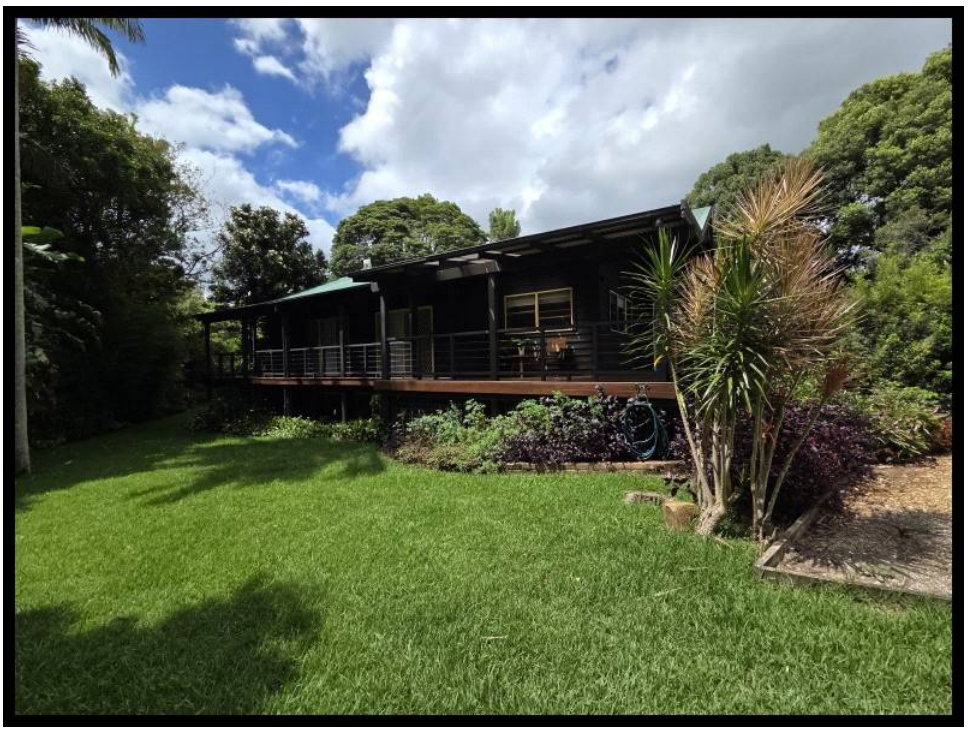
BPI BUILDING & PEST INSPECTIONS

FAR NORTH COAST



CLIENT

Mr Stephen Clarke

INSPECTION ADDRESS

17 Avocado Crescent
Ewingsdale

INSPECTOR

Jesse Alexander

0412 551 353

farnorthcoast@bpic.com.au

BPI BUILDING & PEST INSPECTIONS

NORTH COAST - NSW

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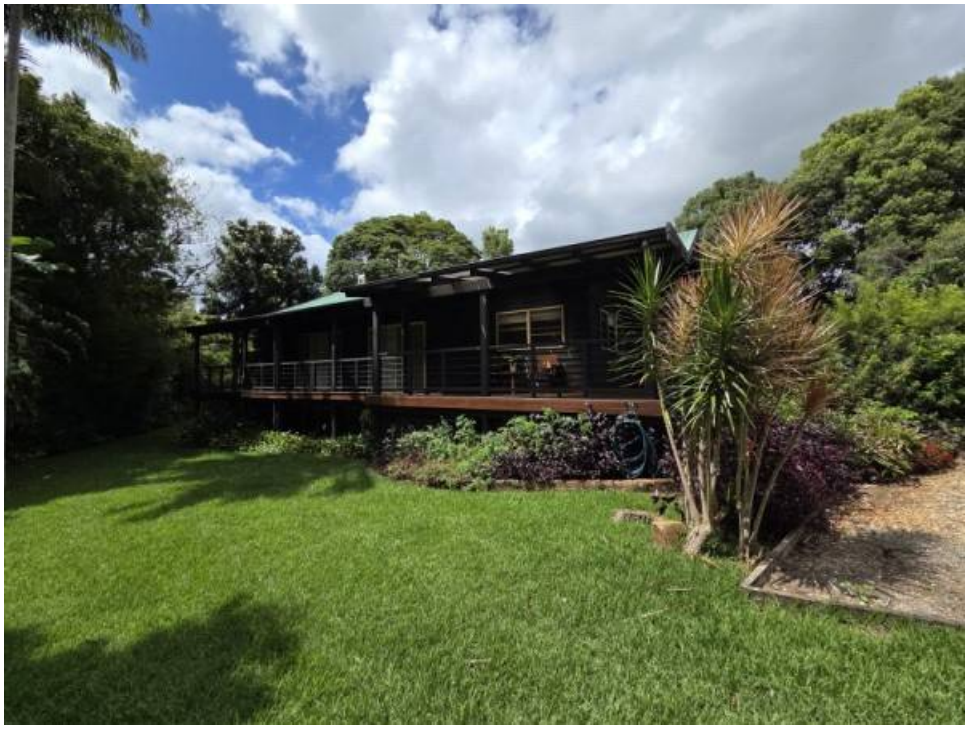
BPI - INSPECTION REPORT

Property Address:

17 Avocado Crescent Ewingsdale.

Property Photo:



ACCOUNT & INSPECTOR DETAILS

Client:

Stephen Clarke.

Inspector:

Jesse Alexander.

Builders Lic. No.

182983C.

Pest Certificate No:

MPL5559T.

Insurance Accreditation No:

BP20200515.

DETAILS OF INSPECTION

Type of Inspection:

Special Purpose building report of subfloor area.

Date / Time of Inspection:

29/01/26 @ 11am.

Weather Conditions at time of inspection:

Sunny.

Recent weather conditions:
Sunny.

Building tenancy:
Vacant.

The Scope of the Inspection was to cover:
The building and property within 30m of the building subject to inspection.

Areas Inspected:
Building Subfloor area only.

Further Inspections:
Further inspections of restricted areas and areas unable to be inspected is Essential once access has been obtained and Prior to a Decision to Purchase.

Electronic Equipment used during Inspection:
Thermal Imaging Camera - Flir E5XT Infrared Thermal Imaging Camera.
Moisture Meter - Tramex Moisture Encounter.

OTHER INSPECTIONS / REPORTS RECOMMENDED

The following Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1-2007 and are excluded from this Report. It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision.

Electrical and Plumbing Inspections, Timber Pest Inspection, Structural Engineer Inspection, Building inspection.

PROPERTY DESCRIPTION

DESCRIPTION OF STRUCTURE(S) INSPECTED

Main structure:
The main building is single storey highset with a storage area built into the underfloor area.

Main purpose:
Free standing dwelling.

Approximate Age / Year of Construction:
1991.

Direction:
This building has a street frontage facing: N.

Site Topography:
This property falls from: W to E.

Ground Construction:
The main building was constructed on the following: Timber Posts, Brick Piers, Concrete slab(s)

Outer Wall Construction:
The outer walls are constructed from the following: Timber Weatherboards.

Roofing:
The roof to the main building is constructed using the following: Colorbond or Coated Aluminium Roof Sheeting.

Flooring:
The flooring was made from the following: Timber Floor Boards.

Internal Linings:
The internal walls / linings are made from the following: Timber Paneling, Plasterboard & Fibrous Cement Sheet.

Verandahs & Balconies:
Number of Verandahs / Balconies: 2
Location of Verandahs / Balconies: Front & back.

BPI - INSPECTION AGREEMENT

INSPECTION AGREEMENT & FEE

Definitions:

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

Agreement Number:
2506.

Agreed Fee:
$250.

Tax Invoice No.:
INV-2506.

Agreed Conditions of Inspection:
http://www.bpic.com.au/agreement.php.

TERMS AND CONDITIONS (Building Report)

TERMS & CONDITIONS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report. **THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1 - 2007**
This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and 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/sarking membrane, 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, or other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

This report does not comment on whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*)

SCOPE OF REPORT
The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS
Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without inference with or removal of any of the structure including fixtures or fittings within the building.

This Report does not contain any assessment or opinion in relation to any item or any matter where the inspection or assessment of which is solely regulated by Statute. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues, noise levels, health and safety issues including the presence of asbestos or lead, heritage concerns, security or fire protection, analysis of site drainage apart from surface water drainage, detection and identification of illegal and unauthorised building and plumbing work and durability of exposed finishes are not included in this report. Further inspections may be required by qualified professionals.

IMPORTANT INFORMATION
Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY
No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector including but not limited to any area(s) or section(s) so specified by the Report.

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.

REPORT DEFINITION
This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. 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 specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Report.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

This Report does not make comment on areas that may be or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. It does not comment whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*), gas fittings, common property areas local or near noise levels, health and safety issues, security concerns, fire protection, any detection of illegal building or plumbing of electrical works. We do not comment and any areas out of our area of expertise.

All items that are considered to be concealed or latent defects are excluded.

The following information is very important and forms an integral part of this report.
Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Property Inspection, 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.

This properties site classification should be confirmed by obtaining a report from a Geotechnical Engineer. Once this report document has been received it is then deemed as being totally read and understood by the Purchasers, unless otherwise notified in writing.

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

REASONABLE ACCESS
Only areas to which 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.

Roof Interior - Access opening = 400x 500m - Crawl Space = 600 x 600 mm - Height accessible from 2.1 m step ladder or 3.6 m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6 m ladder.

Subfloor - Subject to inspectors discretion as to safe and reasonable access.

PURPOSE OF INSPECTION
The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

COMPLAINTS PROCEDURE
In the event of any dispute or claim relating to the Inspection or Report, You must notify Us as soon as possible in writing. You must allow Us (or persons nominated by Us) to re-inspect the property within twenty-eight (28) days of notification to fully investigate the matter. A written response will be provided within twenty-eight (28) days of the

inspection.

If You are not satisfied with Our response, the matter must be referred within twenty-one (21) days to a Mediator nominated by Us through the Resolution Institute. Mediation costs are shared equally unless agreed otherwise.

If the dispute cannot be resolved by mediation, it will proceed to arbitration under the Resolution Institute. The Arbitrators decision will be final and binding, including any determination of costs and payment timeframes.

If You commence litigation without following this Complaints Procedure, You agree to indemnify Us against any costs incurred in having the litigation set aside or adjourned until this process is completed.

IMPORTANT INFORMATION

Please Read:

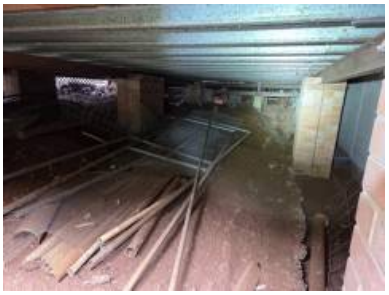
- APPENDIX A - TERMS & CONDITIONS - Part II (Building Report)
- APPENDIX B - SAFETY HAZARDS
- APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY.

SUBFLOOR (Building Report)

TIMBER FLOORS

Reasonable Access Available

Yes.



Bearers and Joists

Satisfactory.

Piers / Stumps / Posts - Type(s)

Brick piers.

Piers / Stumps / Posts - Condition

Satisfactory.

Dampness and Drainage

There is evidence of excessive water ponding / damp soil within the subfloor area. This may be due to a drainage problem or some other factor. You should engage a qualified plumber / drainer for further investigation / rectification.

Subfloor Ventilation

Satisfactory.

THE SITE (Building Report)

Work shop & store room under house

Important Information:

Council Approval:

The checking of local government / building approvals is outside the scope of this report. I recommend you obtain any information regarding the appropriate approvals from the local Council.

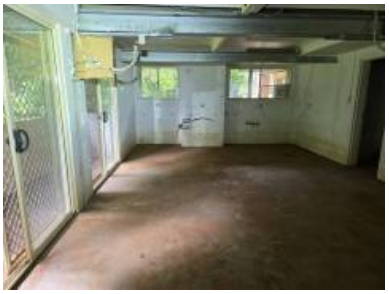
Condition:

The work shop areas in the subfloor area appear to take in water during periods of heavey rain. This should not be used as a habitable area.

There is a sump pump attached to the lower area of the work shop, I recommend it gets cleaned and tested by a plumber and inspected regular to make sure it is kept clean and in good running order to prevent the down stairs area flooding becoming a pond.

Although I'm not a plumber or structural engineer, the work shop area subject to water ingress should not affect the structural integrity of the building as long as the pump is kept clean, maintained and gets used when water starts pooling.

There are no signs of mould or damp issues to the house above at the time of the inspection.



SURFACE WATER DRAINAGE

Important Information:

No inspection & comment can be made of concealed stormwater pipes and their functionality. I recommend the drainage systems / stormwater be further inspected by a qualified plumber to ensure that they are functional, clear of blockages / damage / cracks and are adequate for the situation.

Condition:

Divert surface water runoff away from underfloor area, this will reduce the amount of water that comes in to the subfloor area. You should consult a plumber / drainer to rectify this situation.

BUILDING & TIMBER PEST REPORT - Signed for and on behalf of:

BPI Far North Coast

The Inspection and Report was carried out by:

Jesse Alexander.

Builders Lic. No.

182983C.

Pest Certificate No:

MPL5559T.

Insurance Accreditation No:

BP20200515.

Date of Inspection:

29/01/26.

Date Report was Prepared / Written:

29/01/26.

Signature:

Note:

This report should not be relied upon if the contract of sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is recommended.

Contact the Inspector:

0412 551 353

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

APPENDICES

APPENDIX A - TERMS & CONDITIONS - Part II (Building Report)

IMPORTANT INFORMATION

Units, Villas, Town Houses, Duplex Units: In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The units exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full Strata Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

Asbestos: No inspection for asbestos was carried out at the property and no report on the presence and absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happen to be noticed then this will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products contains asbestos is a high health risk.

Mould: Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection of Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted and present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from the local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

Timber Decks (if Present): Timber decks are built for normal domestic use and can fail due to a number of causes (over-loading, deterioration due to weathering).
Timber decks should be inspected by a competent and licensed person every 12 months to check for signs of deterioration.
Decks must be kept well sealed and ventilated to help prevent deterioration.
If considering a large gathering on / using the deck, you are advised to have a structural engineer inspect and advise of the safe loading capacity of the deck.

External Timber Walls and Structures (if Present): A detailed analysis of the construction and current structural stability of the wall or structure by an engineer or other suitably qualified person be arranged; and Annual inspections of the wall or structure by an engineer, or other suitably qualified person are recommend to ensure any maintenance that may become necessary is identified; If people will use the wall or structure for any purpose then care is taken that it is not overloaded.

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

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

Stairs & Balustrades (if Present): Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety. Handrails are required where a person has the potential to fall one meter or more.

Foil & Loose Insulation (if Present):
- If Foil insulation is present in the roof void it may create a potential health and safety risk. An electrical report by a licensed electrician should be carried out after the insulation has been installed and deem it to be safe. A thorough

inspection of the roof void can only be carried out if the insulation is removed and safe access provided for the inspector. Please note if a complete inspection of these items was not possible, defects and/or other damage may exist in these areas.
- If Loose insulation is present in the roof void and is close to / in contact with the back of the recessed light fixtures, it may pose as a fire hazard. Insulation must be kept clear of the backs of recessed lights by at least 200mm or a cowl (available from all electrical supply stores) should be placed around such lights to prevent insulation from contacting lights. A thorough inspection of the roof void is not possible if insulation is present in the roof void. A thorough inspection of the roof void could only be carried out if the insulation is removed and safe access provided for the inspector. Please note since a complete inspection of these items is not possible, defects and/or other damage may exist in these areas.

Trees (if Present): Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

Air-Conditioning Units (if Present): A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturers specifications.

Timber Flooring (if Present): Some timber flooring will expand (grow) if there are moist / humid conditions in the sub-floor area. It is imperative that sub-floor areas are well ventilated and that soil is dry.

Chimneys (if Present): If evident, then all Flashings, and Brick Deterioration, Mortar Erosion, Lack of support may not be visible due to height restrictions. All fire boxes or fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and it is recommended that you have these units, if evident fully tested and inspected before purchase.

Hot Water Units: A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE. Please note that we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties. Overflow hoses should be located over drains.

Retaining Walls (if Present): (Reference to: Retaining walls supporting other structures within their vicinity and landscaped retaining walls, more than 1m high.) Where a major defect is identified in any retaining wall regardless of height it is essential that an Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. This report is NOT a structural report and should not be deemed as such under any circumstances.

Swimming Pools (if Present): Swimming Pools / Spas are not part of this Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

Pool Fencing (if Present): We strongly recommend that a qualified pool safety inspector be engaged to check all pool fencing & gates are to government standards. If a pool safety inspection has already been carried out, ensure you obtain all relevant documentation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

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

Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report. If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the

building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item(s) from several contractors prior to purchase.

PLEASE NOTE:
No inspection will be carried out for Asbestos, Magnasite or Mould.
No inspection will be carried out of Solar Power Panels.
No inspection will be carried out of Swimming Pool, Pump & Filtration Systems.

- This report may contain notable observations, together with what is considered to be helpful information and advice.
- This building report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector (if not part of a Combined Building & Timber Pest Report).
- The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested. Should you require an inspection to be carried out on any item not specifically covered by this report by a qualified professional. No report is made on the presence, operation, installation or cabling of any free to air or pay television system.
- Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

APPENDIX B - SAFETY HAZARDS

SAFETY HAZARDS to be Aware Of (including STEPS):

1/ Undulating pavers and or concrete slab joins can be a trip hazard.
2/ Any uneven stair riser height and or stair tread widths can also be a trip hazard.
3/ All railings under 1m in height are potential safety / fall hazards. We recommend any railings under 1m be upgraded / increased in height.
4/ Rooms to two story properties must not have furnishings within 1.0m of an external window unless the window has penetration proof screening materials or Safety devices fitted that limit the window openings 125mm.
5/ Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.
6/ CPR charts must be clearly displayed in swimming pool and spa pool areas.
7/ All pool fence gates must be self-closing.
8/ All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped

retaining walls, more than 1000mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the buildings interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

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

Septic Tanks: It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

APPENDIX D - BUILDING REPORT - Conclusion Definitions

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

HIGH - The frequency and/or magnitude of defects are beyond the inspectors 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 inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

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

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

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 high standard of workmanship when compared with building of similar age and construction.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance. Read the entire report.

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

APPENDIX E - BUILDING REPORT - Terminology & Definitions

REPORT TERMINOLOGY & DEFINITIONS:

The Definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Definitions:

Satisfactory - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Damage - The fabric of the element has ruptured or is otherwise broken.

Distortion, Warping, Twisting - An element or elements has been distorted or moved from the intended locations.

Water penetration & Damp Related - Moisture is present in unintended or unexpected locations.

Material Deterioration (rusting, rotting, corrosion, decay) - An element or component is subject to deterioration of material or materials.

Operational - An element or component does not operate as intended.

Installation (including omissions) - The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

Accessible area: An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Major Defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect: A defect other than a major defect.
Safety Hazard: Any observed item that may constitute a present or imminent serious safety hazard.
Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Site: Allotment of land on which a building stands or is to be erected.
Structural Defect: Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
External Timber Walls and Structures: means decks, verandahs, pergolas, balconies, handrails, stairs, retaining walls, children's play equipment, fences, garages, shed, gazebos, out buildings.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

GLOSSARY OF TERMS:

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

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow an inspection within the scope of the inspection.
ACCESS HOLE - Access hole An opening in flooring or ceiling pr other part of a structure to allow for entry to carry out an inspection.
AG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.
APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.
ARCHITRAVE - timber moulding surrounding a door or window opening to cover the join between the frame and the wall finish.
BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.
BEARER - A sub-floor structural timber member which supports the floor joists.
BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.
BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.
CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.
CLIENT - The person or other entity for whom the inspection is being carried out.
CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.
CORNICE - A moulding placed at the junction between a wall and ceiling.
DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.
DEFECT - Fault or deviation from the intended condition of a material, assembly or component.
DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.
EAVES - The lower part of a roof that overhangs the walls.
FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.
FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.
FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.
FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.
GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards / sheeting.
GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.
GOING - In a stair the horizontal distance from the face of one riser to that of the next.
HANGING BEAM - A beam above the ceiling used to support ceiling joists.
HEAD - The upper horizontal member at the top of an opening or frame.
HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.
HEARTH - The floor of a fireplace and immediately adjacent area.
HINDERED ACCESS - The inability to access this area stated in this report.
HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.
INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organisation responsible for carrying out the inspection.
JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.
LIMITATION - Any factor that prevents full or proper inspection of the building.
LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.
MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.
MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MINOR DEFECT - A defect other than a major defect.
MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.
NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.
PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.
PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.
PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.
PERP - A vertical joint in masonry construction.
PITCH ROOF - The ratio of the height to span, usually measured in degrees.
POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.
QUAD MOULDING - A timber moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.
RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.
RAFTER (**COMMON**) - A rafter spanning the full distance from the eaves to the ridge.
RAFTER (**HIP**) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.
RAFTER (**JACK**) - A rafter between a ridge and a valley or a hip rafter and the eave.
RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.
RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.
RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.
RISER - The vertical face of a step in a stair flight.
SARKING- Silver or blue foil material under roof tiles or sheeting.
SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.
SEPARATION - Gapping formed between the two surfaces stated.
SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.
SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.
SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.
SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.
SOFFIT/EAVES - The underside of a slab or an eave.
SOLDIER COURSE - A course of brickwork laid on its end.
SPROCKET - A framing timber used in eaves construction.
STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.
STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.
TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.
THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.
TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.
UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.
VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.
VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.
WEEP HOLES - Vertical joints or perpends in brickwork left open above the DPC line to allow water from behind the

wall to escape.

PLUMBING AND DRAINAGE TERMS: (This explains Building Elements in layman terms.)

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.
JUNCTION (**PIPE**) - A pipe fitting incorporating one or more branched.
MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.
STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.
SULLAGE - Domestic waste water other than from soil fixtures.
SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also called DRAIN PIT.
TRAP - **a)** A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. **b)** A fitting for the interception of silt, acids, grease, oils or fats.
BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called **INTERCEPTOR TRAP**.
GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called **GREASE INTERCEPTOR TRAP.**
P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.
S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.
SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.
VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.
FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING **BALL VALVE**.
FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.
MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.
PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called PRESSURE LIMITING VALVE.
PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.
STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.
TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.
VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

APPENDIX F - TIMBER PEST REPORT - General Remarks & Timber Pest Information

Please read the following information.

Where any current visible evidence of Timber Pest activity is found within the **building** it is recommended that a more invasive inspection is performed. Trees on the property have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

It is strongly recommended that as a minimum a full Inspection and Report be carried out every six months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a 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 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.

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- 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."

SUBTERRANEAN TERMITES INFORMATION

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Termites
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.**

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data shows that up 3 in every 4 homes will be attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your 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 six 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.

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 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.

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 also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall 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 (powderpost 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. Powderpost 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.