BUILDING AND TIMBER PEST INSPECTION - VR

Complies with Australian Standard AS 4349.1-2007 & AS 4349.3-2010
Inspection of Buildings Part 1 & Part 3: Pre-Purchase
Inspections of Residential Buildings - Appendix C

Jul 08, 2026

Vendor Reports (VR) are provided by the vendor for reference and information purposes only until such time as a copy of this report is purchased by a third party or prospective subject property buyer in their own name.

This report must not be relied upon until purchased. Should you wish to purchase a copy of this report please contact The Inspection Nest.

Report Prepared for:
ON BEHALF OF THE VENDOR

PROPERTY ADDRESS

63 Delaney Dr
Baulkham Hills, NSW 2153, Australia

Inspected by: James Donovan

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01 Description of Building

Building Type:

✓ Residential House

Style of Building:

✓ Double Storey

Strata Titled:

✓ No

Building Orientation:

✓ North

Roof Covering:

✓ Tiled

Roof Construction:

✓ Roof Truss System

Wall Construction:

✓ Brick Veneer

Floor Construction:

✓ Slab on Ground

Internal Wall Finish:

✓ Plasterboard

Building Tenancy:

✓ Occupied

Building Furnished:

✓ Yes

Air Conditioning:

✓ Reverse Cycle Ducted AC System

Hot Water System:

✓ Gas Storage HWS

Recent Weather Conditions:

✓ Wet

Date of Inspection:

✓ 08 Jul 2026

Weather Conditions at the Time of the Inspection:

✓ Raining

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02 Summary of Inspection

Results of Building and Timber Pest Inspection - Summary

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	
Live Timber Pest Activity		✓
Timber Pest Damage		✓
Conditions Conducive to Timber Pest Activity	✓	
For Information Purposes	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is **Average to Above Average**.

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03 Recommended Inspections

Recommended Further Assessments

- Licensed Builder – Defect Repairs & Maintenance
- Licensed Plumber – Leak Detection Assessment
- Licensed Roof Plumber – Roof Drainage Assessment
- Further Access Equipment Required - Height

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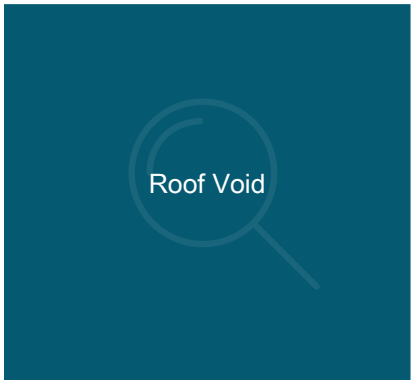
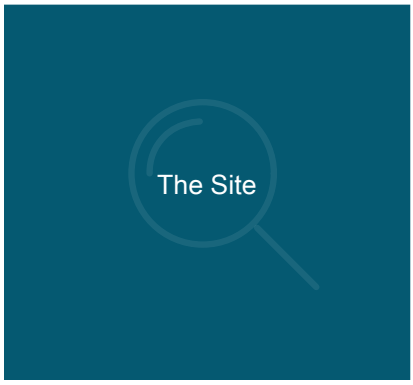
04 Areas Inspected

Areas Inspected





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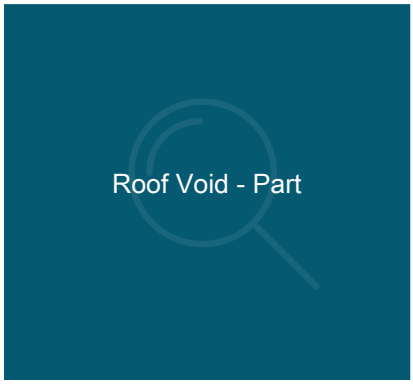
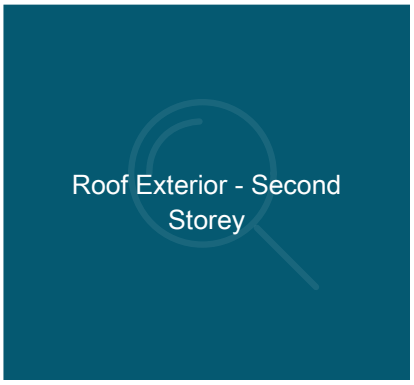
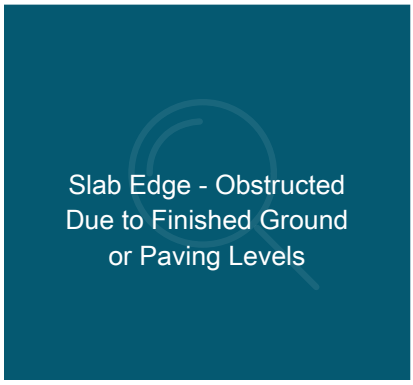
05 Areas Not Inspected

Inaccessible Areas







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Obstructions

Above Safe Working Height	Appliances and Equipment	Areas of Low Roof Pitch
Ceiling Linings	Webbing of Roof Truss (Not Trafficable)	Roof Truss System (Diminishing)
Wall Linings	Stored Items	Vehicles or Motor Cycles
Landscaping	Vegetation	Insulation (Bulk or Loose)

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Floor Coverings

Furniture

Fixed Furniture or Joinery

External Finished Ground Level

External Concrete or Paving

Evidence of Recently Painted Walls and Ceilings

Ductwork

Inclement Weather (Preventing Roof Exterior Inspection)

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06 Special Conditions

The inspection and report findings following have been conducted strictly in accordance with AS 4349.1-2007 and AS 4349.3-2010, and our pre inspection agreement content that has been signed or acknowledged prior to our engagement.

This report reflects the opinion of the inspector on the day of the inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist as outlined.

We do not comment on the presence of ACM (Asbestos Contaminated Material) or the likelihood of its presence in or around the dwelling. This is not covered as part of our inspection and report. The reason why this is not covered is because it is not a requirement of AS 4349.1-2017 as the presence of suspected ACM can only be confirmed if it has been tested under the microscope at a NATA accredited laboratory. It is common for dwellings built prior to 1980 to have ACM present in the dwelling in some form. If you require a separate visual ACM identification report please ask your building consultant or inspector for this service specifically.

We wish to bring particular attention that the purpose of the inspection is as per the following extract of AS 4349.1-2007 and AS 4349.3-2010 which is to “provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection”

If at the time of the inspection it is obvious to us that the dwelling has been recently painted then we believe there could be a high risk that concealed defects exist. In normal circumstances it is reasonable to assume that these concealed defects would have otherwise been visible to the inspector. Items of particular note include but are not limited to WATER STAINING and CRACKING to wall and ceiling linings. If we are of the opinion the dwelling has been recently painted we will note this under “Obstructions” in the report body for your reference.

If it is noted that the weather conditions as pointed out on page 3 “Weather Conditions at Time of the Inspection” were deemed as being “FINE” or “DRY” then it is highly unlikely that any water entry through the roof, flashing or ceiling linings would be evident at the time of the inspection. Should you discover evidence of a water stain or roof leak once possession of the property is taken, immediately contact the person responsible for conducting the report for further advice or recommendation.

Appendix D part (E) of AS 4349.1 -2007 lists “Adequacy of roof drainage” as an exclusion of the inspection and is not able to be reported upon. We strongly suggest that an independent licensed roofing contractor be engaged to conduct a follow up inspection, and comment on the overall roof drainage adequacy of the dwelling. We also recommend the contractor provides the client feedback on the leak potential of the roof and drainage system in its entirety. We also recommend the contractor provides a quote to rectify any issues observed on his completed inspection and present this to the client for their consideration.

We wish to reiterate that this report is NOT a dilapidation report. We chose to report on areas that present to be defective as the Australian Standard allows which is on an “Exceptions Basis”.

The inspection and report is bound by Obstructions and Limitations which will be outlined in more detail within the report body and exclusions which form part of the pre inspection agreement.

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Please contact the building consultant who is named on the front of the report without delay should you have any concerns regarding the above information.

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07 Inspection Findings

7.1 Safety Hazards

No Safety Hazards Identified

7.2 Major Defects

No Major Defects Identified

7.3 Minor Defects

7.3.1 Ceiling - Water Stained

There is evidence of water staining to the ceiling linings in this area. Water staining shows that surfaces have been exposed to excess moisture over time. The minerals and other elements in the water can cause staining and may lead to corrosion and deterioration if not addressed.

While mainly an appearance issue, water staining can also indicate underlying problems that may be hidden behind the ceiling. It is advisable to engage a licensed plumber to investigate the cause of the staining and to advise on any necessary repair works. Addressing the source of moisture promptly can help prevent further damage and deterioration

EXPLANATIONS

Building:	Main Building
Area:	Interior
Location:	Bedroom 3 (Built-in robe) & Garage
Defect Significance:	Minor Defect
Defect Type:	C (Moisture, Water Penetration or Damp Related)

IMAGES

Photo Ref #1

Photo Ref #2

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IMAGES

Photo Ref #3

7.3.2 Plasterboard Set - Substandard (Minor)

During the inspection, minor issues were observed with the plasterboard joints, indicating a substandard joint set. This may include minor cracking, inconsistent finishing, or slightly exposed joint tape. These issues are typically cosmetic and do not compromise the structural integrity of the wall.

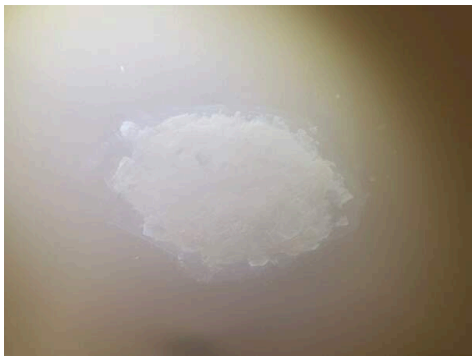
While the condition is minor, addressing these issues can improve the overall appearance and prevent further deterioration. It is recommended to have a qualified plasterer or tradesperson review and carry out any necessary remedial work to ensure a smooth, even finish.

This minor defect is unlikely to impact the safety or function of the space but should be monitored and rectified to maintain quality standards.

EXPLANATIONS

Building:	Main Building
Area:	Interior
Location:	Bedroom
Defect Significance:	Minor Defect
Defect Type:	F (Installation or Non Installation)

IMAGES



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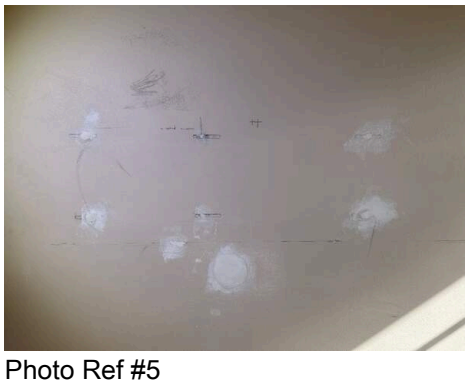

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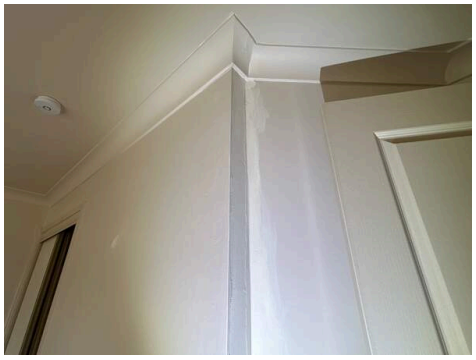
IMAGES	 Photo Ref #6

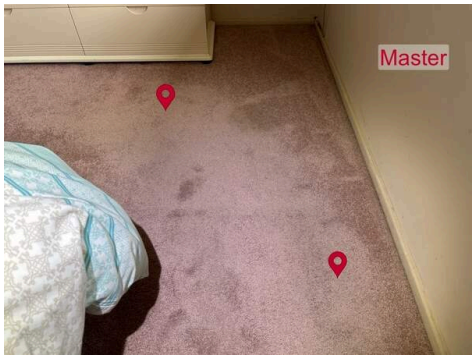
7.3.3 Flooring - Uneven in Sections

The installation of this building element or photographic finding as shown is for reference purposes.

The client is advised they should contact the responsible trade to undertake the rectification work as outlined at their discretion.

Unfinished or substandard building works are likely to degrade more quickly and may create potential for secondary defects.

Recommended trade to be contacted: Carpenter

EXPLANATIONS	Building: Main Building Area: Interior Location: Master Bedroom Defect Significance: Minor Defect Defect Type: D (Material Deterioration)
IMAGES	 Photo Ref #7

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7.3.4 Paint Finish - Bubbling or Flaking

The paint finish in this area was found to be at a substandard level or bubbling and flaking at the time of the inspection.

Substandard or bubbling painting is generally indicative of poor surface preparation, substandard workmanship or other factors. Paint finishes should be sanded back, filled, levelled and repainted, as applicable.

Where inadequate paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor could be appointed to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration.

EXPLANATIONS	
Building:	Main Building
Area:	Interior
Location:	Ensuite & Dining Room
Defect Significance:	Minor Defect
Defect Type:	C (Moisture, Water Penetration or Damp Related)

IMAGES

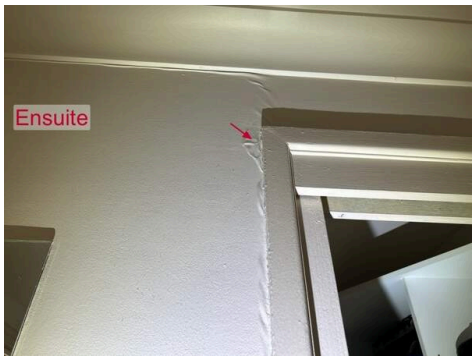

Photo Ref #8

Photo Ref #9

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7.3.5 Sealant Recommended - Tiled Junctions

Within the shower recess, movement at tiled junctions such as shell recesses and wall-to-floor or wall-to-wall connections may cause cracks in grout and sealant over time. These junctions are especially vulnerable due to structural shifts and temperature changes.

To maintain water tightness, it is important to use a high-quality, flexible, mould-resistant sealant at all tiled junctions. Regular inspections should be carried out, with repairs or reapplication performed promptly to prevent water ingress and damage.

Engaging a qualified tiling or waterproofing specialist is advised to ensure correct sealing at these movement-prone junctions. Routine maintenance will help prolong the life of the shower recess and avoid secondary issues such as mould or water damage.

EXPLANATIONS	Building: Main Building Area: Interior Location: Bathrooms (Showers) Defect Significance: Minor Defect Defect Type: F (Installation or Non Installation)

IMAGES

Photo Ref #10

Photo Ref #11

7.3.6 Cracking - Damage Category 1 - Fine (up to 1mm)

There is evidence of fine cracks, which are typically considered an appearance defect and generally do not suggest structural damage. These cracks usually result from slight separation between building materials and finishes, such as at joins with paint or plaster.

Repairs are usually straightforward and involve minor sanding, filling, and repainting, which can be carried out by a qualified painter or a general handyman.

It is advisable to monitor all cracking regularly, and professional inspection should be sought if cracks widen, lengthen, or become more numerous to ensure there are no underlying concerns.

EXPLANATIONS	Building: Main Building Area: Interior Location: Garage and Living Area Defect Significance: Minor Defect Defect Type: D (Material Deterioration)

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IMAGES

Photo Ref #12

Photo Ref #13

7.3.7 Eaves - Water Damaged

The eaves around the external property were found to be in a visibly poor condition.

The damage may have been sustained as a result of a number of possible causes, including poor roof drainage, leaking roof plumbing or minor impact damage.

The damage to the eave sheeting in this area detracts from the appearance of the structure, as well as potentially compromising the structural integrity of the roofing area. Where eaves show moderate to severe damage, remedial works may be required.

Where water damage is suspected as being the underlying cause, appointment of a licensed plumber is advised as a matter of urgency to identify the source of the water leak.

EXPLANATIONS

Building:	Main Building
Area:	Exterior
Location:	Front Patio
Defect Significance:	Minor Defect
Defect Type:	C (Moisture, Water Penetration or Damp Related)

IMAGES

Photo Ref #14

Photo Ref #15

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IMAGES	Photo Ref #16

7.3.8 Floor Tile or Tiles Cracked (Fine)

There is evidence that the installation of this building element or the photographic finding is for reference purposes.

The client is advised to contact the responsible trade to undertake any necessary rectification work at their discretion. Unfinished or substandard work is likely to deteriorate more quickly and may lead to secondary defects.

Recommended trade to be contacted: Floor and Wall Tiler

EXPLANATIONS	Building:	Main Building
	Area:	Exterior
	Location:	Front Patio
	Defect Significance:	Minor Defect
	Defect Type:	D (Material Deterioration)

IMAGES	Photo Ref #17

7.4 Live Timber Pest Activity

No Live Timber Pest Activity Identified

7.5 Timber Pest Damage

No Timber Pest Damage Identified

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7.6 Conditions Conducive to Timber Pest Activity

7.6.1 High moisture meter readings - Evident

The installation of this building element or photographic finding as shown is for reference purposes.

High moisture readings may indicate a possible shower membrane breach causing damp transfer to surrounding areas or saturated tiled bedding transferring to door and wall frames or lateral and rising damp emanating from under wall and walls backing onto areas of fill.

Excessive moisture that affects internal framing may also attract termite or other timber pests and concealed termite infestation risk become high.

A leak detecting or damp specialist is recommended to be engaged to further investigate the reason as to why high moisture readings are presenting. Once confirmed the recommended trade should be contacted to carry out rectification works.

Unfinished or substandard building works are likely to degrade more quickly and may create potential for secondary defects.

Recommended trade to be contacted: Plumbing Leak Detection Specialist and Remedial Builder

EXPLANATIONS	
Building:	Main Building
Area:	Interior
Location:	Bathroom
Defect Significance:	Conditions Conducive to Timber Pest Activity
Defect Type:	C (Moisture, Water Penetration or Damp Related)

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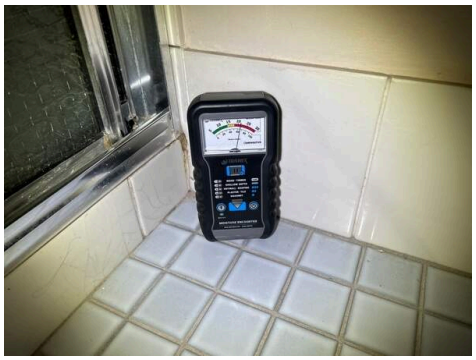

Photo Ref #18

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7.7 For Information Purposes

7.7.1 Termite Management System - Recommended

The application of a post-construction chemical or physical termite barrier is highly recommended for all properties. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appears as though no Termite Management System (TMS) has been installed.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this type of application.

It is strongly recommended that obtaining such advice be a short-term priority.

EXPLANATIONS	
Building:	Main Building
Area:	Exterior
Location:	Meter Box
Defect Significance:	For Information Purposes
Defect Type:	Information

IMAGES

Photo Ref #19

Photo Ref #20

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08 Timber Pest Summary

SUMMARY ONLY

The Purpose of the inspection:
The purpose of the inspection is to provide advice within the agreed scope to a prospective purchaser, an owner or another interested party regarding the condition of the property, at the time of the inspection, in relation to the activity of timber pests.

Weather Conditions at the time of the Inspection:
Raining

Contact the Inspector:

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 prior to acting on this report.

IMPORTANT DISCLAIMER

- **This Summary is supplied to allow a quick and superficial overview of the inspection results.**
- **This Summary is NOT the Report and cannot be relied upon on its own.**
- **This Summary must be read in conjunction with the full report and not in isolation from the report.**
- **If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.**
- **The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.**

Timber Pest and Conditions Overview

Termite Activity Identified (Visible Activity, Damage or Workings)

✓ No evidence of termite activity observed

Other Timber Pest Evidence (Wood Borers, Fungal Decay or Timber Deterioration)

✓ Evidence of fungal decay / wood rot observed

Subfloor Conditions (Dampness, Ventilation, Moisture Prone Environment)

✓ Not applicable - Slab on ground construction

Wet Area Moisture Conditions (Bathrooms, Ensuites, Laundries & Basements)

✓ Localised elevated moisture readings observed

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Timber In Ground Contact (Subfloor, External Timber, Landscaping or Structural Elements)

✓ No timber in ground contact observed

Drainage Conditions (Surface Water Runoff & Moisture Management)

✓ Drainage conditions appeared adequate at time of inspection

Termite Management System (Barrier Systems, Chemical Treatments & Durable Notices)

✓ No

Access Limitations (Obstructions, Inaccessible Areas & Restricted Visibility)

✓ Significant access limitations restricted full assessment

Recommended Action (Maintenance, Monitoring, Further Assessment or Treatment)

✓ Maintain routine visual timber pest inspections and monitoring

Timber Pest Risk

✓ Typical to High

For complete and accurate information You must refer to the complete visual inspection Report findings.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

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09 Obstructions and Limitations

The presence of obstructions and areas limiting access increases the risk of undetected defects.

The Client should make arrangements to have obstructions removed, wherever practically possible, and have the specific areas reinspected as a matter of urgency.

See also the overall undetected defect risk ratings in following sections of the report.

Obstruction or Limitation

✓ Identified

EXPLANATIONS

Building:	Main Building
Area:	Roof Void
Location:	Roof Space
Finding Significance:	For Information Purposes
Comments:	AC Ductwork, Bulk Insulation and Low Clearance

IMAGES

Photo Ref #21

Photo Ref #22

IMAGES

Photo Ref #23

Photo Ref #24

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Obstruction or Limitation

✓ Identified

EXPLANATIONS	
Building:	Main Building
Area:	Interior
Location:	Bedrooms, Under Stair, Living Rooms, Linen Press, Family Rooms, Kitchen, Laundry and Garage
Finding Significance:	For Information Purposes
Comments:	Bedding, Furniture, Floor Coverings, Fixed Joinery, Appliances, Stored Items, Vehicles, Blinds and Curtains

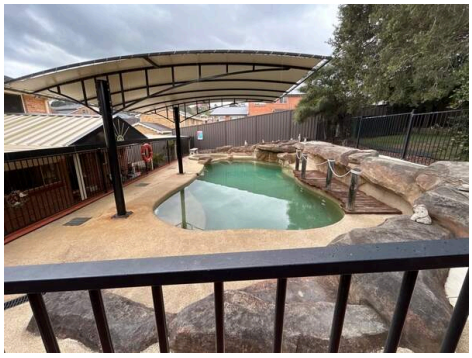
Obstruction or Limitation

✓ Identified

EXPLANATIONS	
Building:	Main Building
Area:	Exterior
Location:	Yard Sides & Rear
Finding Significance:	For Information Purposes
Comments:	Stored Items, Services and Landscaping

IMAGES

Photo Ref #41



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IMAGES

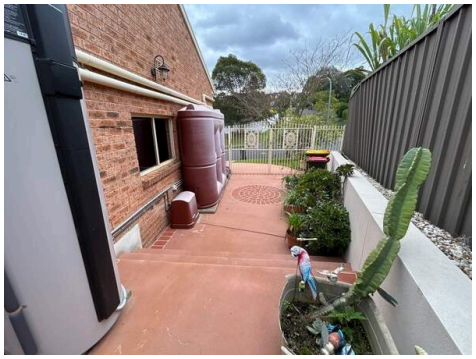

Photo Ref #43

Photo Ref #44

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10 General Photographs

Photograph 1

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11 Conclusion & Summary

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 AS 4349.1-2007 and AS 4349.3-2010.

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 undetected Major Defect risk in this Residential Building as compared with similar Buildings is considered:

Typical

The undetected Minor Defect risk in this Residential Building as compared with similar Buildings is considered:

Typical

The Overall Condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average to Above Average

Overall Condition Comments:

Based on our inspection, the building appears to be in average to above average condition compared to other buildings of a similar age and construction method.

The minor issues identified within the report are generally manageable and can be rectified once the scope of the repair is discussed with a suitably licensed trade. It's important for the prospective purchaser to obtain their own independent quotations and advice.

We found no visible evidence of subterranean termite activity, workings, or damage in the accessible, unobstructed areas at the time of the inspection. However, it is important to note that a termite inspection is a snapshot in time, and ongoing vigilance is key.

To minimise the risk of timber pest infestation, we advise the following:

1. Maintain visual pest inspections every six to twelve months.

2. Ensure that AC and HWS overflows are connected to nearby downpipes and drain points, if applicable. This is an easy task to monitor on routine home maintenance.

3. If there are any tree stumps in the immediate area, ensure they are treated with an approved termicide and certified by a licensed pest technician. We suggest looking at alternative fixes that're chemical free, but understand the benefits.

4. Ensure any loose timbers, timbers, or stored items in ground contact in the subfloor (if

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applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation. Keeping these things clean can help improve safety and air quality.

The application of a post construction chemical or physical termite barrier is highly recommended for all properties and is always good building practice.

Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.
It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve 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.

Areas or Sections Required to be Re Inspected:

Please refer to "Recommended Further Assessments"

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this summary, the information in the report shall override that in this summary.

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12 Contact

We take this opportunity to thank you for your instructions.

If you have any queries, please do not hestitate to contact our inspector.

Yours faithfully,

James Donovan
Senior Building Inspector | Accreditation No: 8224
The Inspection Nest
E: hello@theinspectionnest.com

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13 Terms & Conditions

Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings, and AS4349.3 - 2010.

Inspection Agreement - Individual title property

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

Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings), and AS4349.3 - 2010.

Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building and Timber Pest Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and

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to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 and AS4349.3 - 2010 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What IS reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
    - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
    - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
    - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
    - The roof space: roof covering; roof framing; sarking; party walls; insulation
    - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
    - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What IS NOT reported on:

- General exclusions detailed in the standard AS 4349.1 - 2007, and AS4349.3 - 2010
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including

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chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

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

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 4349.1 - 2007 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 nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Dimensions for Reasonable Access

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.

Sub Floor - Access opening 400 x 500 mm - Crawl Space 600 x 600mm.

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Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests:

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

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or AS 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

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.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. 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 metres to enter your

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

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

Subterranean Termite Ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects.

They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of Seasoned Timbers

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

Borers of ‘green’ unseasoned timber may also be present. However these species will naturally die out as the

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timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

Lyctus borer (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 subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

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TERMS & LIMITATIONS:

Important Information 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.

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 - 2010 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. 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, 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 Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected. Photos in this report are included for a general overview of any damage or issues identified. They may not necessarily identify or show the full extent of damage or issues. Where issues or damage are identified you should satisfy yourself as to their extent.

2. SCOPE OF REPORT: 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), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus)* were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

3. LIMITATIONS: 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 Timber Pests. 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 Timber Pests will not occur or be found.

4. DETERMINING Extent of damage: The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

5. MOULD: Mildew and non wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

6. DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify

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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).

7. 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. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

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 Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

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

(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

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

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

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

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14 Definitions

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 that 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 poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect 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 major defect.

Structural Element: Physically distinguishable part of a structure. Note: for example, wall columns, beam, commection.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or inspection areas.

Damage: The buiulding material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The item has moved out of shape or moved from its position.

Water Pentration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects, rusting, rotting, corrision, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

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