow undetected termite entry. Furnishings were present and restricted inspection and vision within this area. This may allow infestation by timber pests to remain undetected and in particular allow undetected termite entry. I recommend removal of the furniture and that a reinspection be carried out. Stored goods present within this area restricted inspection. The stored goods may allow infestation by timber pests to remain undetected and in particular allow undetected termite entry. I recommend reinspection when the goods are removed. Some shower recess walls adjoin built in cupboards or robes. Instrument testing of these walls is limited. I strongly recommend that these areas be tested, when suitable access can be arranged, as these walls may conceal termite damage or activity. Consult with your consultant regarding the cost of reinspection. No access behind built in cupboards including kitchen cupboards. I recommend that removable kick boards be installed to allow visual inspection of these areas. No access to concealed wall and or ceiling frames. No possible access to the first floor joists covered by ceiling linings. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.

RESTRICTIONS EXTERNAL

31.5 Description	There is insufficient crawl space below decking timbers due to the method of construction. See Section 2.0 - Reasonable Access. I recommend that access be gained and reinspection be carried out prior to the property settlement where possible as evidence of active timber pest or damage may exist in particular termites. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.

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RESTRICTIONS SUB-FLOOR

31.6 Restrictions/description	Stored goods to the sub-floor restricted access and vision to the area. It should be noted the under floor is a prime area of timber pest attack, and the absence of timber pest activity or damage to accessible timbers should not be taken as an indicator that inaccessible timbers are also free from attack or damage. I strongly recommend that access be gained to the sub-floor when the stored items are removed to enable a more complete report to be submitted, (see summary). Consult with your consultant regarding cost for a reinspection. Crawl space below some areas was limited due to the method of construction resulting in a limited visual inspection from a distance being carried out. Where inspection is limited, evidence of timber pest activity and or damage may be present but not identified within this report. See Section 3.0 - Invasive Inspection. Underfloor insulation limited access and vision of floor timber frames. Possible defects or timber pest may exist to these areas. Fallen insulation significantly restricts access/vision, I recommend reinspection after rectification. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.

RESTRICTIONS GARAGE

31.7 Interior/ Exterior Restrictions	Access and vision was obstructed was extremely limited due to an excessive amount of stored goods. I recommend that access be gained and a reinspection be carried out as active timber pest or damage may exist to inaccessible areas. Where it has been noted that access was limited, restricted or denied. I **strongly** recommend that a reinspection of these areas be carried out, prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, particular undetected termite entry.

RESTRICTIONS OUT BUILDINGS

31.8 Interior/ Exterior Restrictions	Stored items restricted or limited inspection to the interior e.g. perimeter wall areas. I strongly recommend reinspection of these areas prior to property purchase, as possible timber pests or damage may exist to concealed areas. Consult with your Consultant regarding cost of reinspection. Where it has been noted that access was limited, restricted, or denied. I **strongly** recommend that a reinspection of these areas be carried out prior to property purchase. Restrictions or limitations may allow infestation by timber pests or damage to remain undetected, in particular undetected termite entry.

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CONDUCIVE CONDITIONS

ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TIMBER PEST ATTACK

32.1 Ventilation:	The under floor ventilation is inadequate. Decay fungi is present to the sub-floor area and the immediate improvement in ventilation is required. The minimum requirement is 6000mm2 net ventilation area per lineal metre on both internal and external walls placed below the damp-proof course, but above the level of possible entry of surface water. Ventilation particularly to the sub-floor region is important in minimizing the opportunity for timber pests to establish themselves within a property. Risk is considered to be high. There is some fungi growth on the top of the ground indicating lack of ventilation.
32.2 Recommendations for Improving Ventilation:	I recommend the installation of 230mm X 160mm bronze wire mesh vents be installed at a maximum spacing of 1.5 metre centres to foundation walls.
32.3 Drainage:	Testing of the subsurface drainage system for leaks or blockages is not part of the Scope of this Inspection. There are signs of damp soil and water ponding within the subfloor area. Divert all surface water runoff away from the perimeter and subfloor area of the residence to prevent possible unhealthy conditions and damage to the building. Whilst not a plumber, the drainage is generally inadequate, this is a common defect. Where drainage is considered inadequate a plumber, builder or other building expert should be consulted. Poor drainage especially in the sub-floor, increases the likelihood of timber pest attack and in particular termite attack.
32.4 Risk of a Termite Attack:	One in three properties will suffer a termite attack in the life time of the structure.

RECOMMENDATIONS TO LOWER THE RISK OF TIMBER PEST DAMAGE MAIN BUILDING

32.5 Roof Conducive Conditions:	I found evidence of water penetration to the roof area, I recommend this be checked by a suitably qualified trades person. Moisture to the timbers is conducive to timber pest activity and or damage.
32.6 External Conducive Conditions:	External cladding is in contact with soil and or paths this is conducive to moisture problems, timber pest damage or activity. The concealment of the base of the cladding can also allow concealed termite entry or current activity to go undetected. I recommend modifications be made so that a minimum of 75mm ground clearance inspection zone be provided at the base of the cladding. Where exposure of the base of the cladding cannot be gained or provided, I recommend that you consult with a termite prevention expert regarding the installation of chemical or physical barriers to reduce the risk of concealed entry. The air-conditioning condenser discharges adjacent to the external walls. The moisture from the condenser is conducive to timber pest damage and or activity in particular termites, and should be collected or at least directed away from the structure. The hot water system overflow is discharging moisture adjacent to the structure. The moisture source is conducive to timber pest damage and or activity in particular termites, and should be collected or at least directed away from the structure. The dwelling has areas where walls are below the outside ground level. Moisture to these areas is common therefore making them conducive to timber pest activity or damage. Further termites can gain undetected entry into the property and there is the possibility that current concealed termite activity may exist. This means that the property is at greater than normal risk of infestation and should be inspected more frequently. I further recommend that you consult with a termite prevention expert regarding possible installation of a chemical or physical barrier to reduce the risk of concealed entry.

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	Water is/or may pond on the soil adjacent to the building structure, moisture is conducive to timber pest damage and or activity in particular termites. I recommend that this water be collected by improvements to the storm water drainage system, or at least directed away from the structure.

32.7 Sub-floor Conducive Conditions:	The sub-floor is considered at risk area due to inadequate ventilation, which provides an ideal environment conducive to timber pest activity and or damage. I strongly recommend that adequate ventilation be provided to reduce the risk of timber pest attack or damage. Scrap/stored timbers to the sub-floor have direct ground contact, and are susceptible to timber pest damage and or activity. These timbers may also conceal current termite activity. I recommend that these timbers be removed. The underfloor soil appears damp. This should be monitored on a regular basis as moist soil conditions are highly conducive to timber pest attack and or damage. Please read the drainage/ventilation section of our report. Water is ponding or may pond on the soil within the underfloor area. This may be due to a drainage problem or some other factor. This should be rectified as moist soil conditions are highly conducive to timber pest activity and or damage. Please see drainage section of report. Ant capping to the property is incomplete or inadequate. This means that termites can gain undetected entry into the property and there is the possibility of current concealed activity. This means that the property is at greater than normal risk of infestation and should be inspected more frequently.

RECOMMENDATIONS TO LOWER THE RISK OF TIMBER PEST DAMAGE TO THE GARAGE

32.8 Garage Conducive Conditions:	Some walls are below the outside ground level. Moisture to these areas is common, therefore making them conducive to timber pest activity and or damage. Further termites can gain undetected entry into the property and there is the possibility that current concealed termite activity may exist. This means that the property is at greater than normal risk of infestation and should be inspected more frequently. I further recommend that you consult with a termite prevention expert regarding possible installation of a chemical or physical barrier to reduce the risk of concealed entry.

RECOMMENDATIONS TO LOWER THE RISK OF TIMBER PEST DAMAGE FENCES & LANDSCAPING

32.9 Fences & Landscaping:	Bark/mulch to the yard have direct ground contact. This is conducive to timber pest damage and or activity in particular termites. I strongly recommend the bark/mulch be replaced with a non-susceptible material in the near future as possible conceal activity may exist. The fence timbers have direct ground contact. This is conducive to timber pest damage and or activity in particular termites. I recommend they be replaced with H4 treated pine or Colorbond, when in need of replacement. Trees on the property 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. I therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests prior to the property purchase.

Important Note: Where evidence of active termites attacking the building or grounds were found, then an inspection is recommended within three (3) months of the appropriate treatment being completed.

The period of time between inspections and the susceptibility generally of the property to termite attack have been determined by considering a number of factors:

* The location within Australia and state of NSW. Our region is moderate to high risk.
* Floor Construction type.
* Termite barrier or treatment is evidence complying to AS3660 lower the risk of termite attack.
* Conducive Conditions.

Conducive Conditions or Risk Factors

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Water leaks: Water leaks, especially in or into the sub-floor or against the external walls, increases the likelihood of timber pest attack . Leaking showers or leaking pipes from other "wet areas" such as bathroom shower, laundry etc. also increase the likelihood of timber pest attack and in particular concealed termite attack. Overflow from hot water tanks, rainwater tanks and air conditioning units should be plumbed away from the building ideally to a drain if this is not possible, the water should be piped several meters away from the building as the resulting wet area is highly conducive to timber pest attack. If any leaks are reported within this report, you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

Moisture: High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing, vegetation/plants touching the building, splashing from pools or spas, or by timber pest attack and concealed termite activity. Termites are known to gain undetected entry to a building by access through the stems of plants. All areas of high moisture should be investigated by way of an invasive inspection. If high moisture is noted in this report, you must have a building expert investigate the moisture and its cause and determine the full extent of the damage and the estimated cost of repairs.

Drainage: Poor drainage, especially in the sub-floor, greatly increases the likelihood of timber pest attack, and in particular termite attack. We claim no expertise in plumbing and drainage and if inadequate drainage is noted in this report, a plumber, drainer or building expert must be consulted and the poor drainage rectified.

Ventilation: Ventilation, particularly to the sub-floor region is important in minimizing the opportunity for timber pests to establish themselves within a property. Poor ventilation promotes high humidity in the sub-floor and the presence of humidity is highly conducive to termite attack. Where ventilation is noted as inadequate within the report, you should contact a builder or other expert on means of improving the ventilation as recommended by your consultant.

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995, the edge of the slab forms part of the termite shield system. In these buildings, an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case, you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected. **Note:** A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill slab construction. Termite activity or timber pest activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent, regular inspections in accordance with AS 3660.2 - 2017.

Power Poles: Power poles or transmission poles on nature strips my also contain termite colonies which can attack houses within their subterranean range. Power poles are a very common source of termite colonies.

Weep Holes in external walls: It is very important that soil, lawn, any vegetation, concrete paths or pavers does not do not cover the weep holes. Sometimes they have been covered during the rendering of the brickwork. They should be clean and free flowing. Covering of the weep holes in part or in whole may allow undetected termite entry. If it is noted within the report that weep holes are blocked or breeched, you should arrange for the weep holes to be exposed.

Termite Shields (Ant Capping): Ant capping should be kept in good order and condition so termite workings are exposed and visible. While Ant Capping does not stop termites, it allows for the detection to take place. If it is noted within this report that missing, Ant Capping is inadequate, missing, damaged or incorrectly installed, you should contact a building expert to assist in replacing, repairing, or installing chemical shields.

Hot water systems: The plinth or the base of the hot water unit if in contact with the building could provide termites with a concealed entry point. This is a common entry point for termites into the building as they are attracted to moisture and warmth to the hot water unit. It is recommended that the base be separated from the wall by at least 50mm.

Air conditioners and hot water services: Devices which release water alongside or near to building walls should be piped to a drain, if not possible, then several metres away from the building as the resultant wet area is highly conducive to termites.

Note on Conducive Conditions: Conducive conditions are those factors that increase the risk of attack by timber pests. These can include but are by no means limited to lack of access to underfloor voids (if present), slab on ground areas, untreated timbers in contact with soil, moist or damp conditions etc.

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By carrying out preventive maintenance on the conducive items you will lower the risk of termite attack. While ever the risk/conducive items remain on the property, the property will be at higher risk of timber pest attack and in particular termite infestation.

INSTRUMENT TESTING

INSTRUMENT READINGS:

33.1 Moisture Meter readings	Moisture meter readings taken throughout all walls not covered by furnishings were considered to be normal.
33.2 Microwave Termite Detector	The Microwave Termite Detector device was used to wall areas of high risk where not covered by furnishings. The Microwave device revealed: - No detectable levels of termite activity. The Microwave Termite Detection device does have limitations even though it is one of the most advanced tools for the detection of termites. These limitations include: a) penetration through steel b) penetration through foil insulation c) penetration through aluminium-cladding d) penetration through material with high moisture content e) penetration through very dense material such as concrete with high MPA or dense seasoned hardwood timbers. Details of costs for a more invasive inspection with the Microwave Termite Detection device can be provided.

EVIDENCE OF TREATMENT AND TREATMENT RECOMMENDATIONS

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

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

34.1 Findings	No Termite Management Notice posted in the meter box.

This firm can give no assurances with regard to work that may have been previously performed by other firms. The firm which treated the property must be contacted for treatment and warranty information. In many cases retreatment may be required.

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Subterranean termite treatment recommendation:

34.2 Treatment Recommendation	A integrated termite program in accord with AS 3660.2-2017 to protect against subterranean termites is considered to be: Essential.

SUMMARY IN DETAIL

IMPORTANT NOTE:

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

THE REPORT SUMMARY

35.2 Recommendations and Conclusions	Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas. All properties are considered at risk of attack by termites. The risk can be reduced if the property is treated in compliance with Australian Standard AS 3660.2 - 2017. I strongly recommend that a treatment be carried out. Trees on the property 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. I therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests. The property should be inspected on a regular basis at intervals not exceeding 6 months. Regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized. The property was furnished at the time of the inspection, you must understand that the furnishings and stored goods may be concealing evidence of timber pest activity and or damage. This evidence may only be revealed when the property is vacated. A further inspection of the property vacant is recommended.
35.3 Potential Major Safety Hazard Caused By Timber Pests:	No potential major safety hazards were visible at the time of the inspection.
35.4 Opinion Regarding Susceptibility to Timber Pests:	In the opinion of the inspector at the time of this inspection while considering all the risk factors, the degree of risk of subterranean termite infestation to the overall property was considered to be: Moderate to High. Most properties in this region (95%) would be assessed as Moderate to High.

The inspectors opinion is not meant to deter a purchaser from purchasing the property, it is just to make a purchaser aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Timber Pests

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

It is essential that all conducive items noted within this report be rectified. While ever the conducive items remain on the property, the property will be at high risk of a termite infestation.

It is strongly recommended that a full Inspection and Report be carried out every six months. Regular

inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

I further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660.2 - 2017 advises when a complete termite management system is installed in accordance with AS 3660.1 2000 for pre-construction termite work or AS 3660.2 - 2017 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential on addition to any suitable termite management system you install.

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).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- Compensation will only be payable for losses arising in contact or tort sustained by the Client named on the front of the report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

IMPORTANT INFORMATION

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

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

1.0 DEFINITIONS

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

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

1.2 Inactive - The absence of live timber pests at the time of inspection.

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

1.3 TIMBER DAMAGE

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

2.0 REASONABLE ACCESS

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS

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4349.3- 2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstruction, or the space available is less than the following:

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

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 bearer or 500mm beneath the lowest part of any concrete floor.

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.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

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

4.0 CONCRETE SLAB HOMES (Part or full slab)

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

5.0 EVIDENCE OF TERMITE DAMAGE

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

6.0 SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life. Australian subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is

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a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

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

Subterranean Termite Ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

7.0 BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate, and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

Lyctus borer (powderpost beetle) These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not

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recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powderpost beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

8.0 TIMBER DECAY FUNGI

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

9.0 TREATED TIMBERS

Copper Chrome Arsenic Treated Timber - (CCA) The use of CCA in the construction of garden furniture, picnic tables, seating, children play equipment, patios, domestic decking, and handrails is prohibited from March 2006. It is difficult to identify timber that has been treated with CCA as wood that is freshly treated with CCA has a greenish tint, which fades over time and, some other wood treatments may also have a green colour. Generally, unless the above items have been constructed with hardwood or cedar, it is possible that they may be constructed with CCA-treated wood. Existing structures do not need to be removed, the timber is harmless when handled correctly. For further information see www.betterhealth.vic.gov.au.

Creosote - Creosote has been used as a wood preservative for over a hundred years. Creosote is both corrosive and a probable carcinogen. It attacks and irritates the skin. Creosote is less hazardous than some other wood preservatives. After skin contact with Creosote thoroughly wash with soap and water followed by a wash with methylated spirits. www.safersolutions.org.au

INSPECTION

In the case of Pre-purchase Timber Pest Inspections and all Timber Pest Inspections the inspection will be in accord with the requirements of Australian Standard AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections. The purpose of the inspection is to provide advice about the condition of the property concerning timber pest activity as outlined in the Scope of this Agreement. This inspection looks for signs of pest activity, actual pests, conditions favouring pests and suspicious conditions.

Visual Timber Pest Report Terms & Conditions

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. Inspection has been made in the areas where infestation is most likely to occur. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, moldings, 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of timber pests or damage which may only be revealed when the items are removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level.

The inspection will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the

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property. It is important to obtain copies of any paperwork issued.

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. If mould is noted as present within the property and you are concerned as to possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Health Department or a qualified expert such as an Industrial Hygienist.

Limitations:

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly, this Report is NOT A GUARANTEE that an infestation and /or damage does not exist in any inaccessible or partly inaccessible area(s) or section(s) of the property, nor is it a guarantee that a future infestation of timber pests will not occur or be found. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we therefore are unable to report that any such part of the structure is free from defect. If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed.

Scope of Report:

This report is confined to the reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean dampwood termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), by visual inspection of those areas and sections of the property accessible to the Inspector at the time and on the date of inspection. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites ("Family: KALOTERMITIDAE") 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 visible evidence of infestation happened to be found. No liability shall be accepted on account of failure of the within Report to notify of any timber pest activity and/or damage present at or prior to the date of the within Report in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the Inspector (including but not limited to) any area(s) or section(s) so specified by the within Report. This report does not and cannot state the extent of any damage. Any mention within this report relating to extent of any damage has been done with the sole intent of assisting with treatment specifications and must not be used by any party as a guide to the extent of damage for the purpose of estimating repairs or replacement costs. If any past or present infestation or damage is noted in this Report, whether this damage is to the structure or the surrounding grounds, it is strongly recommended that a qualified person such as a Builder, Engineer, Architect or other qualified expert in the Building Trade be asked to determine the extent of damage to the property and an invasive inspection must be carried out to determine any concealed timber pest damage or activity. This firm is not responsible for the repair of any damage whether disclosed by this report of not.

COMMON PROPERTY

With Strata and Company title properties, and all other class two building or equivalent that the purchaser may have additional liability for timber pest damage in the Common Property which may require additional inspection as this inspection is limited to the particular unit lot.

Consumer Complaint Procedure:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.
If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

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

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

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the
parties must be paid any settlement or costs.

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

Disclaimer of Liability to Third Parties:

We will not be liable for any loss, damage, cost or expense whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or the use of the Property or the given security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the front page of this Report.

Prohibition on the Provision or Sale of the Report:

The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause.

Important Information:

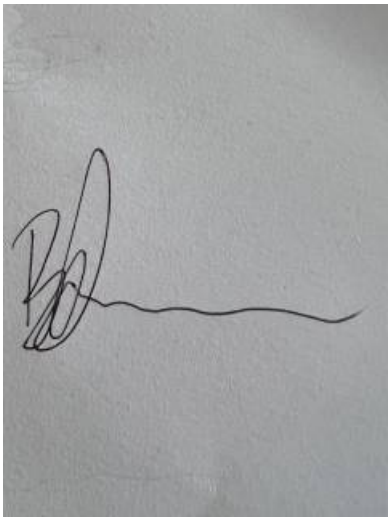
Any person who relies upon the contents of this Report does so acknowledging that the above clauses define the Scope and Limitations of the inspection and form an integral part of the report. **Compensation will only be payable for losses arising in contact or tort sustained by the Client named on the front of the report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.**

Life of Report: No property is safe from termites. Subterranean Termite Species can access the property and it can take as little as three months for a Termite Colony to severely damage the timbers to the home. This report should not be relied upon if the contract for sale becomes binding more than 60 days after the initial inspection. A reinspection after this time is essential.

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INSPECTORS DETAILS

36.2 Signed by your inspector: Brock Donovan	Building Consultant on behalf of Safe House Property Consultants Pty Ltd Donovan Building Inspections Pty Ltd ATF Donovan Consulting Brock Donovan - Phone 0400 026 347 Certificate 11 Construction Pathways Certificate111 Carpentry Certificate 1V Building and Construction Diploma of Building and Construction Certificate 111 Construction Waterproofing Email: brock.safehouse@gmail.com Qualified Termite Inspector Termatrac Certified Technician.



THIS IS THE END OF THE TIMBER PEST REPORT:

Please feel free to contact Safe House Property Consultants inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, termite issues or their importance in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained within the 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.

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