



Urbanbuild Co  
Building • Pest • Drone  
**INSPECTIONS**

# Property and Timber Pest Report

Inspection Date: 11 Sep 2025

Property Address: 129 Fuller Street Lutwyche 4030



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

# Inspection Details

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Property Address: 129 Fuller Street Lutwyche 4030

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Date: 11 Sep 2025

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## Client

Name: Steve Broad

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Email Address: steve-broad@bigpond.com

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Phone Number: 0419 699 393

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## Consultant

Name: Alwin Fung

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Email Address: inspections@urbanbuildco.com.au

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Licence / Registration Number: 76349

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Company Name: Urbanbuild Co

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Company Address: PO Box 3382 Norman Park QLD 4170

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Company Phone Number: 0426828810

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# General description of property

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|                |                |
|----------------|----------------|
| Building Type: | Detached house |
|----------------|----------------|

|          |         |
|----------|---------|
| Storeys: | Highset |
|----------|---------|

|                        |          |
|------------------------|----------|
| Building age (approx): | 98 Years |
|------------------------|----------|

|                  |  |
|------------------|--|
| Smoke detectors: | <p><b>SMOKE DETECTOR UPGRADE REQUIRED:</b></p> <p>Current smoke detector system does not comply with regulations regarding sale of property in QLD and an upgrade is required to meet current fire safety standards as per attached QLD Fire Service information guidelines.</p> <p>A suitably qualified professional such as a Licensed Electrician should provide information on system upgrade and certification documentation to confirm smoke detector types, locations and compliance.</p> <p><b>IMPORTANT NOTE</b> - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.</p> |
|------------------|--|

|                         |                                     |
|-------------------------|-------------------------------------|
| Siting of the building: | Towards the front of a medium block |
|-------------------------|-------------------------------------|

|           |                            |
|-----------|----------------------------|
| Gradient: | The land is gently sloping |
|-----------|----------------------------|

|                |   |
|----------------|---|
| Site drainage: | The site appears to be adequately drained |
|----------------|---|

|         |                                      |
|---------|--------------------------------------|
| Access: | Easy pedestrian and vehicular access |
|---------|--------------------------------------|

|                        |   |
|------------------------|---|
| Main utility services: | Electricity, Sewerage, Mains water, Mains Gas |
|------------------------|---|

|                   |            |
|-------------------|------------|
| Occupancy status: | Unoccupied |
|-------------------|------------|

|            |                  |
|------------|------------------|
| Furnished: | Partly furnished |
|------------|------------------|

|                                     |         |
|-------------------------------------|---------|
| Strata or company title properties: | Unknown |
|-------------------------------------|---------|



|                              |  |
|------------------------------|--|
| Orientation of the property: | The facade of the building faces south<br>Note. For the purpose of this report the façade of the building contains the main entrance door. |
|------------------------------|--|

|                     |     |
|---------------------|-----|
| Weather conditions: | Dry |
|---------------------|-----|

## Primary method of construction

|                                     |  |
|-------------------------------------|--|
| Main building – floor construction: | Suspended timber framed, Slab on ground, Floorboards, Timber deck, Concrete stumps |
|-------------------------------------|--|

|                                    |  |
|------------------------------------|--|
| Main building – wall construction: | Timber framed, Internal gypsum plasterboard, Fibre cement sheet cladding., Wall frame- hardwood timber., Asbestos material is likely installed due to vintage and visual indicators., Timber weatherboards |
|------------------------------------|--|

|                                    |  |
|------------------------------------|--|
| Main building – roof construction: | Finished with sheet metal roofing, Pitched frame- hardwood timber., Thermal insulation installed to ceiling. |
|------------------------------------|--|

|                                 |   |
|---------------------------------|---|
| Other timber building elements: | Architraves, Doors, Skirting, Timber decking, Window frames |
|---------------------------------|---|

|                          |      |
|--------------------------|------|
| Other building elements: | Deck |
|--------------------------|------|

|                                   |            |
|-----------------------------------|------------|
| Overall standard of construction: | Acceptable |
|-----------------------------------|------------|

|   |            |
|---|------------|
| Overall quality of workmanship and materials: | Acceptable |
|---|------------|

|                       |                 |
|-----------------------|-----------------|
| Level of maintenance: | Well maintained |
|-----------------------|-----------------|

## Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

## Accommodation and significant ancillaries

| STOREY | LIVING ROOMS | BEDROOMS | BATHROOM / ENSUITE | SEPARATE TOILET | KITCHEN | LAUNDRY | POOL* | OTHER | NAME OF OTHER |
|--------|--------------|----------|--------------------|-----------------|---------|---------|-------|-------|---------------|
| Ground | 0            | 0        | 0                  | 0               | 0       | 1       | 0     | 0     |               |
| First  | 2            | 3        | 1                  | 1               | 1       | 0       | 0     | 1     |               |
| Totals | 2            | 3        | 1                  | 1               | 1       | 1       | 0     | 1     |               |

## Parking

| TYPE     | OFF STREET PARKING SPACES (UNCOVERED) | GARAGE (COVERED) | CARPORT (COVERED) |
|----------|---------------------------------------|------------------|-------------------|
| Attached | 0                                     | 2                | 0                 |
| Detached | 0                                     | 0                | 0                 |
| Totals   | 0                                     | 2                | 0                 |

# Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Sent

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## Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

|                                      |   |
|--------------------------------------|---|
| <b>Damage</b>                        | The building material or item has deteriorated or is not fit for its designed purpose           |
| <b>Distortion, warping, twisting</b> | The item has moved out of shape or moved from its position                                      |
| <b>Water penetration, Dampness</b>   | Moisture has gained access to unplanned and / or unacceptable areas                             |
| <b>Material Deterioration</b>        | The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay |
| <b>Operational</b>                   | The item or part does not function as expected  |
| <b>Installation</b>                  | The installation of an item is unacceptable, has failed or is absent                            |

## Scope of inspection

### BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was 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.

### TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

# Accessibility

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Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any 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 stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- The site

## Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Ceilings
- Floor coverings
- Furniture
- Wall linings
- Thermal insulation
- Wall hangings.

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Roof frame where insulation is installed.

# Findings Summary

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The summary below is used to give a brief overview of observations made in each inspection area. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary.

## Property Inspection Report

### Major Defect

|          |   |
|----------|---|
| Subfloor | Concrete stump is significantly cracked and requires replacement. |
|----------|---|

### Minor Defect

|                         |                                      |
|-------------------------|--------------------------------------|
| General Maintenance Tip | Ends of deck floor bearer are split. |
|-------------------------|--------------------------------------|

|           |                           |
|-----------|---------------------------|
| Bedroom 1 | Peeling paint on ceiling. |
|-----------|---------------------------|

|          |   |
|----------|---|
| Bathroom | Vanity flexi hose displays minor corrosion. |
|----------|---|

|          |   |
|----------|---|
| Bathroom | Silicon sealing required around vanity perimeter. |
|----------|---|

|          |  |
|----------|--|
| Bathroom | Light bulb and/or fitting is not functional. |
|----------|--|

|           |                      |
|-----------|----------------------|
| Bedroom 3 | Cracked window pane. |
|-----------|----------------------|

|         |  |
|---------|--|
| Kitchen | Silicon sealing required around kitchen bench perimeter. |
|---------|--|

### For your information

|          |  |
|----------|--|
| The Site | Property is located below street level on gently sloping land. |
|----------|--|

|          |   |
|----------|---|
| Driveway | Concrete driveway is in good condition. |
|----------|---|

|       |  |
|-------|--|
| Entry | Entry presents in good condition with roof extending over. |
|-------|--|

|        |   |
|--------|---|
| Garage | Garage appears in good condition with functional remote door. |
|--------|---|

|               |  |
|---------------|--|
| Roof exterior | Roof exterior (sheet metal) appears in good condition. |
|---------------|--|

|       |                                  |
|-------|----------------------------------|
| Gable | Gables appear in good condition. |
|-------|----------------------------------|

|              |                             |
|--------------|-----------------------------|
| Gas Services | Mains gas supplies cooktop. |
|--------------|-----------------------------|

|                   |  |
|-------------------|--|
| The Grounds       | Grounds are landscaped with established gardens in good tidy condition.  |
| Drainage- Grounds | Ensure grated drain at garage is clear at all times to be effective. As this drain is at bottom of driveway which has gradient toward garage, this is important. |
| External Walls    | Timber weatherboard cladding appears in good condition and well sealed.  |
| External Walls    | Fibre cement cladding appears in good condition and well sealed with paint.  |
| Data Services     | Data installed to property.  |
| Meter Box         | RCD (Electrical safety switch) installed to power circuits.  |
| Fences            | Timber fences appear in good condition.  |
| Deck              | Deck is timber structure with hardwood sub floor and decking.  |
| Retaining Walls   | Concrete sleeper retaining walls appear in good condition.   |
| Fences            | Steel mesh fences appear in sound condition.   |
| Water Tank        | Poly water tank installed.   |
| External Stairs   | Stairs and handrail are in good sturdy condition.  |
| Undercroft Area   | Sub floor area is semi enclosed storage with concrete slab floor.  |
| Laundry           | Laundry and facilities appear in good functional condition.  |
| Subfloor          | Sub floor is solid hardwood supported by concrete columns.   |
| Hot Water Unit    | Electric hot water unit is functional 160 litre storage unit manufactured in 2016.   |
| Bedroom 1         | Bedroom- presents in good condition and has been well maintained.  |
| Sunroom           | Sunroom presents in good condition and has been well maintained.   |
| Living area       | Living area presents in good condition and has been well maintained.   |
| Bedroom 2         | Bedroom- presents in good condition and has been well maintained.  |
| Bathroom          | Bathroom- good functional condition and has been well maintained.  |
| Roofspace         | Pitched hardwood roof frame supports metal roofing system.   |
| Kitchen           | Kitchen- good functional condition and has been well maintained.   |

|             |  |
|-------------|--|
| Dining room | Dining area presents in good condition and has been well maintained. |
|-------------|--|

|           |   |
|-----------|---|
| Bedroom 3 | Bedroom- presents in good condition and has been well maintained. |
|-----------|---|

|        |  |
|--------|--|
| Toilet | Dual flush toilet is in good functional condition. |
|--------|--|

## Timber Pest Inspection Report

### Timber pest attack

|                 |  |
|-----------------|--|
| External Stairs | Timber decay (rot) confirmed to sections of front stairs |
|-----------------|--|

|        |   |
|--------|---|
| Floors | Previous borer activity on pine floor boards. Isolated to individual boards- not widespread across multiple adjoining boards. |
|--------|---|

### Conditions conducive to timber pest attack

|          |   |
|----------|---|
| Subfloor | Metal ant caps have been modified to accomodate walls built in to ground level. |
|----------|---|

### For your information

|           |   |
|-----------|---|
| Meter Box | Previous chemical termite barrier installed 2001. |
|-----------|---|



# Summary

---

**SUMMARY INFORMATION:** The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard

**Not Found**

Evidence of Major Defect

**Found**

Evidence of Minor Defect

**Found**

## Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Smoke detector professional

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

**LOW**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

# Significant Items

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The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Serious Safety Hazard

No evidence was found

## Major Defect

### Major Defect 1.01

**Location:** Subfloor

**Finding:** Concrete stump is significantly cracked and requires replacement.  
Replacement recommended.



## Minor Defect

### Minor Defect 2.01

**Location:** General Maintenance Tip

**Finding:** Ends of deck floor bearer are split.  
Timber is solid.

Recommend filling and painting ends to reduce risk of rot, seal and preserve timber.



## Minor Defect 2.02

**Location:** Bedroom 1

**Finding:** Peeling paint on ceiling.

Appears to be poor surface preparation due to nature and pattern of flakes and detachment.

No elevated moisture readings detected.



## Minor Defect 2.03

**Location:** Bathroom

**Finding:** Vanity flexi hose displays minor corrosion.

The low grade stainless steel braid encasing the rubber hose is designed to display corrosion (rust) as an indicator of moisture.

Solvents and detergent produce chemical fumes stored within cabinets and can also attribute to this corrosion.

Manufacturers of flexi hoses typically suggest a 5 year effective lifespan.

Ruptured flexi hoses can cause significant and widespread damage.

Whilst listed as a Minor Defect currently, replacement recommended of both hoses to reduce risk of rupture and resultant water damage.





## Minor Defect 2.04

**Location:** Bathroom

**Finding:** Silicon sealing required around vanity perimeter.

Silicon has detached from tile surface and is an inadequate seal of this important junction.

This inadequate seal may allow splashed and spilled water to breach the surface junction and seep behind cabinet/bench top and cause water damage, hold water and promote mould growth.

Replacement of silicon recommended to ensure wet areas are well sealed and to maintain structure, health and amenity.



## Minor Defect 2.05

**Location:** Bathroom

**Finding:** Light bulb and/or fitting is not functional.

Repairs required:

Replace bulb first- if no function a Licenced Electrician may be required to repair or replace light fitting.



## Minor Defect 2.06

**Location:** Bedroom 3

**Finding:** Cracked window pane.  
Whilst minor, replacement is recommended.



## Minor Defect 2.07

**Location:** Kitchen

**Finding:** Silicon sealing required around kitchen bench perimeter.  
Silicon has detached from tile surface and is an inadequate seal of this important junction.

This inadequate seal may allow splashed and spilled water to breach the surface junction and seep behind cabinet/bench top and cause water damage, hold water and promote mould growth.

Replacement of silicon recommended to ensure wet areas are well sealed and to maintain structure, health and amenity.



## Additional comments

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### NON COMPLIANT SMOKE DETECTOR SYSTEM-

A Licenced Electrician should assess and confirm compliance of smoke detector system as appears non compliant with new Fire Safety Regulations @ January 1, 2022.

### CONDITIONS CONDUCIVE TO CONCEALED TERMITE ACCESS:

We have listed areas of concern where a risk of concealed termite access exists due to conditions which may be conducive to termite access. We have made recommendations to reduce this risk and preserve the property in this report.

Termite entry points are not limited to these areas, and ongoing termite management is strongly recommended to manage and reduce the risk of concealed termite access including chemical barriers and regular annual termite inspections.

A QBCC Licenced Timber Pest expert is recommended to provide advice on a Termite Management Plan which would suit the property based on location relative to risk and other specific conditions which may be considered conducive to termite access. This may include chemical systems installed to perimeter of property, baiting systems, sub-floor chemical treatments, or a combination of these systems.

Chemical treatments should be accompanied with a warranty\* and the warranty is subject to regular timber pest inspections as determined by the responsible Termite Management system. Ensure you schedule regular inspections with the responsible Termite Management Contractor to maintain any possible warranty terms and conditions.

\*Note- Partial and spot treatments do not usually come with warranty- confirm this with you preferred Termite Management Contractor.

Recommendations to reduce the risk of future termite access:

1. Action recommendations provided in this report- see Conditions Conducive to Timber Pest Attack in this report.
2. Reduce risk of termite attraction and nesting sites by maintaining grounds and gardens- fallen branches, tree stumps and leaf litter can lure and provide a suitable habitat for a variety of termite species.
3. Avoid storing items against the external walls of buildings.

### TERMITE MANAGEMENT SYSTEM NOTE:

Termites are an integral part of the natural environment and ecosystem, however they can encroach on buildings and cause significant damage undetected as they travel from their subterranean habitat via walls, slab penetrations and other components close to, or in direct contact with ground.

Moisture is the main reason termites are attracted to an area, and nearby food source may also provide a suitable nesting site.

Prevention of termite access is a difficult task, so reduction of risk via effective and well maintained termite management is required. Regular termite inspections, typically annually form the basis, and in many cases chemical barriers will reduce risk significantly. The responsible Timber Pest Contractor will advise the interval of ongoing inspections based on the degree of conditions conducive to termite access.

Regular timber pest inspections (maximum annual intervals) and a chemical termite barrier are strongly recommended for properties.

Slab on ground properties are an elevated termite risk due to the lack of sub floor access.

We have identified conditions conducive to termites in this report, however termites can access a property from any part of the building or attached structure in direct contact with ground, or adjacent foliage which may bridge any chemical or physical termite barrier.

A warranty should be included with a full barrier chemical system, and we recommend you confirm and adhere to the terms and conditions to maintain warranty.

Recommendations:

1. Install a full perimeter chemical termite barrier around the building to reduce risk of concealed termite access- particularly if the building is a slab on ground construction as there is no visual access to underside of building.
2. Regular termite and other timber pest inspections at no longer than 12 month intervals, or as advised by the current termite management Contractor responsible for the property.
3. If a current chemical termite barrier is installed, consult with the Contractor who installed the system and confirm terms and conditions of any possible warranty. Typically, annual inspections form the basis of any valid warranty- always engage the Contractor who installed the system to conduct these annual inspections as documentation is consistent.

AGE, WEAR AND TEAR NOTE:

Wear and tear of a property refers to incidental damage to walls, ceilings, floor coverings and surfaces generally. Minor scuffs, paint chips and the like are expected in an assessment of a functional property and do not usually attribute to structural defects.

Age refers to natural deterioration of internal and external paint, floor coverings and coatings, materials in wet areas and moving parts such as hinges and locks is also to be expected.

Weather conditions vary with wet/dry, hot/cold and cause building materials to expand and contract to different degrees, at times with resultant minor cracking evident. Other factors may influence the expansion and contraction, and these are addressed in this report if required.

Recommendations:

1. General maintenance and upkeep will reduce the degree of deterioration, and prolong the effective lifespan of building components.
2. Ensuring paint is maintained will preserve timber and steel.
3. Sealing of wet areas will reduce risk of premature deterioration via fungal decay, cleaning of bathroom glass and surface will reduce limescale stains etc.

Ultimately, maintenance and general upkeep of a property will save costs of repairs and replacement in the long term.

## For your information



## For your information 3.01

**Location:** The Site

**Finding:** Property is located below street level on gently sloping land.



## For your information 3.02

**Location:** Driveway

**Finding:** Concrete driveway is in good condition.

Some minor cracks noted- driveways and pavement are non-structural installations and minor cracking is common.





### For your information 3.03

**Location:** Entry

**Finding:** Entry presents in good condition with roof extending over.







### For your information 3.04

**Location:** Garage

**Finding:** Garage appears in good condition with functional remote door.





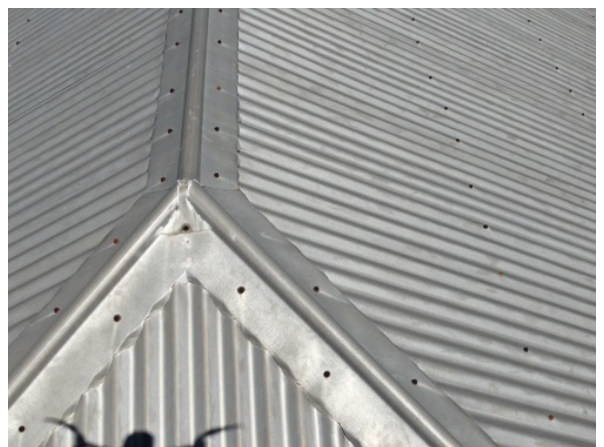
## For your information 3.05

**Location:** Roof exterior

**Finding:** Roof exterior (sheet metal) appears in good condition.  
Corrugated profile.









## For your information 3.06

**Location:** Gable

**Finding:** Gables appear in good condition.



## For your information 3.07

**Location:** Gas Services

**Finding:** Mains gas supplies cooktop.



## For your information 3.08

**Location:** The Grounds

**Finding:** Grounds are landscaped with established gardens in good tidy condition.  
Lawn and gardens are maintained.







## For your information 3.09

**Location:** Drainage- Grounds

**Finding:** Ensure grated drain at garage is clear at all times to be effective. As this drain is at bottom of driveway which has gradient toward garage, this is important.

Blocked grates can lead to pooling and possible ingress of water to property.

A degree of overland flow stormwater may enter garage area under heavy rain conditions.





### For your information 3.10

**Location:** External Walls

**Finding:** Timber weatherboard cladding appears in good condition and well sealed.





### For your information 3.11

**Location:** External Walls

**Finding:** Fibre cement cladding appears in good condition and well sealed with paint.

Asbestos is likely present internally and externally due to vintage and visual indicators. A QBCC Licenced Asbestos professional should provide further advice prior to any building works or modifications are undertaken.  
No cracked or broken sheets observed.







## For your information 3.12

**Location:** Data Services

**Finding:** Data installed to property.  
Not confirmed to be NBN and not tested for function.



## For your information 3.13

**Location:** Meter Box

**Finding:** RCD (Electrical safety switch) installed to power circuits.

A Licenced Electrician is recommended to test all circuits to confirm compliance and safety as outside scope of Building Inspector.







## For your information 3.14

**Location:** Fences

**Finding:** Timber fences appear in good condition.





## For your information 3.15

**Location:** Deck

**Finding:** Deck is timber structure with hardwood sub floor and decking.  
Presents in good condition.

Ensure external timber is well sealed to preserve timber.









## For your information 3.16

**Location:** Retaining Walls

**Finding:** Concrete sleeper retaining walls appear in good condition.  
Concrete sleeper systems are more durable than timber.



## For your information 3.17

**Location:** Fences

**Finding:** Steel mesh fences appear in sound condition.





## For your information 3.18

**Location:** Water Tank

**Finding:** Poly water tank installed.  
Electric pump installed.  
Overflow is connected to a drain.



## For your information 3.19

**Location:** External Stairs

**Finding:** Stairs and handrail are in good sturdy condition.







### For your information 3.20

**Location:** Undercroft Area

**Finding:** Sub floor area is semi enclosed storage with concrete slab floor.  
Appears in good condition.



### For your information 3.21

**Location:** Laundry

**Finding:** Laundry and facilities appear in good functional condition.  
Water pressure is satisfactory with water draining away.



## For your information 3.22

**Location:** Subfloor

**Finding:** Sub floor is solid hardwood supported by concrete columns.

Appears in good condition.

No water stains or moisture observed around plumbing drain floor penetrations.





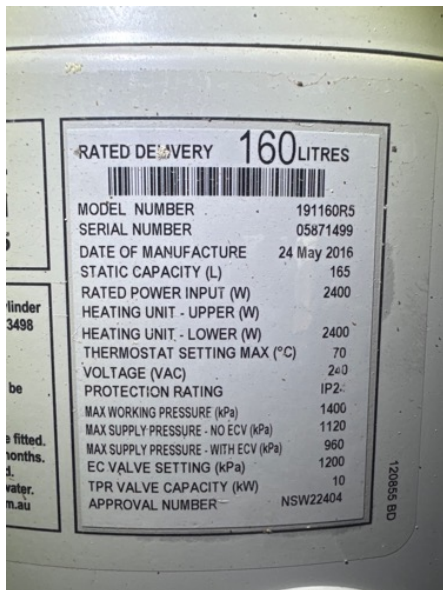


## For your information 3.23

**Location:** Hot Water Unit

**Finding:** Electric hot water unit is functional 160 litre storage unit manufactured in 2016.  
Installed correctly upon an aerated base with overflow discharging into a drain.

Pressure Relief Valve should be operated regularly (3 monthly) to activate valve and flush drain- this will optimise operation and keep moving parts operational and prolong the effective lifespan of unit.







### For your information 3.24

**Location:** Bedroom 1

**Finding:** Bedroom- presents in good condition and has been well maintained.  
Smoke detector NOT installed- Vendor to provide smoke detector compliance certification.

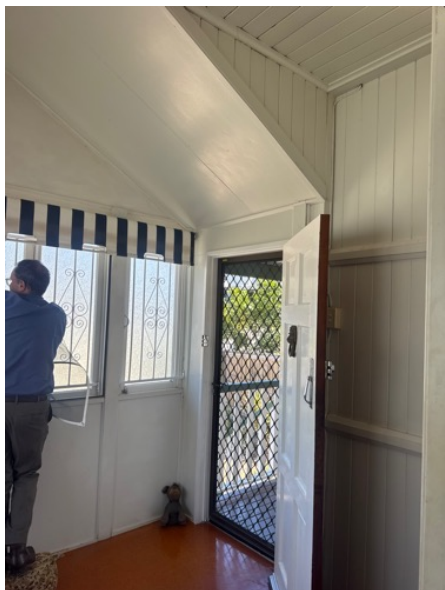




## For your information 3.25

**Location:** Sunroom

**Finding:** Sunroom presents in good condition and has been well maintained.







## For your information 3.26

**Location:** Living area

**Finding:** Living area presents in good condition and has been well maintained.  
Good condition.





### For your information 3.27

**Location:** Bedroom 2

**Finding:** Bedroom- presents in good condition and has been well maintained.  
Smoke detector NOT installed- Vendor to provide smoke detector compliance certification.







## For your information 3.28

**Location:** Bathroom

**Finding:** Bathroom- good functional condition and has been well maintained.

Vanity bench Top: Acrylic material.

Shower Screen: Glass.

Ventilation: Natural (window) and mechanical exhaust.

Water pressure is satisfactory with water draining away.









## For your information 3.29

**Location:** Roofspace

**Finding:** Pitched hardwood roof frame supports metal roofing system.  
Appears in good condition with polyester thermal insulation installed.







### For your information 3.30

**Location:** Kitchen

**Finding:** Kitchen- good functional condition and has been well maintained.  
Bench Top: Laminate material.  
Cook Top: Gas.  
Oven: Gas.  
Rangehood: Recirculating exhaust unit.

Water pressure is satisfactory with water draining away.









### For your information 3.31

**Location:** Dining room

**Finding:** Dining area presents in good condition and has been well maintained.  
Good condition.







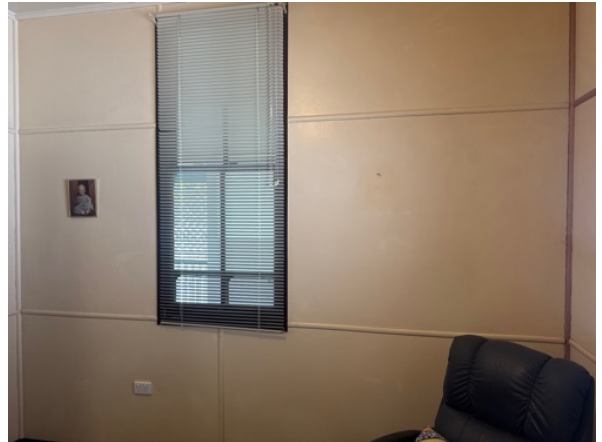
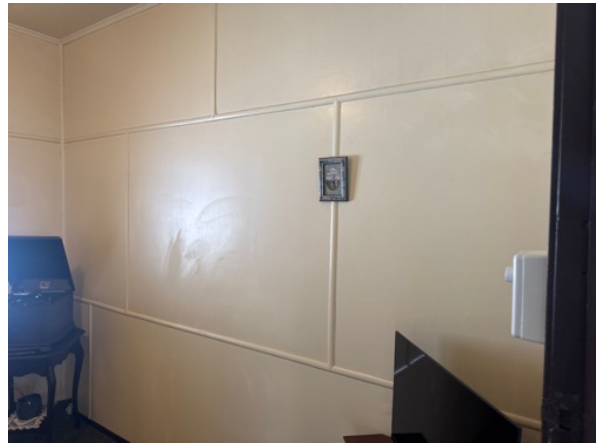
### For your information 3.32

**Location:** Bedroom 3

**Finding:** Bedroom- presents in good condition and has been well maintained.  
Smoke detector NOT installed- Vendor to provide smoke detector compliance certification.



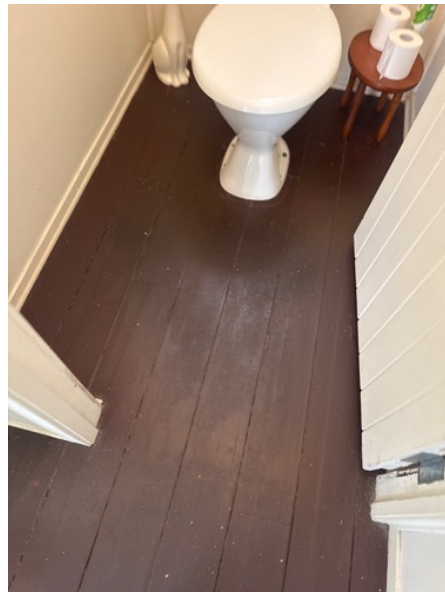




### For your information 3.33

**Location:** Toilet

**Finding:** Dual flush toilet is in good functional condition.  
Half and full flush functional.





## Conclusion

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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

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 was considered:

### **Below average**

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

### **Below average**

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:



**Above average**

## Building consultant's summary

### **HIGH SET TIMBER HOUSE**

Site assessment of this property has been completed as per request and this report is a summary of findings both positive and others which require attention to repair or maintain the property.

Where roof access exceeds that which is considered safe, drone camera assessment has been completed.

#### **PROPERTY DESCRIPTION:**

The property is a highest timber framed construction which presents in mostly original good functional condition and has been well maintained.

Highset properties are defined as such as the ground level is either less than 2400mm internal ceiling height or have open undercroft areas.

#### **Building Material Summary:**

Wall Frames- Hardwood timber frame.

Cladding- Weather board cladding.

Roof Frame- Pitched hardwood frame.

Ceiling Insulation- Polyester.

Roof Exterior- Sheet metal.

Internal linings- Plasterboard, timber, fibre cement sheet.

Level of Maintenance- Well maintained.

#### **BUILDING:**

Some minor defects are listed in report and are predominately due to age, wear and tear generally. Some repairs are listed and recommended to be addressed to maintain the good condition of the property.

#### **SMOKE DETECTORS- UPGRADE REQUIRED:**

Smoke detector compliance certification is to be completed by a Licenced Electrician or suitably qualified and licenced Smoke Detection professional.

This Compliance Certificate is a requirement of current QLD property sale legislation. This documentation should be provided by Vendor via Agent.

#### **TIMBER PEST:**

Timber pest inspection completed with visual assessment, acoustic impact testing, moisture meter testing and thermal imaging camera.

We have attached reference material on Termite Management in this email. Ensure you are aware of the system which applies to this property, and how to maintain the system to reduce risk of termite access.

Ensure regular timber pest inspections are conducted at no longer than 12 month intervals, or as advised by the responsible termite management system Contractor.

#### **CONCLUSION:**

As compared to similar properties of similar vintage and location, the property presents in good tidy condition overall with defects and recommendations listed in this report.

**overall with defects and recommendations listed in this report.**

**As the Owner of the property, regular maintenance and upkeep of the property and grounds will mitigate small issues developing into costly repairs.**

**We have made recommendations in this report to reduce the risk of concealed termite access and attached detailed information on risk mitigation and management.**

# Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

|  |                  |
|--|------------------|
| Evidence of active (live) termites                                       | <b>Not Found</b> |
| Evidence of termite activity (including workings) and/or damage          | <b>Not Found</b> |
| Evidence of a possible previous termite management program               | <b>Found</b>     |
| Evidence of chemical delignification damage                              | <b>Not Found</b> |
| Evidence of fungal decay activity and/or damage                          | <b>Found</b>     |
| Evidence of wood borer activity and/or damage                            | <b>Found</b>     |
| Evidence of conditions conducive to timber pest attack                   | <b>Found</b>     |
| Next inspection to help detect a future termite attack is recommended in | <b>1 Years</b>   |

## Undetected timber pest defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

### **MODERATE**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack.



# Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Timber pest attack

### ACTIVE (LIVE) TERMITES

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

### TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

### CHEMICAL DELIGNIFICATION

No evidence was found

### FUNGAL DECAY

## Timber pest attack 4.01

**Location:** External Stairs

**Finding:** Timber decay (rot) confirmed to sections of front stairs  
Replacement of affected members required.





## WOOD BORERS

### Timber pest attack 4.02

**Location:** Floors

**Finding:** Previous borer activity on pine floor boards. Isolated to individual boards- not widespread across multiple adjoining boards.

No sign of live borers noted.

This is common for older pine floors throughout QLD.

Agent has provided an invoice for chemical treatment in 1969.



Conditions conducive to timber pest attack

## **LACK OF ADEQUATE SUBFLOOR VENTILATION**

No evidence was found

## **THE PRESENCE OF EXCESSIVE MOISTURE**

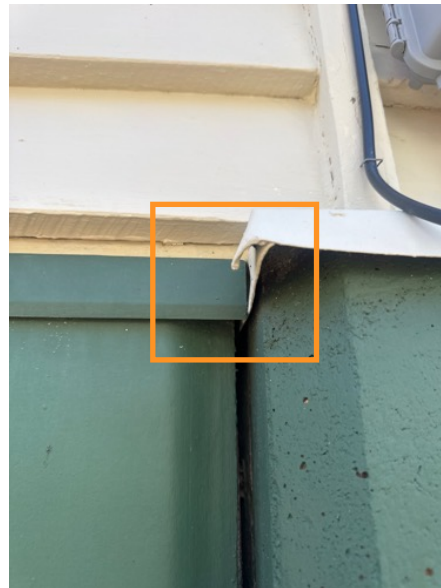
No evidence was found

## **BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES**

### **Conditions conducive to timber pest attack 4.03**

**Location:** Subfloor

**Finding:** Metal ant caps have been modified to accomodate walls built in to ground level.  
These are not effective termite management, with chemical termite barrier recommended to reduce risk of concealed termite access.



## **UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT**

No evidence was found

## **OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK**

No evidence was found

## **Serious Safety Hazards**

No evidence of Serious Safety Hazards were found



## For your information

### SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

### PREVIOUS TERMITE MANAGEMENT PROGRAM

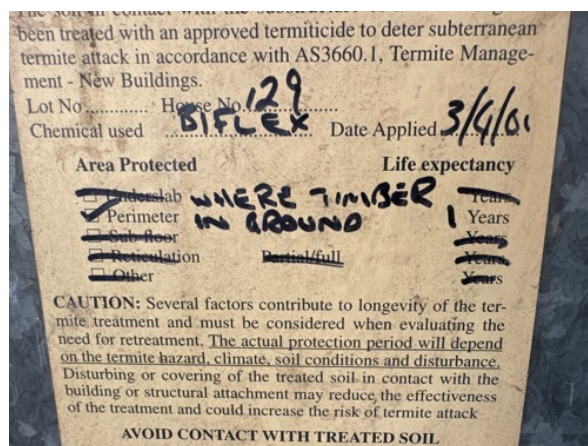
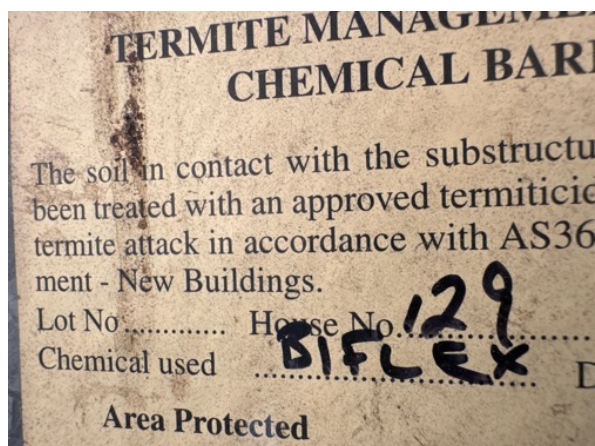
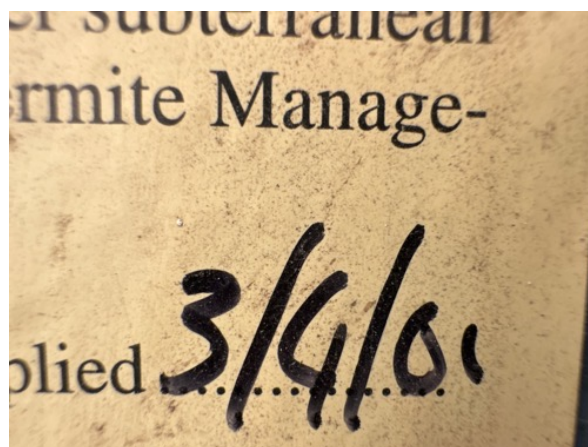
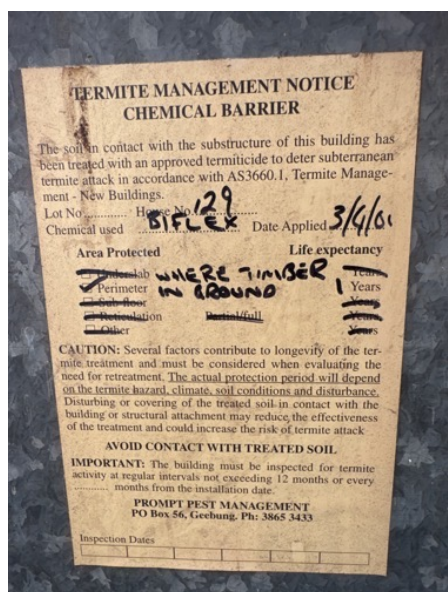
## For your information 4.04

**Location:** Meter Box

**Finding:** Previous chemical termite barrier installed 2001.

This system has expired- recommend a new chemical termite barrier be installed to reduce risk of concealed termite access.

Seek advice on termite management options from a QBCC Licensed Timber Pest Contractor.



# Conclusion

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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years

## Risk management options

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To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Signature of consultant -



# Definitions to help you better understand this report

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## ----- PROPERTY INSPECTION REPORT -----

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any 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 stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and



tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A defect of significant 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.

"Serious Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

## ----- TIMBER PEST INSPECTION REPORT -----

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (a) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

## Terms on which this report was prepared

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----- PROPERTY INSPECTION REPORT -----

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** The building was 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.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility,

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkers, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.



records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

#### ----- TIMBER PEST INSPECTION REPORT -----

**SERVICE** As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

#### LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of

insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.