PROPERTY INSPECTION
PEST REPORT

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COMPLYING WITH –AS 4349.3 2010

MASTER BUILDERS ASSOCIATION MEMBER.
HOUSING INDUSTRY ASSOCIATION MEMBER.
LICENCED BUILDER /INSURED/ EXPERT WITNESs.

Visual Timber Pest Inspection Report.

To comply with Australian Standard AS4349.3.2010.

1.0 CLIENT DETAILS:

Client:	Client: D. & K. Ireland
Contact Details:	Email: Co. McGrath.
Report Ordered by:	The above.
Inspection address:	15 Attlee Place Winston Hills.
Inspection Date:	Date: 25.8.26 Arrival time: 9:00am - Departure time: 10:00am.
Weather Conditions at time of inspection:	20 Degrees and cloudy.
Building if Furnished:	Yes.
Building Tenancy:	Yes.
Persons present at time of inspection:	Na.

15 ATTLEE PLACE WINSTON HILLS

Front elevation of the Inspected property inspected.

INDEX:

1.0 CLIENT

2.0 FEE & INSPECTION AGREEMENT

3.0 SUMMARY

4.0 ACCESS

5.0 TERMINOLOGY

6.0 PHOTOGRAPHIC FINDINGS OF AREAS INSPECTED.

7.0 THE EXTERIOR

8.0 THE BUILDING SITE

9.0 THE SUB FLOOR

10.0 THE ROOF EXTERIOR

11.0 THE INTERIOR

12.0 THE ROOF LOFT & INVASIVE INSPECTION REQUIREMENTS

13.0 TERMS & CONDITIONS

14.0 CONTACTING THE INSPECTOR

15.0 ACKNOWLEDGMENT OF THIS REPORT

2.0 FEE & INSPECTION AGREEMENT

This agreement forms part of this Pest Inspection Report.
(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)
*(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*
*(Definition: **Valuable Consideration;** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*
*(Definition: **Instructions;** the purchaser has given verbal or written directions to carry out this pre purchase building /pest inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)*

Part of the pre purchase invoice.

Tax Invoice No: As per cover page.	**Client: As per cover page.**
Ph: As per cover page.	**Property at: As per cover page.**
You agree to a fee for this Property Inspection and Report	
Amount: Payment due on delivery	**ABN No: 66001 513 908.**

YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU.
(VISUAL PRE-PURCHASE TIMBER PEST INSPECTION & REPORT)

This inspection will be carried out in compliance with AS4349.3.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.
2. ACKNOWLEDGMENT: I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.
4. The report will also advise on visible minor and major Pest activity, damage and any borer activity or wet rot visible to the buildings elements on the day and time of the inspection.
5. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)
6. The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.
7. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.
8. It is highly recommended that a full Timber Pest Inspection and treatment be carried out every 3 months after this inspection to monitor activity-clearance around the slab perimeter of 75mm in the case of raft slabs for correct inspection purposes- removing garden mater is necessary to achieve this.
9. Costs for and building rectification works are not provided within this Report. Should you require any costing's you should seek further advice from a Licensed Builder, Architect or a Quantity Surveyor.
10. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.
11. When and if Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection, we are not responsible to locate the exact entry point or solution to it within this inspection.
12. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.
13. This Inspection will not cover or report the items listed in Appendix D in AS4349.1-2007. A copy of Appendix D can be provided upon request.

14. This report is not a Structural Report, Building report or similar. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling. This report is not a compliance report for local council laws and bylaws.

15. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be

16. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. An independent mediator, or an arbitrator will then handle disputes. Each party will pay their own costs.

17. We will not be liable for any third party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

18. The inspector shall determine the extent of accessible areas at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe and reasonable access.
If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe to do so.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	NA. -	-	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access	Subject to inspectors discretion as to safe and reasonable access

19. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:
In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, Interior linings, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.

20. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.

21. You're the Purchaser need to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. Your Conveyances is not adequately qualified to explain any issues to you, you must contact the Inspector shown on the last page of this report.

22. We will not be liable for any third-party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

Acceptance: ...on file..... Dated: .....on file

3.0 SUMMARY OF THIS VISUAL PEST INSPECTION.

3.1 OVERVIEW / LIMITATIONS:

The following summary results below of **Satisfactory or Poor** apply to the overall visual findings of this Inspected Property if and when stated within this report document. Satisfactory meaning that there was no evidence of pest activity / poor meaning there was pest activity. This summary is only a portion of the report so you must read the report in full to understand the process of the visual inspection and its limitations / restrictions in full. Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

RATING SYSTEM BELOW (LIVE ACTIVITY-not to areas Concealed).

SATISFACTORY	NO TIMBER PEST ACTIVITY FOUND-The areas inspected appear to be in serviceable and sound acceptable condition without any significant visible Timber Pest Activity at the time of the inspection only wood rot visible.
POOR	ACTIVITY FOUND -The areas inspected require attention / further Investigation and possible repairs and or replacement due to its Timber Pest Activity found Live or past Damage.
RESULT	SATISFACTORY- no visual activity at the time of the inspection only wood rot visible.

LIVE VISUAL RESULTS. (At the time of the inspection).

TERMITE ACTIVITY PRESENT-	*Satisfactory-none.*
THE SITE:	*Satisfactory-none.*
THE SUB FLOOR SPACE:	*Satisfactory-none.*
THE ROOF VOID SPACE:	*Satisfactory-none.*
THE INTERIOR:	*Satisfactory-none.*
OVERALL CONDITION / FINDINGS:	*Satisfactory – meaning nothing live was found in visible areas at the time of inspection.*

BORER DAMAGE / TERMITE ACTIVITY PRESENT VISUALY LIVE? Not in visual areas.
PAST DAMAGE FOUND? Na.
WOOD ROT: Yes, in exterior timber (fascia boards and site fences.)

RISK ASSESMENT – LIKELIHOOD OF TERMITE ATTACK ON THIS PROPERTY: High (due to the location of the property.)

PEST CONTROL METHOD SIGHTED AT THE PROPERTY? Visual Inspections.

Note- DO NOT rely on this report as a warranty, regular pest inspections and treatment according to the Pest control expert you employ are required in preventing your home from attack.

NOTE: Other photos not shown in this report may have been taken of this property indicating the inspector's observations on the day in relation to any excessive foliage growth, damaged, concealed areas, areas that are not part of this inspection, termite matters, hindered or restricted access areas and of any other issues not covered including evidence of areas not damaged.
It must be understood that damage may be concealed in hidden areas often passing visual examination by a professional similar to this inspection (visual only) as is their nature to operate undetected.

NOTE: This report does not advice on events or any further damage occurring to the property post the inspector departing the property.

NOTE: Giving clearance of no Pest Activity does not Guarantee Activity not being present in areas not Visual-This report and the Australian standard Adhered to is Visual Only, areas concealed may contain activity such as in walls lined, Floors, etc. as explained in hindered access.
To help achieve a more accurate result request some invasive examination techniques such as thermal imaging or baroscopic and I would be happy to organize these for you at a extra cost to you to be determined as it is outsourced. This report should only be relied upon for six weeks maximum from the date on the report as Termites, borers, fungus and rot can move quickly.

3.2 PURPOSE:
This report should only be read in its entirety for the purpose of allowing the potential purchaser to make an informed decision prior to this inspected properties purchase as well as to potentially resolve any unknown issues being Pest Activity past or present- it is not a guarantee against activity present as it is governed by its visual nature. If your not satisfied with the visual limitations request invasive measures with your inspector.

3.3 SCOPE:
This pest report building inspection shall comprise of a visual assessment only for the buildings general condition in relation to Timber pest activity within and around the main building only and as well as being within the inspection properties boundaries. This report is not a Structural Report, should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling. If Timber pest activity is found it is important that structural expectation, cost and the extent of damage (if not visual) – be obtained by the relevant professionals at cost to the Homeowner or possible purchaser as the damages true extent will only be achieved by invasive actions. These invasive actions are something we must be instructed to do with permission granted and not an activity normally part of our VISUAL – Inspection.
This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.

Description and ID of the Property Inspected:

Type: 4 bedroom - 3 bathroom - 2 car garage Residential Dwelling.

Height: No of storeys = 1.

Construction Type: Brick veneer.

Floor type: Concrete slab and timber floors.

Exterior Wall type: Brick veneer.

Exterior Roof covering: Concrete tiles and sheet metal.

Interior Linings: Plasterboard –tiles-timber.

4.0 ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected and Why:

1. **The Areas Inspected were**:
    a. The Interior,
    b. The Exterior,
    c. (Parts of) the Roof Void Space,
    d. (Sections of) the Roof Exterior, -
    e. (Parts of) the Sub Floor area,
    f. The Boundaries
    g. The Site
    h. And any associated Outbuildings within 30 metres of the main building.

2. **The Areas that were NOT Accessible for Inspection are and the reasons WHY were**:
   - **a.** To sections of the roof loft with a low angle, - insulation/ ducting / obstruction.
   - **b.** Hindered access to built -ins stored clothes /furniture in general. (Photos in report body)
   - **c.** To sections of the sub floor with stored goods. (if Applicable).
   - **d.** To the internal rooms being furnished. (Photos in report body)
   - **e.** Roof exterior too high / and or slippery while raining / Safety limitations.

3. **The Areas in which Visual Inspection was Obstructed and reasons WHY were**:
   - **a.** Hindered access stored goods in interior.
   - **b.** To the roof void covered areas in insulation / sarking.
   - **c.** To the internal rooms being furnished/floor linings. Built -ins stored clothes /furniture in general
   - **d.** Inside walls, under floor linings between floors and all other fixed areas (visual non invasive only).
   - **e.** To sections of the dwellings exterior where plants and garden beds, bins, Air-conditioning units etc.
   - **f.** The boundary fences, site and roof space due to hindered access.
   - **g.** The properties retaining walls due to access.
   - **h.** Sections of the site, exterior etc unaccusable / blocked off due to vegetation / stored goods.

NOTE: photos will support not all hindered access areas.

5.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS: (This explains Building Elements in layman terms.)

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

ACCESS HOLE - Access hole an opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) lay behind retaining walls and other areas to catch seeping storm water.

APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.

ARCHITRAVE - moldings surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member who supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

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

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A molding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

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

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.
FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.
GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.
GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.
GOING - In a stair the horizontal distance from the face of one riser to that of the next.
HANGING BEAM - A beam above the ceiling used to support ceiling joists.
HEAD - The upper horizontal member at the top of an opening or frame.
HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.
HEARTH - The floor of a fireplace and immediately adjacent area.
HINDERED ACCESS - The inability to access this area stated in this report.
HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.
INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
INSPECTOR - Person of organization responsible for carrying out the inspection.
JOIST - A timber or steel beam supported by a bearer, which the flooring is fixed directly to.
LIMITATION - Any factor that prevents full or proper inspection of the building.
LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.
MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.
MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MINOR DEFECT - A defect other than a major defect.
MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.
NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.
PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.
PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.
PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.
PERP - A vertical joint in masonry construction.
PITCH ROOF - The ratio of the height to span, usually measured in degrees.
POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.
QUAD MOULDING - A molding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.
RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.
RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.
RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.
RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.
RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.
RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.
RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.
SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.
SEPARATION - Gapping formed between the two surfaces stated.
SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.
SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.
SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.
SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.
SOFFIT/EAVES - The underside of a slab or an eave.
SOLDIER COURSE - A course of brickwork laid on its end.
SPROCKET - A framing timber used in eaves construction.
STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.
STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.
TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.
THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.
TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.
UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.
VALLEY - The meeting line of two-inclined roof surfaces at a re-entrant angle.
VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.
WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.
ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called GULLY.
JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.
MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.
STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.
SULLAGE - Domestic waste water other than from soil fixtures.
SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also called DRAIN PIT.
TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.
BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.
GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.
P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.
S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.

SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.
VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.
FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.
FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.
MIXING VALVE - A valve, which is designed to mix separate supplies of hot and cold water and direct the maximum.
PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called PRESSURE LIMITING VALVE.
PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.
STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.
TEMPERATURE RELIEF - A temperature-activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.
VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.
PEST INFORMATION.
SUBTERANEAN TERMITES- / WHITE ANTS-will attack 3 from 4 homes at some stage in Australia, the most destructive pests in the world. Normally live in underground colonies, feed on timber in dark moist conditions preferred-secretive pests white in colour 3-7mm long in the soldier cast with 2 body segments compared with three of normal ants.
Borers 2-5mm in length brown in colour with a thick body, leaves 1-2mm exit holes in timber.
Timber decay-fungi –rot- Fruiting bodies vary in size, shape and colour usually in poorly ventilated areas wet.

7.0 THE EXTERIOR OF THE BUILDING.

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file

8.0 THE BUILDINGS SITE:

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file

9.0 THE SUB FLOOR OF THE BUILDING:

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file

10.0 THE ROOF EXTERIOR OF THE BUILDING:

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file.

11.0 THE INTERIOR OF THE BUILDING:

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file.

12.0 THE ROOF SPACE OF THE BUILDING:

NO LIVE VISUAL ACTIVITY FOUND. -Photos on file.

NOTE: INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this property? Na.

WARNING: A Pest Control expert should be employed by your Household to treat and Inspect the house on a regular basis using their recommended techniques at their recommended intervals to ensure your property is protected- Fail to do this and your house will be targeted.

If Invasive investigations are required Written instructions must be obtained from the Vendor, Owner and or the Successor of this property prior to these Invasive Works being carried out -ENTERING A NEW CONTRACT FOR THESE WORKS.
An Invasive Inspection is an insidious type of inspection where either a Bore-Scope tool is used or wall and or ceiling linings are removed to allow clear visual access to the areas required and or agreed to.

The written instructions once received, will be answered by having a detailed quotation provided out lining the purpose and scope of works that will be conducted on this property. If the intended Invasive works are over ($20,000-00, subject to state by state requirements) then Home Warranty Insurance must be provided by the building contractor engaged. All Invasive works must be carried out by appropriately licensed tradespeople.

13.0 TERMS & CONDITIONS:

Information Regarding the Scope & Limitations of our Inspection and Report.

1. **THIS IS A VISUAL INSPECTION ONLY:** Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.)

This Report does not make comment on area that may be or are concealed. This report is an assessment or detection of any Pest activity past or present damage/activity including the presence or absence of timber pests and occurrence of timber rot -not including Common property areas, Local or near noise levels, Any health and safety issues. Any security concerns. Fire protection. Any detection of illegal building or plumbing of electrical works and structural building defects. We do not comment and any arrears out of our area of expertise or outside of the relevant Australian standard adhered to here. This is a visual inspection only in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000 (AS 3600). Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.

2. If an Issue or pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. An independent nominated mediator or arbitrator will then handle disputes. Each party will pay their own costs.

3. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

4. Conclusion & Warning:
   HIGH (due to location) MEDIUM. (treatment and checks are required) LOW (no further short term concern).
   The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any pest activity and to form an opinion regarding the condition of the property in relation to visual pest activity at the time of the inspection.
   The incidence of any form of Pest activity within this Building is considered: Warning High.

5. **Trees:** Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

6. **DISCLAIMER 1**: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

7. **DISCLAIMER 2**: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report only. Third parties involved cannot be included in any claim at all should issues arise or they rely on this report at all- do so at their own risk.

8. **COMPLAINTS PROCEDURE:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

   If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement, *Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to.*

   a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, orders either party to pay any settlement amount or costs to the other party; but not specify a time for payment, and then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

14.0 *REFERENCE TO* "CONTACTING THE INSPECTOR"

Please contact the Inspector below who carried out this inspection.
At times it is difficult to explain situations and access difficulties to what is and isn't inspected.
Any building matters of importance that need a further understanding by the client you should contact the inspector and have any misunderstood or other matters explained to you.
For a complete clarification then contact the inspector prior to purchase of this property.
Additional fees will apply if required to provide further written information from the Inspector.
The Inspector will only answer questions relating to this inspected property report and no other questions will be entered into in relation to the dwellings future structural ability or whether to purchase it.
This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

15.0 ACKNOWLEDGEMENT OF THIS REPORT

I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.
I also acknowledge that if I do not contact the Inspector, then the Inspector will contact me to ensure I have read and understand this report. The Inspector may answer any questions pertaining to the property associated to this report.

Signed for & on behalf of: INDEPENDENT BUILDING INSPECTIONS NSW.
PAUL ANTHONY CAVALLO.

IBI
Independent
Building Inspections

OTHER INSPECTIONS / REPORTS YOU MAY REQUIRE.
PRE PURCHASE PROPERTY DEFECT REPORT.
MOULD / ASBESTOS REPORTS.
STRATA REPORTS- SWIMMING POOL SAFETY REPORTS.
NEW HOME STAGE REPORTS . DISPUTE RESOLUTION .SPECIAL PURPOSE REPORTS. EXPERT WITNESS REPORTS- NCAT TRIBUNAL.
SWIMMING POOL certification,DILAPIDATION REPORTS.

Thankyou for your Business.
[End of report]