

Seller disclosure statement



Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller Darryl Edward Erickson

Property address 37 Alexander Street, Zillmere, Queensland 4034
(referred to as the
“property” in this
statement)

Lot on plan description Lot 3 on RP 127428

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:

☐ Yes

☒ No

If Yes, refer to Part 6 of this statement for additional information

If No, please disregard Part 6 of this statement as it does not need to be completed

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property. ☒ Yes

A copy of the plan of survey registered for the property. ☒ Yes

Registered encumbrances

Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.

You should seek legal advice about your rights and obligations before signing the contract.

Unregistered encumbrances (excluding statutory encumbrances)

There are encumbrances not registered on the title that will continue to ☐ Yes ☒ No affect the property after **settlement**.

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ Yes

Unregistered oral agreement (if applicable)

If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:

Statutory encumbrances

There are statutory encumbrances that affect the property. ☒ Yes ☐ No

If Yes, the details of any statutory encumbrances are as follows:

STATUTORY ENCUMBRANCES FOR NBN, UNITY WATER (INCLUDING MANHOLE ACCESS) AND TELSTRA INFRASTRUCTURE AS PER THE ATTACHED DIAL BEFORE YOU DIG MAPS

Residential tenancy or rooming accommodation agreement

The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* during the last 12 months.

☐ Yes ☒ No

If **Yes**, when was the rent for the premises or each of the residents' rooms last increased? *(Insert date of the most recent rent increase for the premises or rooms)*

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i> :	
	Low Density Residential Zone	
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ Yes ☒ No
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ Yes ☒ No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	☐ Yes ☒ No
	The following notices are, or have been, given: A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	☐ Yes ☒ No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	☐ Yes ☒ No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	☐ Yes ☒ No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	☐ Yes ☒ No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>	
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	☐ Yes ☒ No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.	
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.	

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property.	☒ Yes	☐ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☐ No
	Pool compliance certificate is given.	☒ Yes	☐ No
	OR		
	Notice of no pool safety certificate is given.	☐ Yes	☐ No

Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		

Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	☐ Yes	☒ No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	☐ Yes	☒ No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		

Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
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Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.
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Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: 513.90 Date Range: 01/07/2026-30/09/2026

OR

The property is currently a rates exempt lot.** ☐

OR

The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the Local Government Regulation 2012 or section 112 of the City of Brisbane Regulation 2012.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the Local Government Act 2009 or section 95 of the City of Brisbane Act 2010.

Water

Whichever of the following applies—

The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:

Amount: 393.26 Date Range: 17/03/2026-23/06/2026

OR

There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:

Amount: Date Range:

* A water services notices means a notice of water charges issued by a water service provider under the Water Supply (Safety and Reliability) Act 2008.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and
Community
Management Act 1997

The property is included in a community titles scheme. ☐ Yes ☐ No
(If Yes, complete the information below)

Community
Management
Statement

A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* or another Act is given to the buyer. ☐ Yes

Body Corporate
Certificate

Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.

A copy of a body corporate certificate for the lot under the *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. ☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states: ☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Statutory
Warranties

Statutory Warranties—If you enter into a contract, you will have implied warranties under the *Body Corporate and Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and
Group Titles Act
1980

Body Corporate
Certificate

The property is included in a BUGTA scheme ☐ Yes ☐ No
(If Yes, complete the information below)

A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. ☐ Yes ☐ No

If **No**— An explanatory statement is given to the buyer that states: ☐ Yes

- » a copy of a body corporate certificate for the lot is not attached; and
- » the reasons under section 7 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.

Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER



Signature of seller

Signature of seller

Darryl Edward Erickson
Name of seller

Name of seller

11/8/2026 | 11:18 AM AEST
Date

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	14556214	Search Date:	14/07/2026 15:47
Date Title Created:	09/03/1971	Request No:	56870570
Previous Title:	13124250		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 127428

Local Government: BRISBANE CITY

REGISTERED OWNER

DARRYL EDWARD ERICKSON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10080168 (POR 384)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

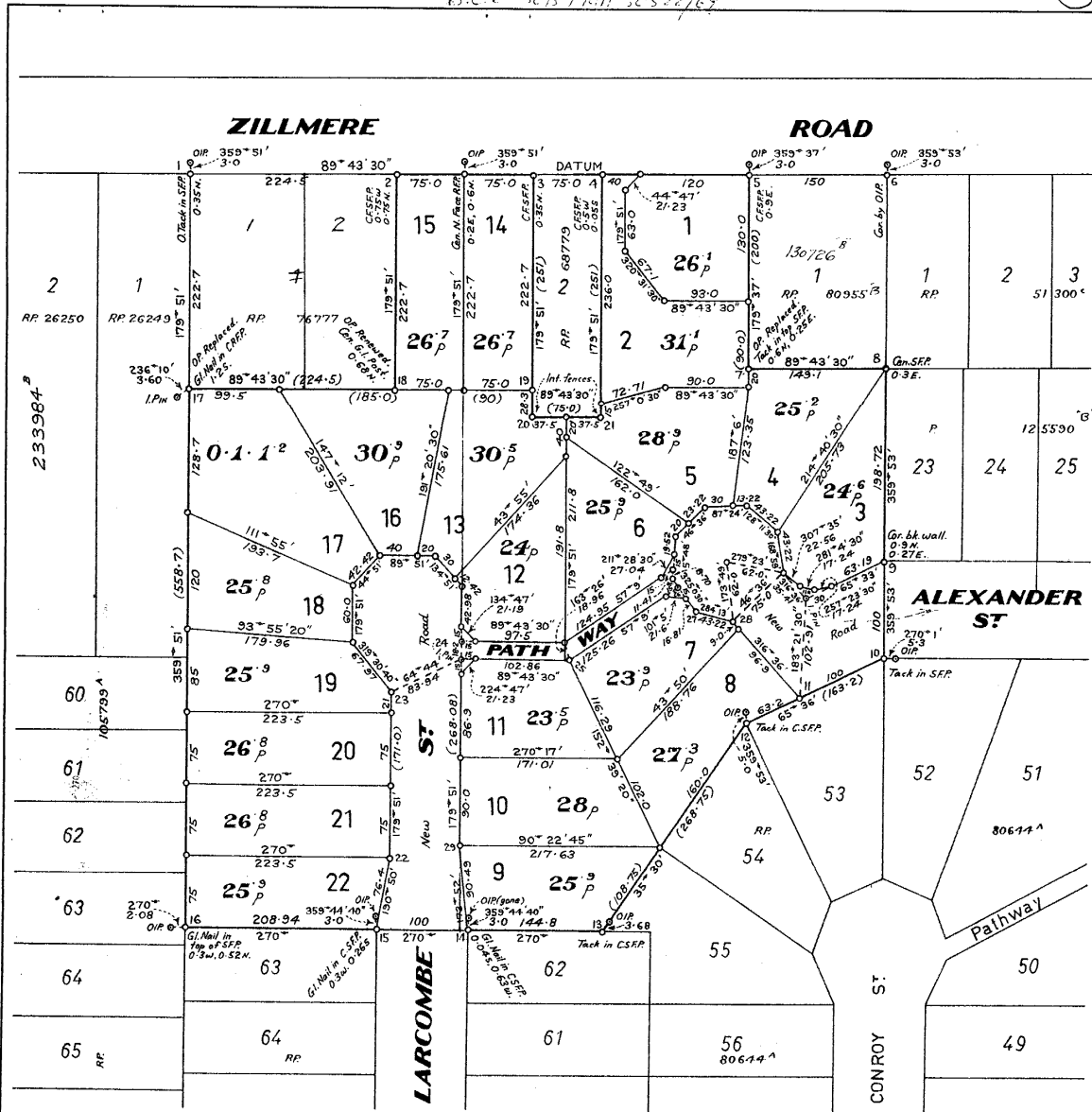
** End of Current Title Search **

This plan MUST NOT BE FOLDED but may be rolled.

127428

Drawing of Plan must be restricted to the space inside the blue lines

127428



127428

Drawing of Plan must be restricted to the space inside the blue lines

127428

Lots 1 - 22

Orig. Portion 384

Cancelling Sub 3 Res 3 Sub 9 & Res 2 on RP 80955
 Sub 7 on RP 73944 Res 1 & Sub 5 on RP 76006

Orig. Grant 13404

Town of City of Brisbane

SCALE 1 chains to an inch

Parish of KEDRON

Surveyed by J. T. Bowers

17/9/1970

CROWN COPYRIGHT RESERVED
 REGISTRAR OF TITLES, QUEENSLAND

PLAN 127428

CISP

This plan MUST NOT BE FOLDED but may be rolled.

No 12128

John Thomas Brown of *Brisbane*
 Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

John Thomas Brown
 Authorised Surveyor

Made and Signed at *Brisbane* this *17th* day of *September* 1970, before me.

Viola M. Curley J.P.
 Signature of Registrar of Titles or of a Magistrate

The Council of the *Brisbane City Council* certifies that the *City of Brisbane* has approved the local Government Act of 1964 and 1967 and all ordinances thereunder have been complied with and approves this plan of subdivision subject to

Dated this *19th* day of *January* 1971

James deputy Town Clerk

E.A. KNOWLES ESTATES *MAUD ALLEN* as proprietor/s
 of this land, agree to this plan of subdivision, and dedicate the *new* roads shown hereon to public use.

Signature of Proprietor/s: *E.A. Knowles*
Maud Allen
E.A. Knowles

New C.T. Ref.

New C.T. Ref.

(Rel) Sub.	Vol.	Fol.
1	14586	251
2		252
3		253
4		254
5		255
6		256
7		257
8		258
9		259
10		260
11		261
12		262
13		263
14		264
15		265
16		266
17		267
18		268

(Rel) Sub.	Vol.	Fol.
1	14586	251
2		252
3		253
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5		255
6		256
7		257
8		258
9		259
10		260
11		261
12		262
13		263
14		264
15		265
16		266
17		267
18		268

New C.T. Ref.

(Rel) Sub.	Vol.	Fol.
19		269
20		270
21		271
22		272

New C.T. Ref.

(Rel) Sub.	Vol.	Fol.
23		273
24		274
25		275
26		276

For Additional Plan & Document Notings Refer to CISP

Particulars entered in Register Book
 Vol. *12128* Folio *177*
2974 *170*
2974 *250*
 the *26* day of *Feb.* 1971 at *4.36pm*

Calc. Bk. No. *250177*
 Examined *24/2/71*
 Passed *25/2/71*
 Charted *1/3/71*
 Located *2/3/71*

Donna
 REGISTRAR OF TITLES

- FOR SURVEYOR'S USE ONLY -
 SURVEY OF *Lots 1-22*
 County of *STANLEY* Parish of *KEDRON*
 Town of *City of Brisbane* To the Depth of
 Cancelling *Sub 3 Res 3 Sub 9 & Res 2 on RP 80955 Sub 7*
on RP 73944, Res 1 & Sub 5 on RP 76006
 Orig. Grant *13404* Orig. Portion *384*

- FOR OFFICE USE ONLY -
 Previous Title *CT 2216-177* *Sub 7* *73944A*
CT 2274-170 *Resub 1 & Sub 5* *76006C*
CT 3124-250 *Sub 3, Resub 3, Sub 9, Resub 2* *80955B*
 Lot 18 *See I.S. 11000*

Allocations		
Title Ref	Lot No	Road Area
<i>2216/177</i>	<i>12 & 13</i>	<i>0-1-14.7</i>
<i>2274/170</i>	<i>12-14</i>	<i>0-0-3.4</i>
<i>3124/250</i>	<i>1-11</i>	<i>0-1-5.3</i>

Lot 6 see I.S. 14828 (W.M.)

D993412

PAID
 FEES
 46542
 25
 26 FEB 1971

FEES OVERPAID 7.75

RECEIVED
 REG. OF TITLES
 FEB 16 9 12 AM '71

2.00
 9.00
 4.00
 55.00 NT
 70.00
 70.00
 70.00
 1.00 Public
 141.00

44073

Lodged by: *James R Thorley*
Box 51 P.O
Zillmere

PLAN 127428 CISP



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference 1032762

Date: 14/07/2026

Search Request reference: 200581505

Applicant details

Applicant: Jamie Brauer

jamie@conveyconnect.com

Buyer: not known not known

Search response:

Your request for a property search on Lot 3 on Plan RP127428 at 37 Alexander St, Zillmere Qld 4034 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack
PO Box 10314 Adelaide St QLD
Brisbane QLD 4001

Transaction ID: 51182392 EMR Site Id: 14 July 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 3 Plan: RP127428
37 ALEXANDER ST
ZILLMERE

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS147471_DC

REPORT DATE
14 Jul 2026 15:53:18

CLIENT ID
200581509

COUNCIL
Brisbane City

Seller Disclosure - Contamination Notices



This report provides a search of the public register to support the requirement under the **Property Law Regulation 2024**, of disclosing **contamination and environmental protection notices** under **Part 3 – Land use, planning and environment**, of the **QLD Seller Disclosure Statement**. This report contains records not included in the DETSI contaminated land search (EMR/CLR).

1. Notices Under Section 408(2) **No Records Identified**

Records of notices under section 408(2) of the Environmental Protection Act 1994.

A search of **Environmental Evaluations** and **Site Investigations** has been undertaken.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

*Show Cause Notices, Notices of Decision under Section 394, and Orders under Section 458 are excluded from this search as they are not available on the public register. A separate search of the EMR/CLR will identify sites with **Contaminated Land** or **Site Management Plans** under Section 401.*

2. Notices Under Section 369C(2) **No Records Identified**

Records of notices under section 369C(2) of the Environmental Protection Act 1994 (the property is a place or business to which an **Environmental Enforcement Order (EEO)** applies). This includes **Environmental Protection Orders**, **Direction Notices**, and **Clean-Up Notices**.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

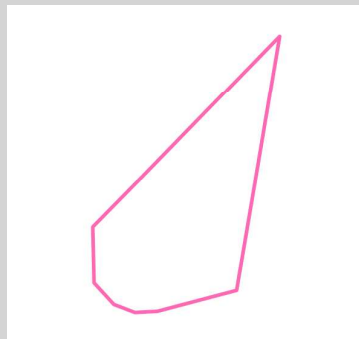
3. Notices Under Section 347(2) **No Records Identified**

Records of notices under section 347(2) of the Environmental Protection Act 1994 (the property is a place or business to which a **prescribed Transitional Environmental Program (TEP)** applies).

A search of all TEPs has been undertaken, including those that are not prescribed. Prescribed TEPs are those that do not relate to an environmental authority.

Notice No	Notice Type	Location	Date	Status	Documents
No records identified					

LOT/PLAN
Lot 3, RP127428



THINGS TO KNOW

• Seller Responsibility

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

It is important to read and carefully consider each notice before determining whether it needs to be disclosed. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

• Notice Types

Notices identified under section 369C(2) and 347(2) may also apply to Section 408(2).

INTERESTED IN FURTHER INSIGHTS?

This report has been purpose-built to support the Seller Disclosure Statement requirements. For a more comprehensive due diligence search, we recommend the Lotsearch Contaminated Land Search — which identifies additional contamination records for the site and the surrounding area. Visit lotsearch.com.au

CUSTOMER SUPPORT

 support@lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Contamination Notices

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Enforcement Actions	QLD Department of Environment, Tourism, Science and Innovation	07/07/2026	07/07/2026	Weekly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

**Department of the Environment, Tourism,
Science and Innovation (DETSI), Queensland**
<https://www.detsi.qld.gov.au/>
13 QGOV (13 74 68)

Brisbane City
<http://www.brisbane.qld.gov.au/>
www.brisbane.qld.gov.au/about-council/contact
(07) 3403 8888

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of the public register for the site, to support the requirement of disclosing contamination and environmental protection notices under Part 3 - Land use, planning and environment, of the QLD Seller Disclosure Statement, as part of the Property Law Regulation 2024. The report may not identify all the notices required by the relevant disclosure requirements. It does not include a search of the DETSI contaminated land search (EMR/CLR). The report does not replace your responsibility to accurately identify and disclose information relevant to the matters outlined in the Seller Disclosure Statement. You should seek legal advice about your obligations to disclose notices under the Environmental Protection Act 1994 (QLD).

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.

[Case types](#) / [Tree and fence disputes](#) / [Tree orders register](#)

Tree orders register

The tree orders register shows orders affecting land made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011, including who is responsible for carrying out the order and the timeframe.

You can search for a tree order by entering a suburb, street name, order name (e.g. NDR019) or the name of the applicant or respondent in the matter.

The tree orders register shows orders affecting land made under the *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011*, including who is responsible for carrying out the order and the timeframe.

Orders are added to the register within 14 days of the order being made. The tree register does not list tree dispute applications or pending proceedings. To identify existing applications, you can request a [search of the register of proceedings](#).

No results found.

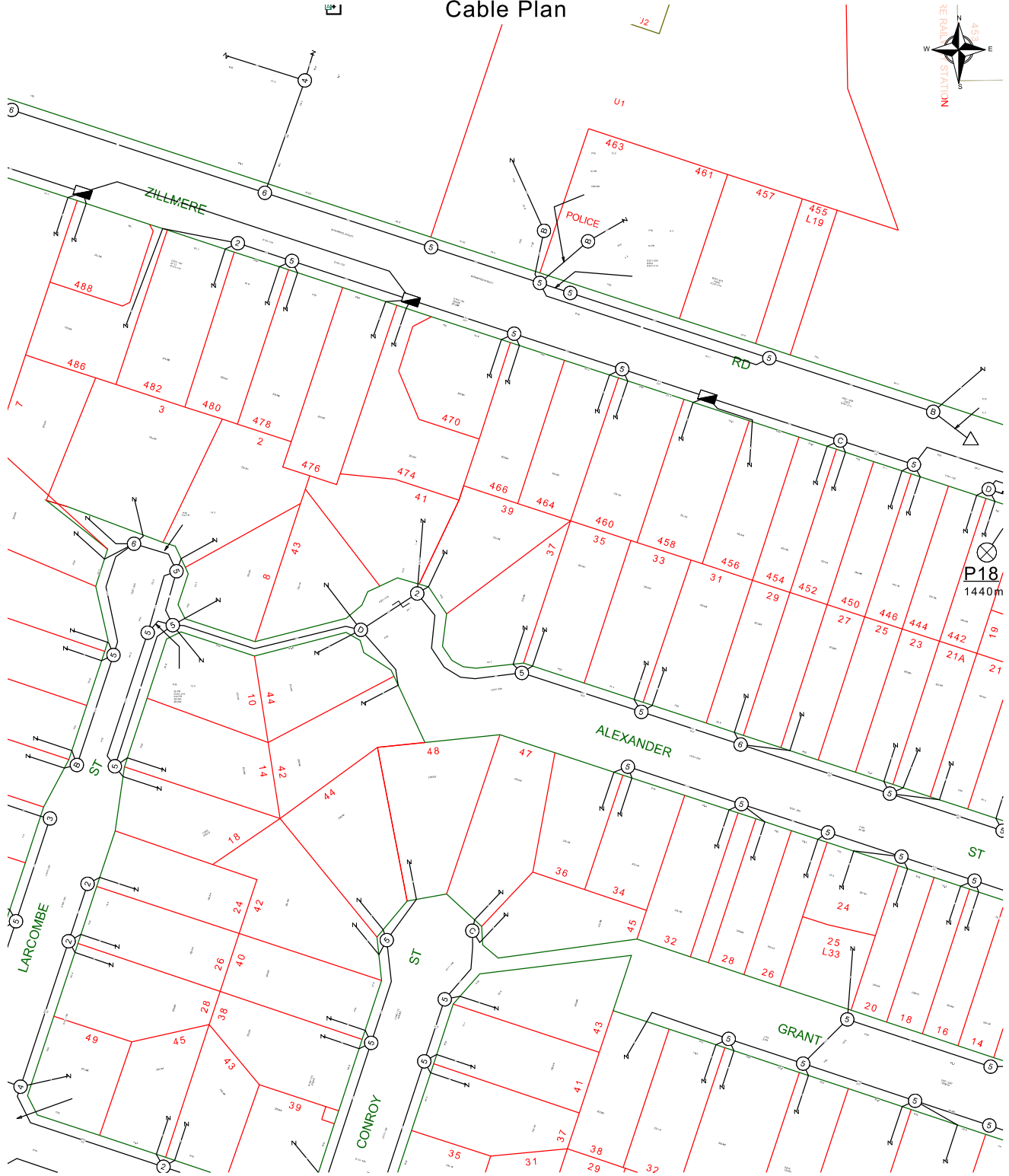
Search for

37 Alexander Street, Zillmere

Submit

Date of order	Order	Address
06/07/2026	NDR021-25 (PDF, 48.6 KB)	37 Hinkler Parade MAROOCHYDORE QLD 4558
29/06/2026	NDR159-25 (PDF, 285.8 KB)	52 Sunbird Chase PARREARRA QLD 4575
26/06/2026	NDR139-25 (PDF, 490.3 KB)	102 Dickson Way POINT LOOKOUT QLD 4183
26/06/2026	NDR059-25 (PDF, 90.5 KB)	2 Karingal Court MOUNT COOLUM QLD 4573
25/06/2026	NDR233-25 (PDF, 300.2 KB)	166 The Esplanade POINT VERNON QLD 4655
25/06/2026	NDR235-25 (PDF, 300.2 KB)	166 The Esplanade POINT VERNON QLD 4655
17/06/2026	NDR193-24 (PDF, 42.7 KB)	4 Yandilla Street NEWTOWN QLD 4350
12/06/2026	NDR082-23 (PDF, 151.2 KB)	102 Cochrane Street RED HILL QLD 4059
11/06/2026	NDR091-23 (PDF, 97.7 KB)	9 Wanderer Avenue MERMAID WATERS QLD 4218

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 15/07/2026 08:58:46

Sequence Number: 276111806

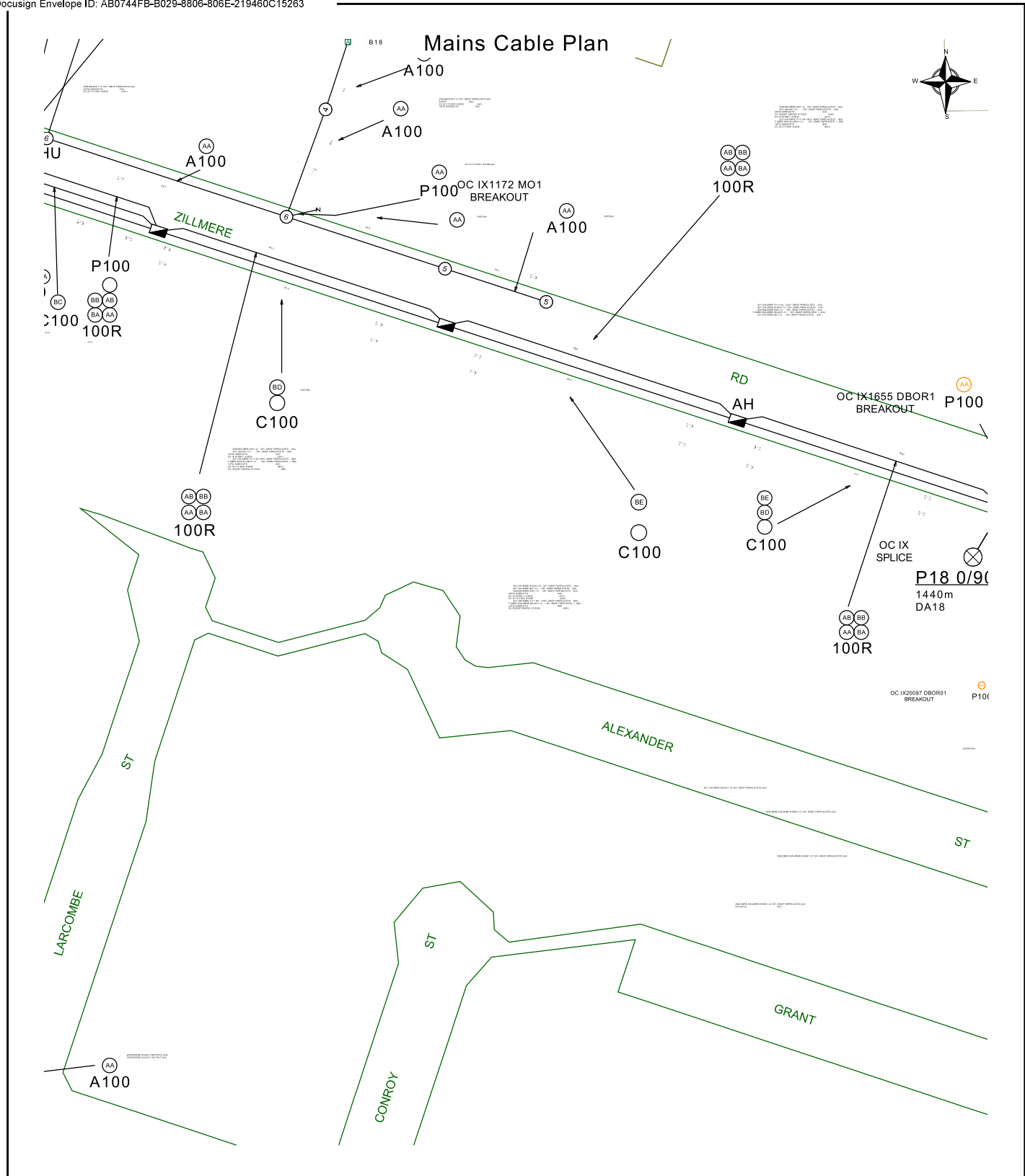
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 15/07/2026 08:58:49

Sequence Number: 276111806

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING

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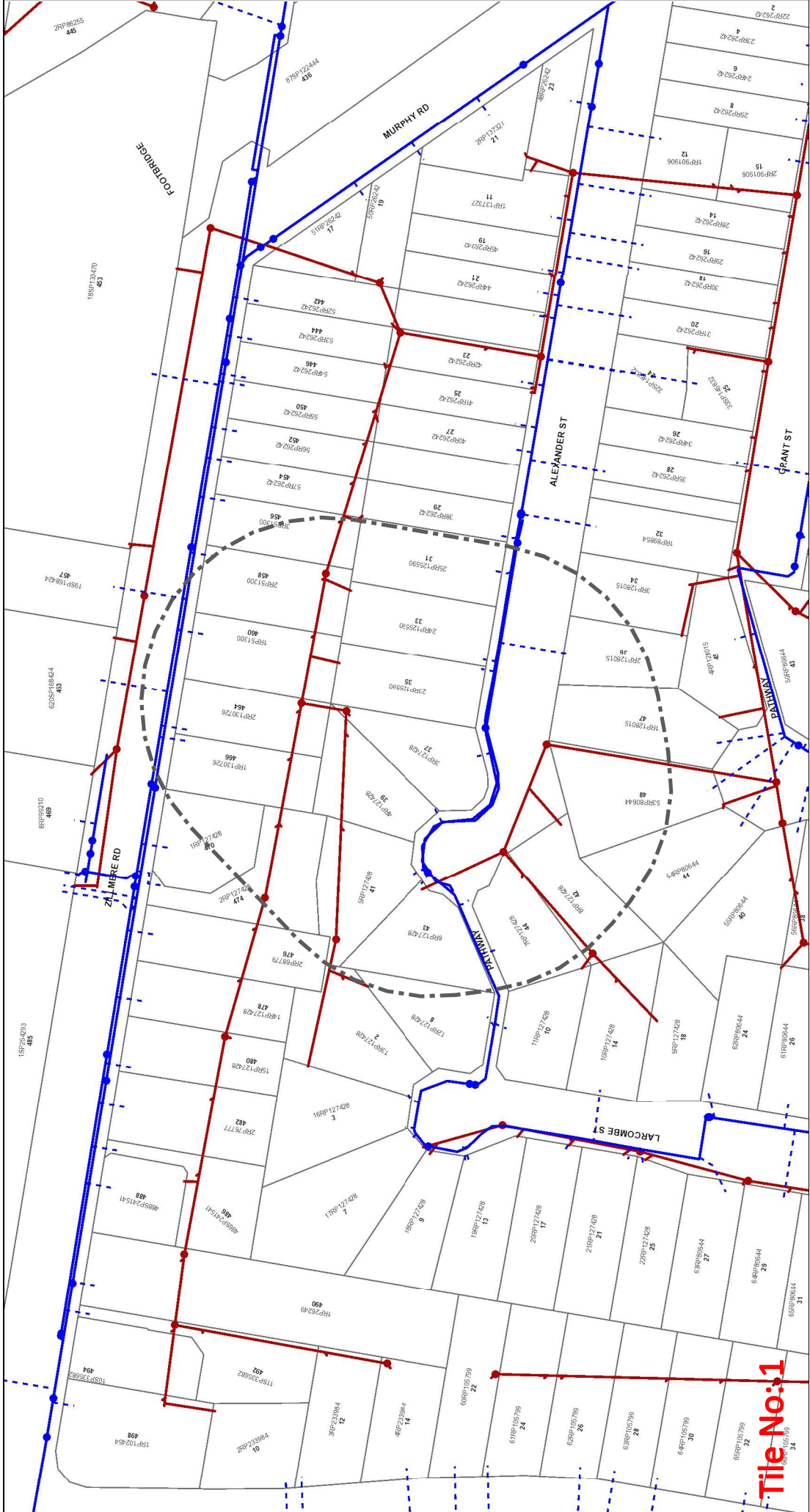
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





Map Scale

1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 27611804

Date BYDA Ref Received: 14/07/2026

Date BYDA Job to Commence: 20/07/2026

Date BYDA Map Produced: 14/07/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer

Infrastructure

Major Infrastructure

Network Pipelines

Network Structures

Water

Infrastructure

Major Infrastructure

Network Pipelines

Network Structures

Recycled Water

Infrastructure

Major Infrastructure

Network Pipelines

Network Structures

Water Service (indicative only)

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) (2020). In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage, cost or expense arising from the use of this data. The data must not be used for direct marketing or be used in breach of the relevant laws. © State of Queensland Department of Natural Resources and Mines (2020)

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7)

www.urbanutilities.com.au

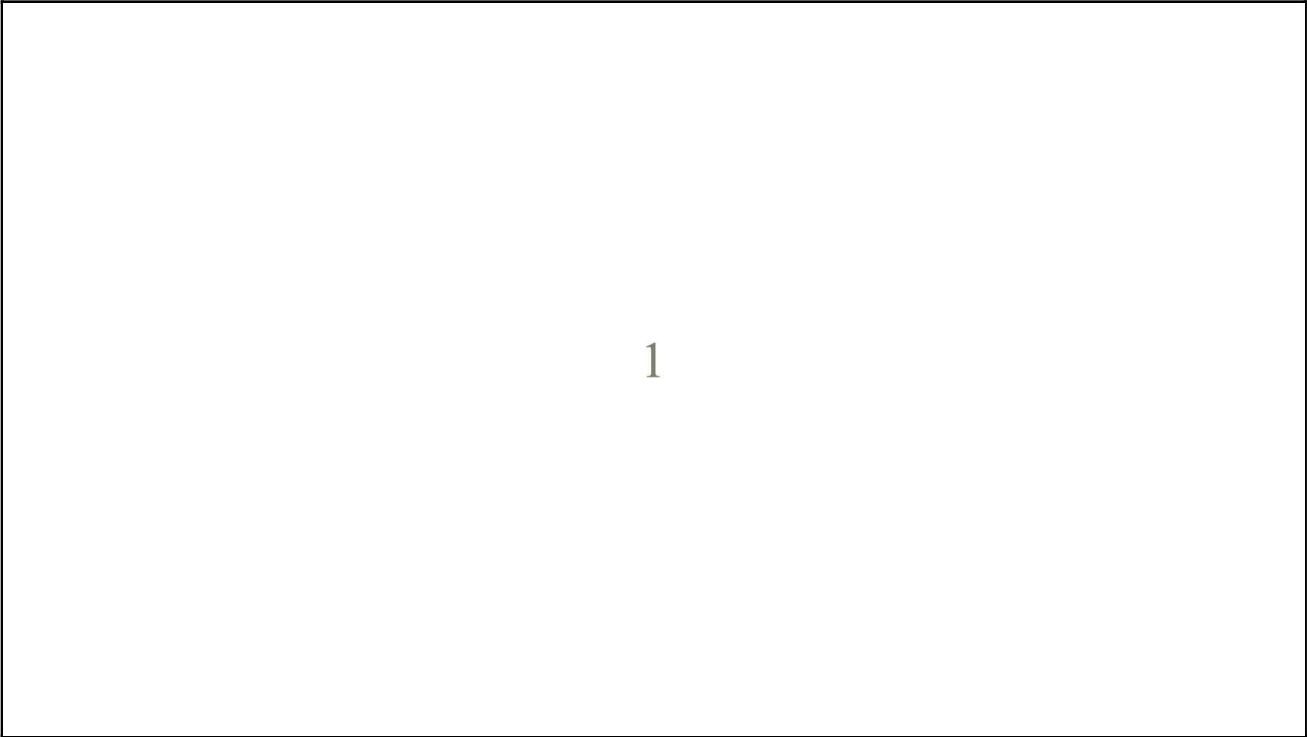
ABN 86 673 835 011

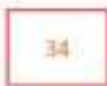
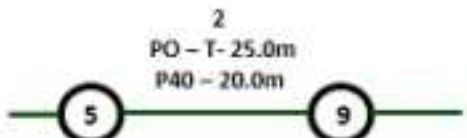
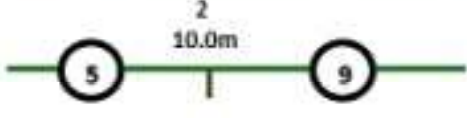
Plans generated 14 Jul 2026 by PelicanCorp TicketAccess Software | www.pelicancorp.com AU Urban Utilities - Response Plan.docx (2020)

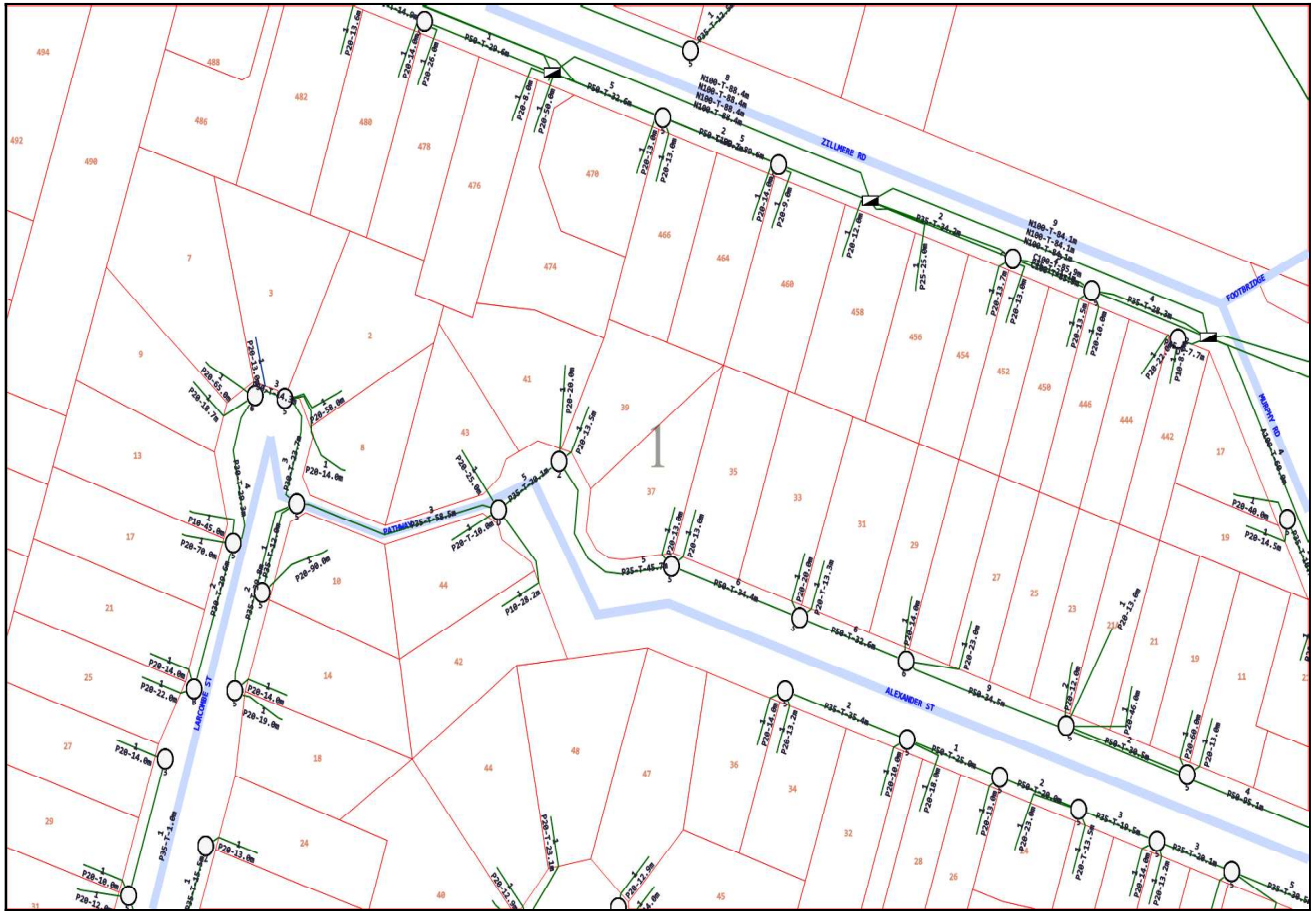
To: Kate Wolyncevic
Phone: Not Supplied
Fax: Not Supplied
Email: info@conveyconnect.com

Dial before you dig Job #:	53690119	
Sequence #	276111802	
Issue Date:	14/07/2026	
Location:	37 Alexander Street , Zillmere , QLD , 4034	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



	 LEGEND
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



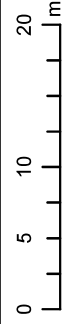
Job # 53690119
Seq # 276111803
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



Legend
 BYDA Enquiry

Disclaimer:
 © Brisbane City Council [2020]
 In consideration of Council, and the copyright owners listed below, permitting the use of this data, you acknowledge and agree that Council, and the copyright owners, give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this data.
 Data must not be used for direct marketing or be used in breach of the privacy laws.
 Copyright of data is as follows:
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)
 Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
Index Sheet



Scale 1:500



Plans generated by
 SmarterWX™ Automate

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: **PSC0303915**

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address:

37 ALEXANDER ST

ZILLMERE QLD

Postcode

4

0

3

4

Lot and plan details:

3/RP/127428

Local government area:

BRISBANE CITY

3. Exemptions, Performance solutions, or Special conditions for the swimming pool (If applicable)

If an exemption or performance solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or performance solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool

☐

Non-shared pool

☒

Number of pools

1

5. Pool safety certificate validity

Effective date:

0

1

/

0

8

/

2

0

2

6

Expiry date:

0

1

/

0

8

/

2

0

2

8

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

STEPHEN JAMES ROWLEY

Pool safety inspector
licence number:

PS102156

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Inspection Report

Provided By



BPP Inspections

13, warner, Queensland, 4500, Australia

P 0418741116

steve@bppinspections.com.au

www.bppinspections.com.au

Inspection Address

37 Alexander St, Zillmere, QLD



Report Information

Client Information

Client Name

Report Ordered By

Inspection Information

Report/Agreement # 170726081359689

Inspection Date: 17 Jul 2026

Inspection Time: 08:13 AM

Pest And Building Inspection

The Scope of the Inspection:

This report Complies with Australian Building Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre-Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable.

The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007

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

Special Requirements:

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

Changes to the Pre Inspection Agreement:

Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

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

Areas to be Inspected and Restrictions

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

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

Visual Inspection Only

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

Very Important note to the purchaser.

In the event that areas where access is restricted or not accessed structural defects, termite damage or activity may be present but not seen. Access should be provided and a follow up or re-Inspection should take place. This Inspection will be provided for you at no cost. Please consult with the vendor and request full access to restricted areas. This should be done prior to a decision to purchase.

Table of Contents

	1. SITE		8. KITCHEN & LAUNDRY
	2. ROOF AND GUTTER		9. ROOF VOID
	3. HOT WATER SYSTEM		10. CONCLUSION
	4. EXTERIOR		11. PROPERTY AND INSPECTION INFORMATION
	5. STAIRS- PERGOLA- BALCONIES-DECKS		12. TIMBER PEST FINDINGS
	6. INTERIORS		13. CONDUCIVE CONDITIONS
	7. BATHROOM(S)		14. OVERALL ASSESSMENT

Summary Of Major Defects And Safety Hazards

Below Is a summary of significant Items requiring immediate action.

The # denotes to the defect number in the report

Section	Location	Name	Comment
CONCLUSION	Condition Of Inspected Structure	The incidence of Major Defects	#4. The incidence of major defects in this residential building as compared with similar buildings is considered LOW

Summary Of Minor Defects

Below is a summary of defects other than Major defects.

The # denotes to the defect number in the report

Section	Location	Name	Comment
SITE	Surface Drainage	Drainage Findings	#1. The ground levels along the perimeter walls at the rear of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor if applicable or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.
BATHROOM(S)	Bathroom 1	Overall Condition	#2. General age visible to the cabinet, fittings and sealants of the bathroom. Ceiling detached and sagging from ceiling supports. Assess and rectify as required. General maintenance required. .
KITCHEN & LAUNDRY	Kitchen and Meals Area	Floor	#3. Cracked floor tile, minor, assess and repair as required. .
CONCLUSION	Condition Of Inspected Structure	The Incidence of Minor Defects	#5. The incidence of minor defects in this residential building as compared with similar buildings is considered TYPICAL
CONDUCTIVE CONDITIONS	6. Areas Found Conducive To Termite Infestation	Conductive Areas Requiring Amendments	#6. All building in of downstairs removes the ability for us to carry out an inspection. These walls cover ant capping protecting the above main structure. A chemical barrier will need to be installed. We are unable to comment on the presence of termites in these hidden access areas.



SITE

Surface Drainage

Drainage Findings

#1. The ground levels along the perimeter walls at the rear of the home did not appear to fall away from the property walls sufficiently due to the natural landscape and contour. Recommendations: This will need to be assessed during a period of rainfall and if surface water appears to be entering the sub floor if applicable or ponding against the perimeter walls, engage a plumber or landscaper to assess and rectify as required. All drains should be regularly checked by a plumber and kept clean of debris to allow surface water to be carried away from the dwelling.





ROOF AND GUTTER

Roof Covering

General Disclaimer

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

Roof Covering Type

The roof is of concrete tiles.

Overall Condition

Not inspected as too high to reach by ladder. Viewed from a distance.



HOT WATER SYSTEM

Hot Water Unit

Hot Water Unit Findings

The hotwater unit gives an appearance of age and will likely require replacement in the foreseeable future.



System Location

The hot water unit is located outside.

System Type

The hot water unit is an electric/solar storage system.

System Capacity

Hot water unit system capacity is 250 litre.

System Year of Manufacture

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



EXTERIOR

Exterior Walls

General Disclaimer

Refer to Section 2D of the Terms And conditions section of this report

Exterior Wall Material

The building is a brick veneer base lower storey with lightweight cladding to the upstairs.



Condition

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



STAIRS- PERGOLA- BALCONIES-DECKS

Decking Findings

Overall Condition

Of areas visible, the decking appears to be in a serviceable condition.





INTERIORS

Lounge Room

Overall Condition

The lounge room is in serviceable condition with no notable structural defects sighted.



Rumpus Room

Overall Condition

The rumpus room is in serviceable condition with no notable structural defects sighted.

Removal of support posts has occurred during the history of the building. The deflection appears minimal. No ability to fully inspect beam loading, supports or foundations is possible within this inspection.

Contact a lic Engineer to assess if required.



Office Area

Overall Condition

The office area is in serviceable condition with no notable structural defects sighted.



Bedroom 1

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 2

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.



Bedroom 3

Overall Condition

This bedroom is in serviceable condition with no notable structural defects sighted.





BATHROOM(S)

Bathroom 1

Location

Hall

Upstairs



Overall Condition

Of the visible areas, the general condition of this bathroom is serviceable or in reasonable condition for age of dwelling.

#2. General age visible to the cabinet, fittings and sealants of the bathroom.

Ceiling detached and sagging from ceiling supports. Assess and rectify as required.

General maintenance required.

.

NOTE

All Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long-term use. Determining whether shower areas, bath/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.



KITCHEN & LAUNDRY

Kitchen and Meals Area

Overall Condition

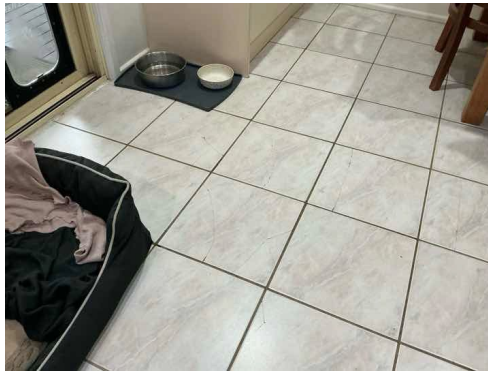
Of the visible areas, the general condition is serviceable or in reasonable condition for age of dwelling.



Floor

#3. Cracked floor tile, minor, assess and repair as required.

.



Laundry Findings

General Disclaimer

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

Overall Condition

Of the visible areas, the general condition of the laundry is serviceable.





ROOF VOID

Roof Void Findings

General Disclaimer

Please refer to section 2B of the Terms And Conditions section of this report.

Roof Frame Type

The roof frame is a conventional timber frame.



Overall Condition

Visible sections of the roof void is in a serviceable condition for age of this dwelling.

Insulation

Type

No insulation installed. Recommendations: Engage insulation contractor to assess.



Sarking

There is no sarking installed. Sarking is the layer of reflective film material installed during construction underneath the roofing material. It provides a moisture barrier and minimal insulation. The installation of sarking is not a building requirement.

.





CONCLUSION

Condition Of Inspected Structure

Overall Condition

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The summary lists of Major and Minor defects included this report are the opinion of the inspector, other inspectors or individuals may have a different opinion to what is a Minor or a Major Defect

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

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

The incidence of Major Defects

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

Asbestos is present in this building. Asbestos is a safety hazard if renovations or damage to the material occurs. Contact a licensed asbestos specialist for further advice and repairs.

Ensure that a specific asbestos audit is carried out before renovations take place.

The Incidence of Minor Defects

#5. The incidence of minor defects in this residential building as compared with similar buildings is considered **TYPICAL**

The Overall Condition Of This Dwelling

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





PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was Fine and Dry at the time of the building inspection.

Property Information

Direction House Faces

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

Building Type

The dwelling is a Residential House.

Construction Type

Construction is of brick and clad

Roof Cladding

Tile roofing

Roof Design

The roof is a Pitched roof design.

Footings Type

Steel post and beam footing. Brick perimeter walls.

Storeys

Two storey home

Property Occupied

The property is occupied by the owner.

.

Property Furnished

The home was Fully Furnished

People Present

The Client was present.

Utility Status

Water

The water was Connected. All plumbing pipe installation should be assessed by a licensed plumber.

Electricity

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





TERMS AND CONDITIONS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the building members in accord with appendix C AS4349.1-2007. This is a general appraisal only and cannot be relied on its own, further inspections by specialist trades is strongly recommended.

DEFINITIONS AND TERMINOLOGY

SERVICEABLE: The building material or component is in reasonable or serviceable condition for the age of the dwelling.

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

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

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

STRATA - In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. This report does NOT include review of body corporate or similar records.

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

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

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

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

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

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

SIGNIFICANT ITEMS: An item that must be reported in accordance with the scope of the inspection.

MAJOR DEFECT: A defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

MINOR DEFECT: Any defect other than what is described as a Significant Item or major defect.

SAFETY HAZARD: A defect that presents unsafe conditions and must be reported as a Major defect.

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

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

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential. Further, this report is not intended to be used as a marketing tool by and realestate agents and only the person named in the *CLIENT INFORMATION* section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a *CLIENT* it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the *CLIENT* by the person or company ordering the report.

We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

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

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase. As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

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

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

1) NOT A CERTIFICATE OF COMPLIANCE: This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection.

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

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

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

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

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

2F) Internal Inspections. Inspection to the upper-side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection.

Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

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

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

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

5) **SWIMMING POOLS:** Swimming pools/spas are not part of the standard building report under as4349.1-2007 And are not covered by this report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

6) **SURFACE WATER AND DRAINAGE:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water run off and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not included in the standard property inspection report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this report are relevant only to the conditions present at the time of inspection. It is recommended that a smoke test be obtained to determine any illegal connections, blocked or broken drains.

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

8) **GLASS CAUTION:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

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

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

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

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

13) **MOULD** (mildew and non-wood decay fungi) disclaimer: Mildew and non wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

14) **MAGNESITE DISCLAIMER:** No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

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

16) **DISCLAIMER OF LIABILITY:** No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "*CLIENT*"

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

18) **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

OTHER RECOMMENDED INSPECTIONS

Electrical installation: All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The inspection of any electrical item is outside the scope of this report.

Plumbing: All plumbing needs to be inspected and reported on by a plumber.

Hot water service: All hot water services need to be inspected and reported on by a plumber and/or electrician.

Gas: All gas services need to be inspected and reported on by a gas plumber.

Phone: All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician.

Smoke Alarm: Australian standard AS3786 advises that smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install smoke alarms.

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

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground.

Contact the inspector

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



TIMBER PEST INSPECTION

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

Please ensure that you read all sections of the report as well as the additional information at the rear of the report and understand the limitations and the special recommendations for this construction style. If there is something you do not understand or require further clarification. Please contact the Inspector.

IMPORTANT NOTE:

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

The Summary is not the Report. The following Report must be read in full in conjunction with the Summary. If there is a discrepancy between the information provided in the Summary and that contained within the body of the Report, the information in the body of the Report shall override the Summary.



TIMBER PEST FINDINGS

3. Subterranean Termites

Were Active or Live Termites Visible

No. Of the visible and accessible areas inspected, there were no visible termites found at the time of the inspection.

3.2 Subterranean Termite Damage or workings

Any workings or damage found

No. Of the visible and accessible areas inspected, no termite working or timber damage found at the time of the inspection.

3.4 Durable Notice

Was a Treatment Notice Found

The durable notice of a building is a permanent sticker stating the method of long term termite treatment or barrier in place. This building has no durable notice. It is then clearly reported by us, that there is no effective termite barrier in place, leaving the building susceptible to hidden termite entry.

In this case we strongly recommend that you engage the services of a licensed pest control technician to access and undertake an assessment of the property, to determine the procedure and costs involved with the installation of the recommended method of barrier installation, and termite control method.

3.5 Timber Fungal Decay - Rot

Evidence of Wood Decay Fungi -Rot

Yes, in the following areas ,

Garden Timbers and mulch excessive timber rot present.

Extent of Damage Caused by Rot

Moderate Damage

3.6 Borer Findings

Was Visible Evidence of Borer Found

No



CONDUCTIVE CONDITIONS

4.2 Moisture Readings

Was there any Excessive Moisture Readings

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

Equipment Of Moisture detection used

Tramex Encounter Moisture Meter

5. Ant Capping and Termite Shields

The Termite Shields Appear To Be

The termite shields (ant caps) are inadequate

Areas where the ant capping is breached by covering and enclosing. This provides a concealed entry point for termites in an area that is unable to be visually inspected. Activity or damage may exist in concealed areas such as the downstairs areas where walls are unprotected.



6. Areas Found Conducive To Termite Infestation

Conducive Areas Requiring Amendments

Timber fungal decay located around the home provides conducive conditions for termite infestation. The degree of risk is high. Have removed and replaced by a carpenter.

There is mulch and garden beds located close to the house throughout the site. These garden beds are regularly watered and provide conducive conditions for termites to nest. These garden beds should be removed or relocated further away from the house. The degree of risk is moderate to high.

Poor drainage - There is water ponding against walls. This provides conducive conditions for termite infestation. The degree of risk is high. Engage plumber to rectify.

#6. All building in of downstairs removes the ability for us to carry out an inspection.

These walls cover ant capping protecting the above main structure.

A chemical barrier will need to be installed.

We are unable to comment on the presence of termites in these hidden access areas.

Remove the gardens away from the building as far as practicable. Gardens create favourable conditions for termites to live close to the building edge.



OVERALL ASSESSMENT

9. Overall Assessment of Property

Degree of Risk of Termite Infestation is

The overall degree of risk of timber pest infestation to this property appears to be high - See notes below.

The overall degree of risk of timber pest infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bush land and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner. Often, by reducing or eliminating some of the conducive conditions, the risk factor may be lowered.

10. Subterranean Termite Treatment Recommendation

Treatment Recommendation

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: ESSENTIAL

11. Future Inspections

Recommended Inspection Intervals

6 Months.

12. General Remarks

Please Read

Please read: A more thorough invasive inspection is available. Where any current visible 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 recommend that you arrange to have trees test drilled for evidence of termite nests.

Important maintenance advice regarding integrated pest management for protecting against timber pests

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

It is strongly recommended that a full inspection to as 4349.3 Or as 3660.2-2000 Be carried out at least once every 12 months. Regular inspections do not stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with as 3660 to minimize the risk of termite attack. There is no way of preventing termite attack. Even as 3660 advises that “the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.”

Disclaimer of liability:- No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or prior to the date of the report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).

Disclaimer of liability to third parties: - This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, 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.

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

14. Maintenance Advice

Please Read

Important maintenance advice regarding integrated pest management (ipm) for protecting against timber pests:

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 subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take “as little as 3 months for a termite colony to severely damage almost all the timber in a home”.

How termites attack your home

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

Termite damage

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

Subterranean termite ecology

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

Borers of seasoned timbers

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

Anobium borer (furniture beetle) and queensland pine borer

These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favored 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 (powder post beetle)

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

Timber decay fungi

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

The Inspection and Report was carried out by: Steve Rowley

State License Number: QBCC 15057425

Contact the Inspector on: 0418 741 116

For and on Behalf of: BPP Inspections

A handwritten signature in blue ink, appearing to be 'SR', followed by a horizontal line.