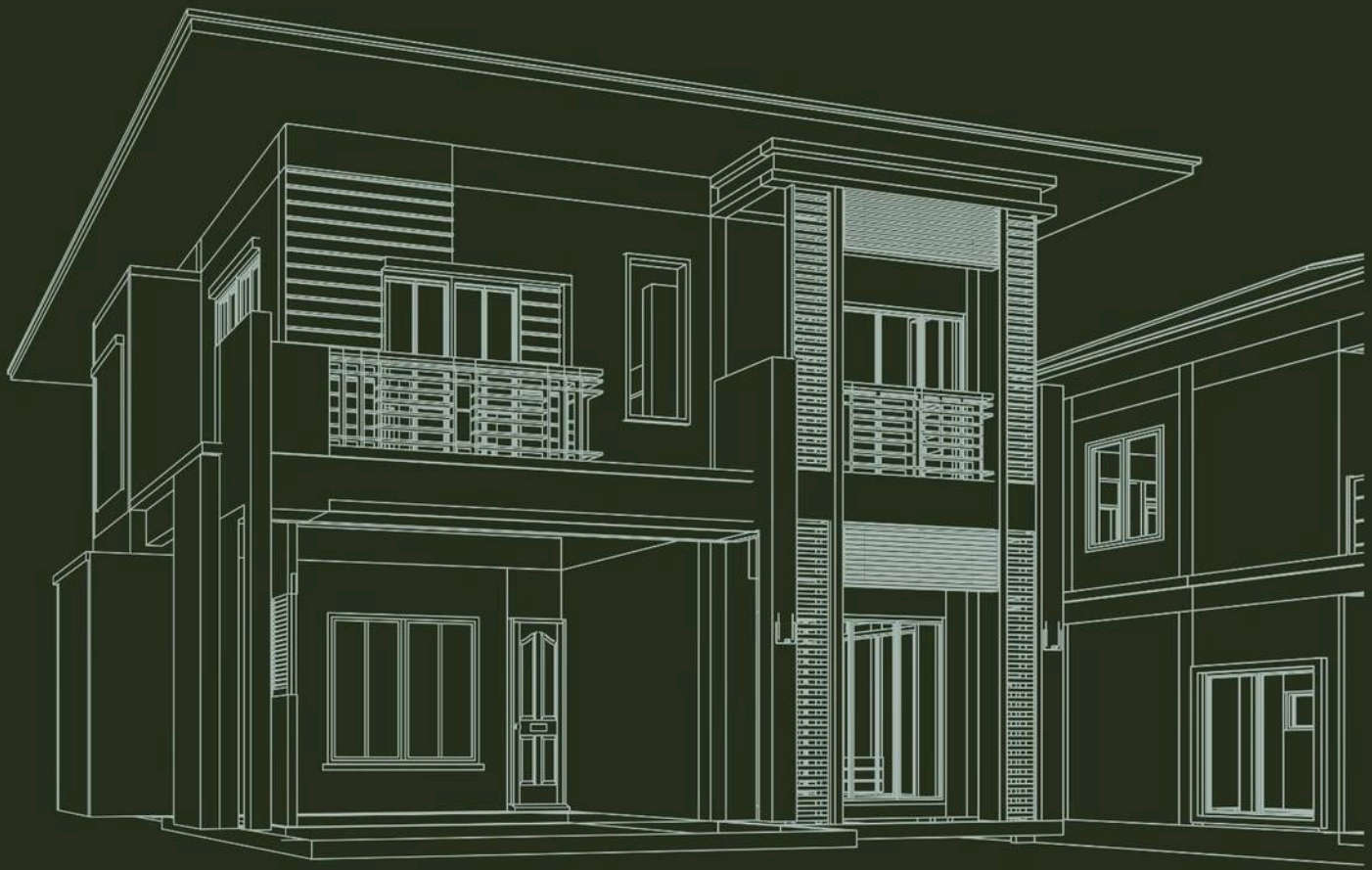


BUILDING & TIMBER PEST INSPECTION

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

November 09, 2026

Report Prepared For: ON BEHALF OF THE PROSPECTIVE PURCHASER
Inspected By: James Donovan

Inspection Address:
85 Marton Cres, Kings Langley NSW 2147, Australia

THE **INSPECTION** NEST

Report generated by Vantaige

Contents

Description of Building 01

Summary of Inspection 02

Recommended Follow Up Inspections 03

Areas Inspected 04

Areas Not Inspected 05

Special Conditions 06

Inspection Findings 07

Timber Pest Summary 08

Obstructions & Limitations 09

Conclusion & Summary 10

Contact 11

Terms & Conditions 12

Definitions 13

01. Description of Building

Building Type	Residential House
Style of Building	Three Storey
Strata Titled	No
Building Orientation	South
Building Tenancy	Vacant
Building Furnished	Yes
Roof Covering	Tiled
Roof Construction	Roof Truss System
Wall Construction	Block/Brick Walls
Floor Construction	Timber Floor on Brick Piers
Internal Wall Finish	Plasterboard
Air Conditioning	Reverse Cycle Ducted AC System
Hot Water System	Electric Storage HWS
Recent Weather Conditions	Dry
Date of Inspection	November 09, 2026
Weather Conditions at Time of Inspection	Fine

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 **Above Average**.

03. Recommended Follow Up Inspections

- [x] As Identified in Defect Statements
- [x] Licensed Roof Plumber and Roof Leak Detection - Inspection
- [x] Subfloor Ventilation and Damp Specialist
- [x] Timber Pest Risk - Second Opinion Inspection Recommended

04. Areas Inspected

- [x] Building Interior
- [x] Building Exterior
- [x] Roof Void
- [x] Roof Exterior
- [x] Subfloor
- [x] The Site

05. Areas Not Inspected

Inaccessible Areas

- [x] Areas of Low Roof Pitch
- [x] Roof Void - Part
- [x] Roof Exterior - Part
- [x] Roof Exterior - Second Storey
- [x] Subfloor - Part

Obstructions

- [x] Above Safe Working Height
- [x] Appliances and Equipment
- [x] Areas of Low Roof Pitch
- [x] Ceiling Linings
- [x] Ductwork
- [x] Evidence of Recently Painted Walls and Ceilings
- [x] External Concrete or Paving
- [x] External Finished Ground Level
- [x] Fixed Furniture or Joinery
- [x] Floor Coverings
- [x] Furniture
- [x] Insulation (Bulk or Loose)
- [x] Lack of Clearance (Subfloor)
- [x] Landscaping
- [x] Roof Frame (Not Trafficable)
- [x] Stored Items
- [x] Vacant Property - Moisture Readings Inconclusive or Undetectable
- [x] Vegetation

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.

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.

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 Fungal Decay (Wood Rot) - Observed

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

This building element shows evidence of wood rot.

Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified carpenter or registered builder may also be required to replace affected building materials.

Explanations

Images

Building:	Main Building
Area:	Exterior
Location:	Fascia Boards
Defect Significance:	Minor Defect
Defect Type:	C (Moisture/Damp)

Photo Ref no.1



7.3.2 Insulation - Not Installed

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

Upon inspection of the roof void it was noted that no ceiling insulation has been installed.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.

Explanations

Building:	Main Building
Area:	Roof Void
Location:	Roof Space
Defect Significance:	Minor Defect
Defect Type:	F (Installation)

Images

Photo Ref no.2



7.3.3 Paving - Uneven and Undulating

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

Sections of the external paved areas as shown are uneven or undulating.

Paving in some instances may create a trip hazard, personal due caution is to be taken by all persons within this area.

Re-paving of the area may be required to remedy this situation at the discretion of the client.

Further consultation with a specialist Concrete or Landscaping Contractor is advised.

Explanations

Images

Building:	Main Building
Area:	Exterior
Location:	Pool Area
Defect Significance:	Minor Defect
Defect Type:	D (Material Deterioration)

Photo Ref no.3



7.3.4 Cracking - Damage Category 1 - Fine

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

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:	Dining Room
Defect Significance:	Minor Defect
Defect Type:	D (Material Deterioration)

Images

Photo Ref no.4



7.3.5 Plasterboard cut out

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

The observed condition of this building element or photographic finding is provided for informational purposes only. It highlights an area that may benefit from further assessment and maintenance.

The client is advised to engage the appropriate trade specialist to review and address the issue at their discretion. Prompt attention can help prevent further deterioration and reduce the risk of secondary defects.

Recommended trade to be contacted: Plasterer

Explanations

Images

Building:	Main Building
Area:	Interior
Location:	Study
Defect Significance:	Minor Defect
Defect Type:	F (Installation)

Photo Ref no.5



7.4 Moisture Meter Readings

7.4.1 Moisture Meter Reading: Low or Zero

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

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

Upon inspecting the wall and door frames as shown, there was no evidence or only low levels of moisture detected.

Recommended action: No immediate action required; monitor as needed.

Explanations

Building:	Main Building
Area:	Interior
Location:	Bathrooms (Shower Walls)
Defect Significance:	For Information Purposes
Defect Type:	Information

Images

Photo Ref no.6



Photo Ref no.7



7.5 Live Timber Pest Activity

No Live Timber Pest Activity Identified

7.6 Timber Pest Damage

No Timber Pest Damage Identified

7.7 Conditions Conducive to Timber Pest Activity

7.7.1 Ground Damp - Evident

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

Ground damp (or structural damp) refers to the presence of unwanted moisture in the structure or subfloor of a building, either as the result of intrusion from outside, or condensation from within the structure or ground areas.

Unmanaged damp may facilitate the formation and development of mould, fungi growth and wood rot, decaying associated building materials and may compromise their structural integrity in some instances.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the damp.

Consultation with a qualified plumber or damp specialist is recommended to identify the cause of damp and perform remedial works as required.

Explanations

Building:	Main Building
Area:	Subfloor
Location:	Subfloor
Defect Significance:	Conducive Conditions
Defect Type:	C (Moisture/Damp)

Images

Photo Ref no.8



7.7.2 Timber In Ground Contact

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

There is evidence that timber elements in direct contact with the ground or exposed to moisture can create an environment conducive to termite activity. This applies to structural components, fencing, or stored timber, all of which can attract termites.

Excessive moisture can cause the timber to decay and develop wood rot, further increasing the risk. Untreated or non-durable timber in contact with external ground areas provides an entry point for subterranean termites, which can lead to damage.

To minimise the risk of termite infestation, any timber in direct contact with the ground or exposed to moisture should be removed or treated as soon as possible. Preventative measures help protect the property from potential termite-related damage.

Explanations

Building:	Main Building
Area:	Subfloor
Location:	Subfloor
Defect Significance:	Conducive Conditions
Defect Type:	F (Installation)

Images

Photo Ref no.9



7.8 For Information Purposes

No For Information Purposes Identified

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

Fine

Contact the Inspector

Should you have any difficulty in understanding anything contained within this report then you should immediate- ly 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
Location of Termite Activity / Damage (Internal, External, Roof Void or Subfloor Areas)	Not applicable
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)	Damp conditions and/or poor ventilation observed Conditions conducive to elevated moisture observed Limited access restricted full assessment
Wet Area Moisture Conditions (Bathrooms, Ensuites, Laundries & Basements)	No significant moisture concerns observed
Timber In Ground Contact (Subfloor, External Timber, Landscaping or Structural Elements)	Timber in ground contact observed (External)
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 evidence of a termite management system observed
Access Limitations (Obstructions, Inaccessible Areas & Restricted Visibility)	Significant access limitations restricted full assessment
Recommended Action (Maintenance, Monitoring, Further Assessment or Treatment)	Further timber pest assessment and/or treatment may be required
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.

09. Obstructions & 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

- [x] Identified

Explanations

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

Images

Photo Ref no.10



Photo Ref no.11



Photo Ref no.12



Photo Ref no.13



Explanations

Images

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

Explanations

Building:	Main Building
Area:	Subfloor
Location:	Subfloor
Finding Significance:	For Information Purposes
Comments:	Low Clearance, Stored Items, Services and Debris

Images

Photo Ref no.14



Photo Ref no.15



Photo Ref no.16



Photo Ref no.17



10. 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:	Above Average
Overall Condition Comments:	Based on our inspection, the building appears to be in above average condition when compared with other buildings of a similar age and construction type. The minor issues identified within this report are generally considered manageable and can typically be rectified once the extent of the repairs has been assessed by a suitably licensed contractor. We recommend that prospective purchasers obtain their own independent quotations and professional advice before undertaking any repair works. No visible evidence of subterranean termite activity, workings or damage was identified within the accessible areas inspected at the time of our assessment. However, a timber pest inspection represents a snapshot in time, and ongoing monitoring remains essential.

Overall Condition Comments (continued):	Where multiple conditions conducive to timber pest activity are identified within the accessible subfloor area—including, but not limited to, inadequate subfloor ventilation, ground dampness, restricted clearances, timber in contact with the ground, decayed timbers or other similar risk factors—we recommend a follow-up comprehensive Timber Pest Inspection by a suitably licensed timber pest inspector prior to purchase, where practical. While no visible evidence of active termite activity was identified during our inspection, these conditions increase the risk of concealed timber pest activity and warrant further specialist assessment. To minimise the risk of future timber pest infestation, we recommend the following: 1. Arrange a professional timber pest inspection every 6–12 months. 2. Ensure air conditioning and hot water system overflow pipes discharge to an appropriate drainage point where applicable. 3. Remove or treat any tree stumps, buried timber or timber debris around the property. 4. Remove any loose timbers, stored materials or other cellulose products in contact with the ground within the subfloor (where applicable) and around the dwelling perimeter. 5. Investigate and rectify areas of excessive ground dampness or moisture ingress. The installation and ongoing maintenance of a compliant post-construction chemical or physical termite management system is strongly recommended where one is not already present. A durable notice identifying the treatment method and installation date should be maintained within the meter box in accordance with the relevant Australian Standard.

Areas or Sections Required to be Re Inspected:	As recommended in follow up inspections "Further Inspections Recommended", Subfloor

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.

11. Contact

We take this opportunity to thank you for your instructions.

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

James Donovan

Senior Building Inspector

Accreditation No: 8224

The Inspection Nest

info@theinspectionnest.com



12. 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 reached between the inspector & the client prior to the conduct of the inspection. The agreement sets out the limitations on the scope of the inspection and on limits that apply in the relevant State or Territory requirements apply in addition to the scope of work in this standard. Where the inspector and client agree to additional matters being covered, that additional scope of work shall be in writing. 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 by the reporting of the condition of the Building Elements in accord with Appendix B for Strata or Company Title and Appendix C for other residential buildings.

Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging 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, we recommend that you carefully read the information contained herein. It will help explain what is involved in a Building and Timber Pest Inspection Report, the difficulties faced by an inspector and the things that are 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, you should contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our inability to see into or beyond the structure because of time, intrusion and risk of doing physical damage to the property being inspected. In other words, the condition of woodwork or other parts of the structure which are covered, unexposed or inaccessible is not known. The inspector is unable to report that any such part of the structure is free from defect. The identification of all hazardous situations that may be in the building or on or near the property is outside the scope of the standard. 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 only representative and is not intended to detail each and every individual minor defect or imperfection. The inspection is carried out on an independent professional basis. It seeks to present a factual, unbiased view and the inspector has no financial interest in any work that may be recommended or in any share of any transaction.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of the inspection. Estimation of the cost of rectification of defects is outside the scope of the Standard and is not included in this report.

1. 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)

2. 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 bylaw 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 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 500mm - 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.

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 increase the risk of timber pest attack include situations where the edge of the concrete slab is covered by soil, sub-floor areas with less than 400mm clearance, foam insulation at foundations, earth/debris in sub-floors, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree roots and branches etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab increase the risk of timber pest attack by timber pests. Any timber in contact with soil such as form-work, scrap etc should be removed from under and around the buildings and any leaks repaired. You should ensure that the situations above DO NOT occur around your property.

We further advise that you engage a professional pest control firm to install and/or maintain an ongoing termite management program in accord with AS 3660 to minimise the risk of termite attack. No property is immune from termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with either AS 3660.1-2000 for pre-construction termite work or AS 3660.2-2000 for post-construction treatment, using Australian Pesticides and Veterinary Medicines Authority (APVMA) products approved for the purpose and installed precisely, termites may still bridge the management system. However, if the work is carried out to the Standard adhered to, and bridging occurs, evidence of the termite activity will be more readily detected by the inspector. Therefore regular inspections in line with the recommendations of AS 3660 are a necessary adjunct to any suitable termite management system you install.

Concrete Slab Homes

Homes constructed on concrete slabs pose special problems with respect to timber pest inspection. Where the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, etc this enables termites to affect concealed entry into the property. They can then cause damage to internal wall linings, architraves and framing timbers. Even the most experienced inspector may be unable to detect the presence of termites where the evidence of their presence is concealed by wall linings. Only when the termites attack timbers in visible areas, or in the roof space where they are not concealed by insulation, can their presence be detected. Where termite activity is found in a slab home, it should be expected that concealed framing timbers will be extensively damaged. It is imperative that you expose the edge of the slab and ensure that foliage and garden beds are kept away from the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that a regular pest 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 that 1 in 5 homes will be attacked by termites at some stage in its life. More recent data would indicate this figure could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in Australia and it can take "as little as 3 months for a termite colony to severely damage structural timbers 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. The home provides natural shelter and a food source for the termites. The gallery system of these termites extends to food sources over as much as one hectare, with individual galleries extending up to 50m. Termites gain access to a home, where there is a smorgasbord of timber to feast upon. Even concrete slab homes are not immune. Termites can penetrate through cracks in the slab to gain access to your home. Plumbing and service entries also provide access to above ground timbers. In rare cases termites may create their nests in above ground areas without making ground contact. In these cases it may be impossible to detect their presence before 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 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.

TERMS & LIMITATIONS

Important Information Any person who relies upon the contents of this report does so acknowledging the following clauses which define the Scope and Limitations of the inspection.

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 day of the 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 through walls, inside skillion roofing, inside the eaves, behind stored goods in cupboards or areas that were otherwise obstructed. The inspector DID NOT dig, gouge, force or perform any other form of invasive or destructive inspection. An invasive inspection will not be performed unless a separate contract is entered into for that purpose.

2. SCOPE OF REPORT

This Report is confined to reporting on the discovery, or non discovery, of evidence of infestation and/or damage caused by subterranean and dampwood termites, borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests").

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 are or have been, infested by Timber Pests. Accordingly this Report is not a guarantee that Timber Pest activity does not exist in any inaccessible or partly inaccessible areas or sections, or 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 are not expert opinion and CANNOT be relied upon.

5. MOULD

Mildew and non wood decay fungi are commonly known as Mould and is not classified as a Timber Pest but may be an indicator of poor ventilation or the presence of moisture. Mould and their spores may cause health problems or allergic reactions such as asthma in some people.

6. DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to report any Termite activity and/or damage present at or prior to the date of the Inspection where any part of the subject property physically inaccessible for inspection.

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort as can be attributed to the party or parties named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does 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 this Report, or any alleged breach, you must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow the Inspector (or another inspector nominated by Us) to visit the property (which visit must occur within seven (7) days of the date you notify Us) and give Us full access in order that We may fully investigate the dispute or claim. We will then provide you with a written response to your dispute or claim within twenty eight (28) days of such visit.

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.

13. 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 nontradesman 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, connection.

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 building 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 PENETRATION, 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, corrosion, decay

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

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