APT PEST AND BUILDING INSPECTIONS

8/26 Donald Road, Queanbeyan NSW 2620
Ph: 02 61933864 / 0413530470
Email: info@aptpbinspections.com.au
Website: www.aptpbinspections.com.au

√ Pre Purchase/Regular Visual Timber Pest Inspection & Report AS 4349.3

√ Pre-purchase Residential Buildings Inspection and Report AS 4349.1

Inspection Carried out by:

Apt Pest & Building Inspections

Inspector: Sunil Pokhrel

Date of Inspection: ……

Inspection and Report Carried out to:

Client's Name: ……

Client's Address:……

Contact Number:……

Email Address:……

ADDRESS AND PHOTO OF PROPERTY INSPECTED

Unit No. :……

Street No. :……

Street Name: ……

Suburb:……

Post Code:……

State:……

Images of property Inspected:

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PART A: PRE PURCHASE/REGULAR VISUAL TIMBER PEST INSPECTION & REPORT AS 4349.3

1. TIMBER PESTS INSPECTION SUMMERY PAGE

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Termite Damage	√	
Borers Damage		√
Wood Decay	√	

Conclusion:

Live termites' activity and wood decay were found at the time of inspection (See attached photos on Finding with Images).

Recommendation:

- [√] *Appoint experienced timber pests' treatment company to treat active termite and to install soil barrier.*
- [√] *Replacement of affected/damaged timber/s: appoint builder to identify degree of damage and replacement of the affected timbers.*
- [√] *Regular Inspection in every 12 months*
- [ ] *Install soil barrier or termite monitoring stations.*
- [ ] *Landscape timbers should be removed or replaced with treated timbers*
- [ ] *Wood/timber debris should be removed from the site*
- [ ]

Other

3.DESCRIPTION OF PROPERTY

3.1 Purpose of Structure

☐	Commercial	√	Residential

3.2 Type of Property

☐	Single story	√	Multistory	☐	Apartment	☐	Unit	☐	Flat

3.3 Building Materials

√	Brick Veneer	☐	Cavity Brick	☐	Concrete Blocks	☐	Stone	☐	Metal
√	Cladding	√	Wood	☐	Plastic	☐	Other		

3.4 Piers Materials

☐	Bricks	☐	Timber	√	Concrete	☐	Stone	☐	Metal
☐	Other								

3.5 Floor Materials

√	Concrete	☐	Timber	☐	Other

3.6 Roof

√	Tiles		Aluminum		Concrete		Other

3.7 Fence

√	Brick		Metal	√	Timber	√	Stone
	Other						

4. SCOPE OF REPORT

This report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and damp wood termites (White Ants), borers of seasoned timber and wood decay fungi (Hereinafter referred to as "timber pests"), present on the date of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found.

5. LIMITATION OF REPORT

Nothing contained in the report implies that any inaccessible or partly accessible areas or sections of the property being inspected by the inspector on 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 inaccessible area or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur to be found

This is a visual inspection only according with the requirements of as 4349.3 inspection of buildings part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (see definition) was both available and permitted on the date of inspection. 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, floor and wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas

that can concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timber cannot be destructively probed or hit without the written permission of the property owner. In an occupied property it must be understood that furnishings of household items may be concealing evidence of timber pests which may only be revealed when the items are moved or removed.

This report does not and cannot state the extent of damage. It is not a structural damage report. We claim no expertise in structural engineering. If any evidence of timber pest activity or damage is reported, then must be assumed there may be some structural damage and a qualified person such as a builder, engineer, architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed by this report or not.

If the timber pest activity and or damage is found, either within the structural or the grounds of the property, then damage may exist in concealed areas, e.g. framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed of reveal previously concealed timbers.

6. DEFINITION

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

- Access hole (cover): An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

- Reasonable Access: only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. Access will be not be reasonable where there are safety concerns, or obstructions, or the space available is less than the following:

  Roof VOID: the dimensions of the access hole must be at least 450mm x 400 mm and reachable by 2.1 m step ladder

  Roof Exterior: Must be accessible by a 3.6 m ladder placed on the ground

  Subfloor Access: 500 mm x 400 mm dimensions whole and at least 400 mm space to crawl.

  Reasonable access does not involve on cutting traps or moving heavy furniture or store good.

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

- Associated works : Any area or item, other than the building proper, that is specified in the inspection agreement.

- Client: The person or other entity for whom the inspection is being carried out.

- Defect: Fault or deviation from the intended condition of a material, assembly or component.

- Inspection: Close and careful scrutiny of an item carried out either without dismantling or with partial dismantling as required, supplemented by means such as measurement, in order to arrive at a reliable conclusion as to the condition of an item.

- Inspector: Person or organization responsible for carrying out the inspection.

- Limitation: Any factor that prevents full achievement of the purpose of the inspection.

- Major defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

- Minor defect: A defect other than a major defect.

- Purpose of inspection: The inspection requirement as identified by the client.

- Scope of inspection: The type and extent of inspection undertaken in response to the stated purpose of the inspection.

- Significant item : An item that is to be reported in accordance with the scope of the inspection, which may be a feature that is present or a feature that is absent.

- Subfloor space: Space between the underside of a suspended floor and the ground.

- Roof space: Space between the roof covering and the ceiling immediately below the roof covering.

- Site : Allotment of land on which a building stands or is to be erected.

7. INSPECTED AND PARTIALLY/NOT INSPECTED AREAS

7.1 Area Inspected

√	Interior and exterior of structures
√	Roof cavity
√	Garage or carport
	Subfloor
√	Retaining walls and garden borders
√	Garden and storage sheds
√	Structures, fences and trees within 50m of the building within the boundaries of the property
√	Pergolas and decks
√	Other

7.2 Areas not inspected and Reasons

Areas in which visual inspection was obstructed or restricted. No inspection was made and no report is submitted, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc. Furnishings, furniture and stored items were not inspected.

√	Interior: Furnished at time of visit
√	Roof cavity: Insulated
	Garage or carport
	Subfloor
	Retaining walls and garden borders
	Garden and storage sheds
	Structures, fences and trees within 50m of the building within the boundaries of the property
	Pergolas and decks

Other

7.3 High Risk Area(s) to which access should be gained, or fully gained, since they may show evidence of timber pests or damage

√	Interior: Furniture should remove from all rooms to get full access for inspection
	Roof cavity
	Garage or carport
√	Subfloor: Remove stored goods from subfloors
	Retaining walls and garden borders
	Garden and storage sheds
	Structures, fences and trees within 50m of the building within the boundaries of the property
	Pergolas and decks
	Other

8. TERMITE INSPECTION DETAILS

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. Australia's termite species (white ants) are the most destructive timber pests in the world. In fact, it can take "as little as three months for a termite colony to severely damage almost all the timber in a 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 foods source for the termites. The gallery system of a single colony may exploit food sources over age much as on hectare, with individual galleries extending up to 50 m to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases, it may be impossible to determine their presence until extensive timber damage occurs.

Once in contact with the timber they excavate it often leaving only a thin vaneer 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 living in underground nests. 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 visual there may be more than on nest on a property. The diet of termites in the natural environment in 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.

8.1. Were active termites (Live insects) present at the time of inspection?

√	Yes
	No

Invasive Inspection Recommendation: a more through invasive inspection is available. Where any current visual evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommended that you arrange to have trees test drilled for evidence of termite nests.

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we will perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture of foliage during the inspection. We will physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We will gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a visual inspection. It involves disruption in the

case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

Was the termite nest found?

	Yes
√	No

Evidence was found in

	Roof Void
	Sub Floor
	Interiors
√	Garage
	Carport
	Garden
	Tree Stump/s
	Landscaping Timber/s
	Fence
	Other

8.2. Identification of Termite

√	Coptotermes Species
	Chedorhinotermes Species
	Nasutitermes SpeciesInteriors
	Heterotermes Species
	Mastotermes darwinensis
	Other

8.3. Comments on Damage.

Whilst we are not builders, the termite damage appears to be:

	Moderate
√	Moderate to Extensive
	Extensive
	Not Applicable

Very Important: where visual evidence of termite workings and /or damage is reported above, but no live termites were present at the time of inspection, you must relies that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climate conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspection is essential. Unless written evidence of a termite protection program in According with "Australian Standard 3660-protection of buildings from subterranean termites" is provided, a treatment should always be considered to reduce the risk of further attack.

8.4. Evidence of possible previous treatment

	Drill Holes
	Durable Sign on Meter Box
	Trenching
√	Not found

8.5. Subterranean termite treatment and Management Program

A management program in according with AS 3660 to protect against subterranean termites is considered to be

√	Strongly Recommended
	Essential
	Not essential but regular inspection are essential
	Not Required because one is carried out by us

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to rich 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 property is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping 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 useful aid for determining the presence of termite 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. Termites tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of insulation, air conditioning dust work and hot water services may prevent a full inspection of the timbers in these areas. Therefore, since fool proof 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.

Important maintenance advice regarding integrated pest management for protecting against timber pests: Any structure can be attacked by timber pest. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property. Factors which may lead to infestation from timber pest include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400 mm clearance, foam insulation at foundations, or/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, trees stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, path ways 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 endeavor to insure such conditions do not occur around your property.

9.BORERS OF SEASONED TIMBER INSPECTION DETAILS

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 beetle cut the exit holes that their presence can be detected. Where 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 beetle 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 paneling. 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 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, large 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.

Lyctus brunneus (Powderpost beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. Unless proof of treatment is provided, anobium punctatum (Furniture beetle) and Calymmaderus incises (Queensland pine beetle) must always be considered active, because, unless the timber is ground up, on cannot determine conclusively if activity has ceased. Treatment, or preferably timber replacement, is required. Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

9.1 Visual evidence of borer activity and/or damage was found in

- ☐ Roof Void
- ☐ Sub Floor
- ☐ Interiors
- ☐ Garage
- ☐ Carport
- ☐ Garden
- ☐

Tree Stump/s

☐ Landscaping Timber/s

☐ Fence

☐ Other

9.2 Identification of Borer/s

☐ Lyctus brunneus (Powderpost beetle)

☐ Anobium Punctatum (furniture beetle)

☐ Calymmaderus incises (queensland pine beetle)

☐ Other

8.3 Comments on Damage

Whilst we are not builders, the borers damage appears to be:

☐ Moderate

☐ Moderate to Extensive

☐ Extensive

☐ Other

Borer Treatment Recommendations: replacement of affected timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active. A chemical treatment to control and/or protect against furniture beetle and/or Queensland pine beetle can be consider as a less effective, lower cost option. Before considering this option though further inspection is essential in 12 months' time to determine if further treatment is needed.

10. WOOD DECAY (ROT) FUNGI DAMAGE INSPECTION DETAILS

Wood decay fungi are conductive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing drainage, leaks and or sealing the timber) and to repair the damage.

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

Wood rot at the time of inspection was visible evidence of wood decay fungi (Rot) found?

√	Yes
	No

Evidence was found in

	Interior
√	Roof Void
	Wall Exterior
	Garage
	Fences
	Subfloor
	Other

11. FINDINGS WITH IMAGES

11.1 Termite Damage/s

Evidence/Damage No. 1

Building: Main Building

Location: In garage wall

Finding: Active Termite

Information: Timbers damaged by termite, live termite Activity were found with mud trails. Organize timber pest treatment expert to treat termite and appoint a builder to determine damage level and to replace

damaged timbers.

11.2 Timber Borers Damage/s

11.3 Fungi Damage/s

Evidence/Damage No.2

Building: Main Building

Location: Roof Cavity of Garage

Findings: A roof truss found affected by fungi, appoint builder to find out water leakage/damage on roof and to replace damaged timber.

12. ENVIRONMENT CONDITIONS AND COMMENTS

Termite Shields (Ant Caps): Should be in good order and condition so termite mud tubes are exposed and visible. This helps stop termites gaining undetected entry. Missing, damage of proof shields/barriers increase the risk of infestation. Whilst not a builder it appears that termite shields/barriers are generally

	Adquate
	Inadquate
√	Not Applicable
	Other

Drainage: poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally:

	Adquate

	Inadquate
√	Not Applicable
	Other

Recommendation on Drainage:

	Organise Plumber
√	Other: No need

Water Leaks: Water leaks, especially in or into the sub-floor or against the external walls, increase the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rain water tanks or leaks from other "wet Areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are:

√	Present
	Not present
	Other

Recommendation on water Leaks:

√	Organise Builder to identify and fixed water leakage from the roof.
	Other

Ventilation: Ventilation, particularly to the sub-floor region is important in minimize the opportunity for timber pests to establish themselves within a property. Whilst not a builder the ventilation appears to be generally:

	Adequate
	Inadquate
√	Other: Not applicable

Recommendation on Ventilation

√	Organize Experties
	Other

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. Slab edges are often concealed by concrete paths, pavers, garden beds, etc. where this is the case you should arrange to have the slab edge exposed for inspection to confirm whether concealed termite entry is possible.

Were the slab edges exposed all around the property:

	Yes
√	No
√	Arrange for slab to be exposed
	Not applicable

13. 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 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 licensed inspector (including but not limited to any area(s) or section(s) so specified by the report.

14. DISCLAIMER OF LIABILITY TO THIRD PARTY

This report is made solely for the use and benefit of the client named on the front of the report. No liability or responsibility whatsoever, in contract or trot, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

15. CONSUMER COMPLAINTS PROCEDURE

In this event of any controversy or claim arising out of, or relating to this timber pest property report, it will be settled by arbitration, in accordance with the rules of the institute of arbitrators Australia. Any judgments from such arbitration shall be binding upon all parties.

16. IMPORTANT NOTES

Concrete slab home: Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by garden beds, lawns or foliage then it is possible for termites to affect concealed entry into the property. They can than cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to

detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn by concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home, it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes be kept free of obstruction.

Invasive Inspection Recommendation: a more through invasive inspection is available. Where any current visual evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommended that you arrange to have trees test drilled for evidence of termite nests.

PART-B: PRE-PURCHASE RESIDENTIAL BUILDINGS INSPECTION AND REPORT AS 4349.1

A building inspection is just one check you can get done before buying a property. It is sometimes referred to as a 'standard property report'.

The building inspection report is a written account of the property's condition. It will include any significant building defects or problems such as rising damp, movement in the walls (cracking), safety hazards or a faulty roof. It is usually carried out before you exchange sale contracts so you can identify problems which, if left unchecked, could prove costly to repair.

1. PROPOSE AND SCOPE OF 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 inspection.

The inspection shall comprise 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.

2. LIMITATIONS OF STANDARDS

A report prepared in accordance with this Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This Standard does not include the identification of unauthorized building work or of work not compliant with building regulations.

3. 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.

4. AMBIENT CONDITIONS AT THE TIME OF THE INSPECTION

5. AREA INSPECTED

The inspector shall inspect accessible parts of the building and appurtenances, together with relevant feature of the property within 30 m of the building and within the boundaries of the site, or as otherwise agreed in the inspection agreement. In this context, relevant features include car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth embankments, surface water drainage and storm water run-off. Inspection of Strata and Company Title residential property shall be limited to the nominated residence and does not include common property.

The following areas were inspected:

- [√] The interior of the building.
- [√] The roof space.
- [√] The exterior of the building.
- [√] The sub-floor space.
- [√] The roof exterior.
- [√] The property within 30 m of the building subject to inspection.
- [√] Other

6. AREA NOT INSPECTED AND REASON BEING NOT INSPECTED

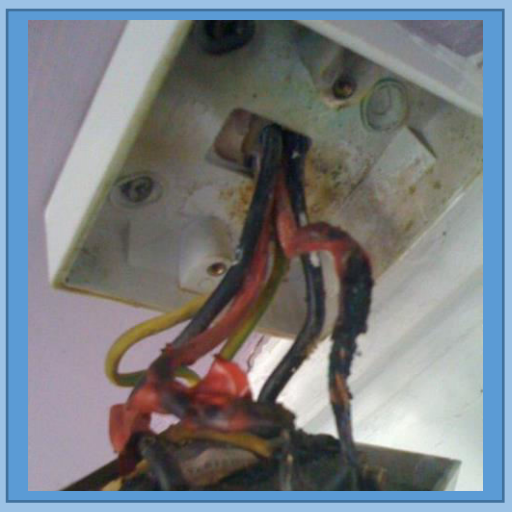
The following area were not inspected and reason/s of not inspected:

- [√] The interior of the building: Furnished at time of Visit
- [√] The roof space: Insulated
- [ ] The exterior of the building.
- [ ] The sub-floor space.
- [ ] The roof exterior.
- [ ] The property within 30 m of the building subject to inspection.
- [ ] Other

7. SIGNIFICANT ITEMS

A. HAZARDS IDENTIFICATION:

The report shall identify any observed item that may constitute a present or imminent serious safety hazard.



Hazard No. 1

Building: Main Building

Location: Bathroom 1

Finding: Broken Switch Board

Information: Broken Switch boards with loose wiring hanging on bathroom 1 wall, high risk of electrical shock, organize professional electrician to fix the problem.

B. MAJOR FINDINGS

Any major defect observed shall be identified in the report. The location and description of each major defect shall be recorded in the report.

Defect No. 1

Building: Main Building

Location: External Wall

Finding: Cracked Brick Walls

Information: Cracked bricked wall found in external wall of the main building from roof to ground in different directions. Appoint experienced builders to rectify the problem.

Defect No. 2

Building: Main Building

Location: Roof

Finding: Tiles Cracked on Roof

Information: Cracked tiles found roof. Appoint experienced builders to rectify the problem.

DEFECT NO. 3

See details on Timber Pests Section

(Termite Damage)

Defect No. 4

See detailed on timber pests section

(Wood Decay Damaged)

C. Minor Findings

The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.

Finding No.1

Building: Main Building

Location: Kitchen

Finding: Tiles Cracked on Roof

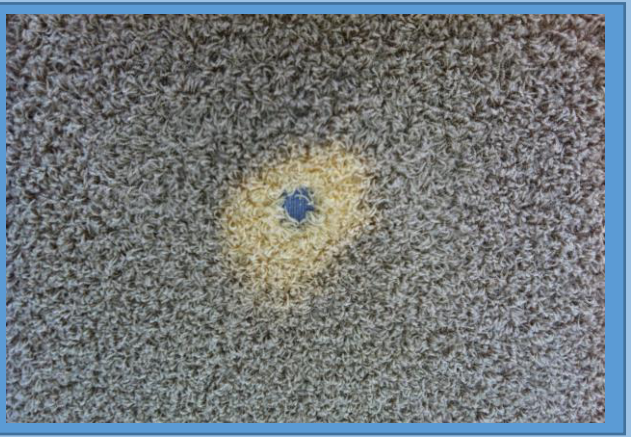
Information: 2x Light marks on kitchen slabs.

Finding No.2

Building: Main Building

Location: Lounge Room

Finding: Stains on carpet



8. CONCLUSION

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard	√	
Major Defect	√	
Minor Defect	√	

Additional specialist inspections: (Where applicable, the inspector shall include a recommendation for further inspection by a specialist inspector)

Appoint builders to rectify and fix defects no. 1, 2, 3 & 4

In summary the building, compared to others of similar age and construction is not in good condition without rectifying and fixed defect no. 1. (consult with experienced builders)

9. STRATA SCHEMES AND COMPANY TITLE PROPERTIES

With strata scheme and company title properties, the building inspector will normally only inspect and assess the condition of the interior and immediate exterior of the unit. If you want the consultant to inspect other common property areas, you will need to request a 'special–purpose' property report.

10. CONDITIONS

An inspection report may be conditional upon the following:

(a) Prevailing weather conditions or recent occupancy and use of services that might

affect observations.

(b) Information provided by the client or agents of the client.

(c) Deliberate concealment of defects.

(d) Any other relevant factor limiting the inspection.

11. CONSUMER COMPLAINTS PROCEDURE

In this event of any controversy or claim arising out of, or relating to this building inspection report, it will be settled by arbitration, in accordance with the rules of the institute of arbitrators Australia. Any judgments from such arbitration shall be binding upon all parties.

12. EXCLUSION OF ITEMS FROM INSPECTION

The inspector need not inspector report on the following:

- 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 garage door mechanisms.

- Swimming pools and associated filtration and similar equipment.
- The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- Alarm systems.
- Intercom systems.
- Soft floor coverings.
- Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum
- systems.
- Paint coatings, except external protective coatings.
- Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos
- or urea formaldehyde).
- Timber and metal framing sizes and adequacy.
- Concealed tie-downs and bracing.
- Timber pest activity.
- Other mechanical or electrical equipment (such as gates, inclinators).
- Soil conditions.
- Control joints.
- Sustainable development provisions.
- Concealed framing-timbers or any areas concealed by wall linings/sidings.
- Landscaping.
- Rubbish.
- Floor cover.
- Furniture and accessories.
- Stored items.
- Insulation.
- Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- Energy efficiency.
- Lighting efficiency.