

ALL HOUSE INSPECTIONS

ABN: 62 191 066 732

0422951069

QBCC Lic: 47388

www.allhouseinspections.com.au

STANDARD PROPERTY & TIMBER PEST REPORT

NAME OF CLIENT: **Name Withheld**

ADDRESS OF CLIENT: **Address Withheld**

ADDRESS OF PROPERTY INSPECTED: **Address Withheld**

DATE OF INSPECTION: **Withheld**

REPORT NO: **Withheld**



CONTENTS

Service

Terms on which this report was prepared

Special conditions or instructions

Section A Results of inspection - summary

Section B General

Section C Accessibility

Section D Property Report

Section E Timber pest report

Section F Conclusion

Section G Important notes

Section H Additional comments

Section I Annexures to this report

Section J Certification

If you have any queries with this report or require further information, please do not hesitate to contact me.

Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable

"Timber Pest Detection Consultant" means person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

Property report

PURPOSE OF INSPECTION: The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION: This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note: With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

DEFINITIONS

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

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

"Secondary Elements" means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and/or Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

ACCEPTANCE CRITERIA

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

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

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

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out whenever necessary appropriate Tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation/ positioning/ installation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools/ spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the legislation;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) any septic tanks: Should be inspected by a licensed plumber;
- (xi) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xii) a review of environmental or health or biological risks such as toxic mould;
- (xiii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiv) any trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees;
- (xv) 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/drainier;
- (xvi) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone;
- (xvii) in the case of strata and company title properties, the inspection of common property areas (the inspection is limited to the interior and immediate exterior of the particular unit being inspected) or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

PURPOSE: The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION: This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note: With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

DEFINITIONS

"Timber Pest Attack" means Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action.
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

"Tests" means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees;
- (d) sounding - a technique where timber is tapped with a solid object.

"Subterranean Termite Management Proposal" A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

ACCEPTANCE CRITERIA: Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state

of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

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

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. In the case of strata and company title properties, the inspection of common property areas (the inspection is limited to the interior and immediate exterior of the particular unit being inspected) or strata/company records.
2. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

There are no special conditions or instructions

Section A Results of inspection -summary

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

Property report - summary

Evidence of Serious Safety Hazards: **WAS OBSERVED – SEE SECTION D, ITEM D1**

Evidence of Major Defects: **WAS OBSERVED – SEE SECTION D, ITEM D2-D21**

Evidence of Minor Defects: **WAS OBSERVED – SEE SECTION D, ITEM D22**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: **MODERATE TO HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section G "Important Notes".

Timber pest report - summary

Evidence of active (live) termites: **WAS NOT FOUND**

Evidence of termite activity (including workings) and/or damage: **WAS NOT FOUND**

Evidence of a possible previous termite management program: **WAS FOUND – SEE ITEM E4**

The next inspection to help detect any future termite attack is recommended: **Monthly until a Termite Management System is verified to be in date and/or a new one is installed and/or not bridged/ breached**

Evidence of chemical delignification damage: **WAS NOT FOUND**

Evidence of fungal decay activity and/or damage: **WAS FOUND – SEE ITEM E7**

Evidence of wood borer activity and/or damage: **WAS NOT FOUND**

Evidence of conditions conducive to timber pest attack: **WAS FOUND – SEE ITEM E9-E13**

Evidence of major safety hazards: **WAS NOT FOUND**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered: **MODERATE TO HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G "Important Notes".

Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

General description of the property

Building type: **Residential**

Number of storeys: **Low Set / High Set / 2 Storey**

Building age (approx): **22 years**

Possible Extensions/ Alterations (if applicable): **Garage change of use / Retaining walls / Swimming Pool / Pool deck**

Smoke detectors: **Fitted**

IMPORTANT NOTE The adequacy and testing of detectors is outside the scope of this standard inspection & report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitable qualified person.

Electrical Safety Switch: **Fitted**

IMPORTANT NOTE The adequacy and testing of the Electrical Safety Switch's is outside the scope of this standard inspection & report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitable qualified person.

Occupancy status: **Occupied**

Orientation (to establish the way the property was viewed): Note. For the purpose of this report the façade of the building contains the main entrance door: **North**

Prevailing weather conditions at the time of inspection: **Cloudy**

Other: **Not Applicable**

Primary method of construction

Main building – floor construction: **Concrete / Timber / Block work**

Main building – wall construction: **Timber framed / Blockwork**

Main building – roof construction: **Timber framed / Metal roof sheeting**

Other (timber) building elements: **Architraves / Skirting's / Door/window jambs/ sills / Decks**

Other: **Timber retaining walls, Timber decks/ pergola**

Overall standard of construction: **Acceptable**

Overall quality of workmanship & materials: **Acceptable**

Level of maintenance: **Reasonably maintained**

Section C Accessibility

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Readily Accessible Areas" means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide);
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Building & Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term "Building & Site" is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Areas inspected

The inspection covered the Readily Accessible Areas of the property including: **Subfloor space / Interior / Exterior / Roof Space / Roof Exterior / The Site**

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects such as timber pest attack. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Strata or company title properties

Not applicable

NOTE. If the inspection was limited to assessing the interior and immediate exterior of a particular unit, the Client may have additional liability for defects, faults or timber pest attack in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

Obstructions

Building interior: **Floor/ wall/ ceiling linings/ coverings / Stored goods / Furnishings etc.**

Building exterior: **Cladding / Slabs / Paths / Landscaping / Vegetation / Decking / Structures in direct ground contact etc**

Roof exterior:

Roof space: **Physical restrictions i.e. up towards external top plates / Sarking/ sisilation**

Subfloor space: **Physical restrictions / Pipework / Cladding / Linings / Structures in direct ground contact / Stored goods etc**

The site: **Slabs / Paths / Vegetation / Structures in direct ground contact etc**

Inaccessible areas

Building interior: **All areas permitted entry**

Building exterior: **All areas permitted entry**

Roof exterior: **All areas permitted entry**

Roof space: **No inspection of garage roof space as no visible means of entry / No roof space as flat roof/ raked type ceilings i.e. south of dwelling**

Subfloor space: **All areas permitted entry**

The site: **No inspection under pool deck in close/ direct ground contact**

Undetected defect risk assessment

SUBFLOOR SPACE: **Inspection of subfloor was made difficult due to the presence of physical restrictions & obstructions**

BUILDING INTERIOR/ EXTERIOR & SITE: **Inspection was made difficult due to the presence of obstructions i.e. Fully furnished / Stored goods / Vegetation / Structures in direct ground contact etc / Some areas were inaccessible i.e. under pool deck in part.**

ROOF SPACE: **Not accessible for inspection i.e. flat type roof/ raked ceilings / Inspection was made difficult due to the presence of physical restrictions & obstructions i.e. sarking**

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered: **HIGH**

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Property report

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

Serious safety hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations and Fire safety items i.e. smoke detectors should be carried out by a suitably qualified person.

D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard: **The following evidence was found**

I strongly recommend a "Pool Safety Inspection" is undertaken – immediately. This is a possible safety risk to occupants and/or visitors to the property and a major defect. I recommend a licensed Contractor further inspect for rectification – immediately.



Stair/ step risers were well over the current Building Code (NCC) 190mm maximum i.e. eastern sleeper stairs. This is a possible safety risk to occupants and/or visitors to the property and a major defect. I recommend a licensed Contractor further inspect for rectification – immediately.

Balustrades/ handrails displayed: Gaps exceeding 125mm maximum i.e. pool deck/ stairs / Missing where someone can fall over 1.0m i.e. eastern retaining wall. As a duty of care I recommend Balustrades/ handrails be brought in compliance with current requirements of 1.0m minimum height (865 for stairs) and have a maximum gap of 125mm. As a duty of care I recommend Balustrades/handrails are installed where someone can fall over 1.0m to finished surface level i.e. decks, stairs, tops of retaining walls etc – This is an extreme safety risk to occupants/ visitors of/ to the property & is a major defect. I recommend a licensed Contractor further inspect for rectification – immediately.



Sleepers constructed on the footpath. This is a safety risk to the public/ occupants/ visitors of/ to the property & is a major defect. I recommend a licensed Contractor further inspect for rectification – immediately.



Inside condition - major defects

D2 Ceilings: **No evidence of major defect was found**

D3 Internal Walls: The following evidence of major defects was found

High moisture readings were evident to but not limited to: Lower storey walls i.e. external walls as shown. Typical causes being poorly installed and/or Missing DPC (Damp Proof Course) and/or Flashing and/or Water proofing. These parts of the building will be prone to damp issues in its lifetime which offers conditions conducive to: Moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings. High moisture readings can also be caused by termites. As a safeguard to you an invasive inspection is recommended to further investigate the cause and the extent of any damage. Any moisture/ decay/ timber pest affected timbers/ members then be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Water proofing consultant and/or Contractor further inspect for rectification – immediately.



D4 Floors: The following evidence of major defects was found

It was noted floor levels were at a similar height to and/or below external ground levels to: Lower storey i.e. north. These parts of the building will be prone to damp issues in its lifetime which offers conditions conducive to: Moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings. I recommend a licensed Water proofing consultant and/or Contractor further inspect for rectification – immediately.



Moisture staining and/or damage was evident to: Lino i.e. south of laundry area. Typical cause being Poorly installed and/or Missing DPC (Damp Proof Course) and/or flashing and/or vapour barrier and/or water proofing. These parts of the building will be prone to damp issues in its lifetime which offers conditions conducive to: Moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings. As a safeguard to you an invasive inspection is strongly recommended (wall area) to further investigate the cause and extent of any damage and any moisture/ decay/ timber pest affected timbers be treated with an anti-fungicide and/or rectified. This may become a structural type defect. I recommend a licensed Water proofing consultant and/or Contractor further inspect for rectification – immediately.



D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc): No evidence of major defect was found

D6 Built-in fittings (built in kitchen and other fittings, not including the appliances): The following evidence of major defects was found

BBQ bench/ cabinets were in failing/ poor condition. I recommend a licensed Contractor further inspect for rectification – immediately.



D7 Bathroom area/s: **The following evidence of major defects was found**

Drummy (poor installation and/or adhesive failure) floor tiles to: Lower shower recess. These tiles will be prone to lifting/ cracking and grout cracking (This may also compromise the water proofing membrane). I recommend a licensed Tiler and/or Contractor further inspect for rectification – immediately.



Moisture readings were evident adjacent (externally) to: Lower shower recess i.e. blockwork to garage. Its possible this may be a rising damp issue and not a plumbing type issue. I recommend a licensed Plumber and/or Contractor further investigate for cause and rectify as required i.e. leaking tap valves/ pipe work, poor sealant to tap cover plates/ shower screen and/or a failed water proofing membrane etc. High moisture readings can also be caused by termites. As a safeguard to you an invasive inspection is recommended to further investigate the cause and the extent of any damage. Any moisture/ decay/ timber pest affected timbers/ members then be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Plumber and/or Water proofing consultant and/or Contractor further inspect for rectification – immediately. This may also become a structural type defect.



D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues) Important Note: This report does not cover the operation/ positioning/ installation of fireplaces and chimneys: **N/A**

D9 Roof space: **The following evidence of major defects was found**

Sarking/ sisilation in deteriorating/ failing condition. I recommend a licensed Contractor further inspect the above defects for rectification – immediately.



D10 Subfloor space: **The following evidence of major defects was found**

Poor ventilation that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Contractor further inspect for rectification – immediately.

Subfloor area displayed dampness/ efflorescence to: Blockwork walls. This offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. The current NCC requirement is for surrounds to slope away from external walls at a slope of 50mm for a distance of 1.0m minimum and/or spoon drains be instated up hill to divert water around the building/s. I recommend a licensed Contractor further inspect for rectification – immediately.



Outside condition - major defects

D11 External walls: **The following evidence of major defects was found**

Direct ground contact and/or Poorly installed and/or missing and/or no DPC (Damp Proof Course) and/or flashing visible i.e. blockwork areas including deck junctions. I recommend a licensed Contractor further inspect for rectification – immediately.



D12 Windows: **The following evidence of major defects was found**

The window sash springs were in failing/ failed condition to double hung windows i.e. not holding sash up/ taking weight of sash to NW bedroom. I recommend a licensed Contractor further inspect for rectification – immediately.

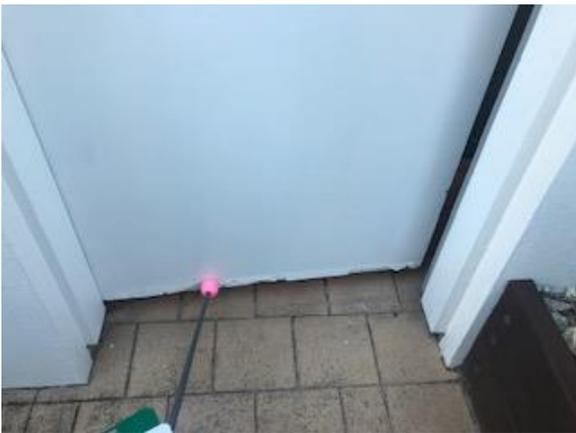


D13 Doors (including patio doors): **The following evidence of major defects was found**

Poor paint/ oil cover that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage i.e. northern entry/ French doors. I recommend a licensed Contractor further inspect for rectification – immediately.



Early to moderate / advanced stages of weathering / moisture damage to: Subfloor eastern door. Any moisture/ decay/ timber pest affected timbers/ members be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Contractor further inspect for rectification and/or a licensed Structural engineer certify as sound – immediately.



D14 Patio covers/ Roofed decks/ Decks etc: **The following evidence of major defects was found**

I recommend a licensed Contractor further inspect for rectification and/or a licensed Structural Engineer certify as sound: Floor joist construction/ support in part to pool deck; Bearer construction/ support to roofed deck i.e. SE. This is a possible safety risk to occupants/ visitors of/ to the property and a structural type issue - immediately.



Timbers in contact with ground to: Pool deck in part etc to property are not recommended as they offer conditions conducive to mould growth, decay, termites and/or Structural damage and should preferably be rectified/ removed. I recommend a licensed Contractor further inspect for rectification – immediately.



Poor paint/ oil cover to: Pergola deck i.e. NE; Roofed decks i.e. east/south/ west; Pool deck i.e. south etc that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage. I recommend a licensed Contractor further inspect for rectification – immediately.

Early to moderate / advanced stages of weathering/ splitting and/or decay/ moisture damage to: Pergola deck i.e. NE; Roofed decks i.e. east/south/ west; Pool deck i.e. south. This is also a structural type defect. An invasive inspection is recommended to further investigate the cause and the extent of any damage. Any moisture/ decay/ timber pest affected timbers/ members then be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Contractor further inspect for rectification and/or a licensed Structural engineer certify as sound – immediately.



D15 Other external primary elements: **The following evidence of major defects was found**
Termite management system was being bridged/ breached. Please refer to SECTION E – Timber Pest Report. I recommend a licensed Contractor further inspect for rectification – immediately.

D16 Other external secondary & finishing elements: **The following evidence of major defects was found**

Air conditioner (direct ground contact also evident i.e. north) & Hotwater system drains discharging to ground. Poor drainage offers conditions conducive to termites/ mould/ decay and/or footing movement. I recommend a licensed Contractor further inspect for rectification – immediately.



D17 Roof exterior (including roof covering, penetrations, flashings): **The following evidence of major defects was found**

Wearing/ fading/ wearing of the painted roof coating / Early stages of corrosion that should be spot treated/ coated to the surface coating i.e. near roof screws. The roof was due for a roof restoration type coating/ repainting. This can offer conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Roof restorer and/or Contractor further inspect for rectification – immediately.



Roof screws that displayed: Some split/ bulging rubber seals/ washers that should be rectified and/or preferably replaced; Moderate stages of corrosion that should be spot treated/ coated and/or preferably replaced. This will offer conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Roof Plumber and/or Contractor further inspect for rectification – immediately.

Early to advanced stages of corrosion that should be spot treated/ coated to: TV aerial, Gutter brackets & worse to NE gutter/ downpipe dropper. This will offer conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing/ footing movement and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Roof Plumber and/or Contractor further inspect for rectification – immediately.

Roof Flashing displayed/ consisted of: Silicone sealant only to: TV aerial/ Satellite dish cable roof penetration/s. Better methods of flashing could have been used i.e. flashing socks – rectification recommended. At an absolute minimum monitor these areas periodically i.e. 3 monthly maximum and replace sealant as required. Poor flashing offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Roof Plumber and/or Contractor inspect for rectification – immediately.



D18 Rainwater tanks etc: **N/A**

D19 The grounds: **The following evidence of major defects was found**

It was noted that vegetation/ shrubs/ trees were located on the property i.e. all elevations. I recommend an ecologist or similar inspect vegetation/ shrubs/ trees and determine if the vegetation/ shrubs/ trees root system may pose a threat to the building/ structures/ pipe work. Generally trees/shrubs should be a minimum of 1.5 times their maximum height away from building/structures/pipe work.

Surface drainage to the building was generally sound to poor i.e. worse to garden areas & uphill of the building. This offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing/ footing movement and/or damage to Secondary elements i.e. interior linings/ coverings. The current NCC requirement is for surrounds to slope away from external walls at a slope of 50mm for a distance of 1.0m minimum and/or spoon drains be instated up hill to divert water around the building/s. I recommend a licensed Contractor further inspect for rectification – immediately.

Gardens were up towards external elevations of the building i.e. north, west and should be moved well away as they offer conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing/ footing movement and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Contractor further inspect for rectification – immediately.



D20 Walls & fences: **The following evidence of major defects was found**

Timbers in contact with ground to: Sleepers/ edges / Fences etc to property are not recommended as they offer conditions conducive to mould growth, decay, termites and/or Structural damage and should preferably be rectified/ removed. I recommend a licensed Contractor further inspect for rectification – immediately.

Poor paint/ oil cover to: Sleepers/ edges / Fences etc that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage. I recommend a licensed Contractor further inspect for rectification – immediately.



Early to moderate / advanced stages of weathering/ splitting and/or decay/ moisture damage to: Sleepers/ edges / Fences etc. This is also a structural type defect. An invasive inspection is recommended to further investigate the cause and the extent of any damage. Any moisture/ decay/ timber pest affected timbers/ members then be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Contractor further inspect for rectification and/or a licensed Structural engineer certify as sound – immediately.



AS3660 “Termite management” recommends a minimum clearance of 50mm from fence timbers to finished surface level to decrease possibility of decay and termite damage.

D21 Outbuildings: **The following evidence of major defects was found**

Swimming pool – “Outside The Scope Of This Inspection” however displayed: Cracking/ seepage/ blemishes; Damaged light. I recommend a licensed Pool consultant further inspect for rectification and/or a licensed Structural Engineer certify as sound – immediately.



Minor defects

The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects

There are an average number of Minor Defects. Monitoring and normal maintenance must be carried out (see also Section G 'Important note').

Minor defects were evident to:

Roof plumbing i.e. Fading paint to roof sheeting/ gutters/ fascia boards/ downpipes etc towards joints, Early stages of corrosion that should be spot treated/ coated i.e. gutters/ downpipes towards joints, Repairs to roof sheeting/ gutters/ downpipes - Roof Space i.e. Dust/ rodent droppings, Lack of insulation - General plumbing i.e. Silicone sealant lacking to wet areas (some shower wall/floor junctions/ sink/basin/tub splash backs etc), Missing grout/ marks to shower recess wall tiles i.e. both upper recesses – Slight Peaking (uneven/ wavy effect) and/or popped fixings to ceiling linings (installation of roof ventilation and sarking/ insulation recommended where not already installed) - Small marks/ gouges/ damage/ repairs to internal linings – Scratches to timber flooring - Aluminium doors/ windows sliding a little roughly (clean/ lubricate tracks & monitor for roller replacement) – Infill visible to rendered blockwork of dwelling i.e. SE – Slight cracking to blockwork fence i.e. north - Paint/ oil cover to external members/ timbers - Timbers in contact with ground – Timbers affected by early stages of weathering and/or decay – Metal members in direct ground contact – Metal members affected by early stages of corrosion - Building surround/ surface drainage – Cracking/ uneven/ peeling finish to concrete paths/ driveway – Pergola deck gate rubbing/ sagging when opening/ closing be rectified all as a priority – Areas affected by mould growth. (See Photos Below)





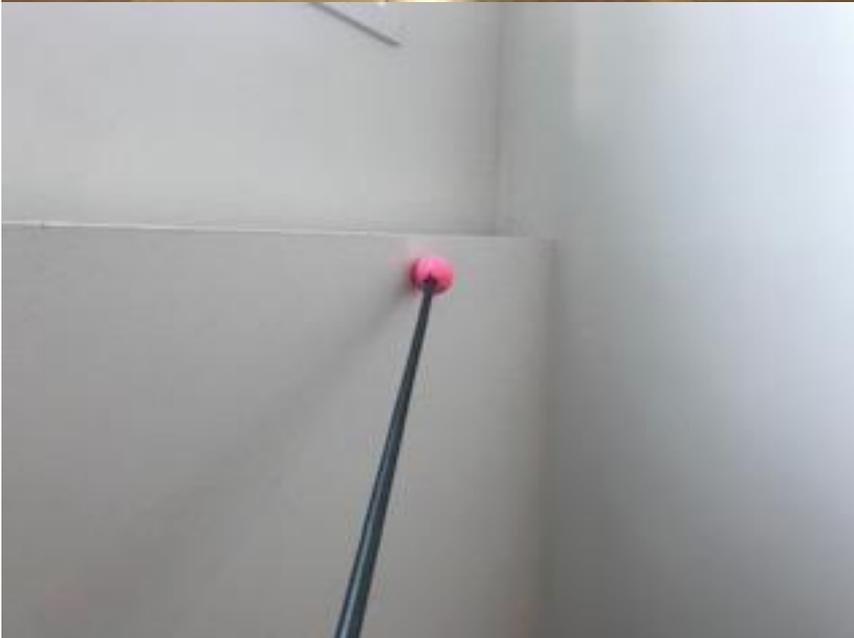












Section E Timber pest report

The following items were reported on in accordance with the Scope of Inspection.

Timber pest attack

Evidence of timber pest activity and/or timber pest damage:

E1 Active (live) termites: **No evidence was found**

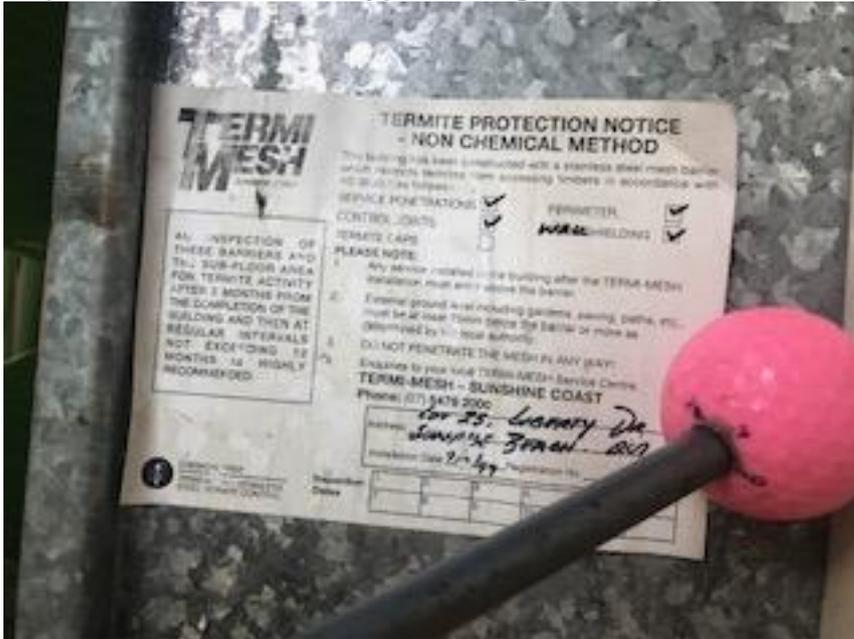
Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

E2 Subterranean termite management proposal: **A proposal is recommended**

E3 Termite workings and/or damage: **No evidence was found**

E4 Previous termite management program: **The following evidence was found**

**Termite management notice located in meter box for:
Physical “TermiMesh” type management system dated 9/7/97.**



E5 Frequency of future inspections

The next inspection to help detect termite attack is recommended: **Monthly until a Termite Management System is verified to be not bridged/ breached**

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

E6 Chemical delignification: **No evidence was found**

E7 Fungal decay: **The following evidence was found**

Early to moderate / advanced stages of weathering/ splitting and/or decay/ moisture damage to: Sleepers/ Edges, Fences, Decks, Stairs, Pergola, Window louvres, Tree stumps/ ground timbers etc. An invasive inspection is recommended to further investigate the cause and the extent of any damage. Any moisture/ decay/ timber pest affected timbers/ members then be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Contractor further inspect for rectification and/or a licensed Structural engineer certify as sound – immediately.

E8 Wood borers: **No evidence was found**

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation: **The following evidence was found**

Subfloor was poorly ventilated. Poor ventilation that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or damage to Secondary elements i.e. interior linings/ coverings. I recommend a licensed Contractor further inspect for rectification – immediately.

E10 The presence of excessive moisture: **The following evidence was found**

High moisture readings were evident to but not limited to: Lower storey walls i.e. subfloor & external walls as shown; Swimming pool area. I recommend a licensed Water proofing consultant and/or Contractor further inspect for rectification – immediately.



E11 Bridging or breaching of termite management systems and inspection zones: **The following evidence was found**

Generally perimeter physical type management systems require a 75mm visual clearance to finished surface levels etc. However some manufacturers may have an appraisal allowing this dimension to be reduced to concrete/ paved areas.

AS3660 "Termite Management" requires physical type systems to be visible to brick/ blockwork perimeter and/or a groove be instated to brick/ blockwork render at physical type system level.

I'm concerned that the above system may have been bridged/ breached by/to:

Missing groove line i.e. part east;

Stone above the bottom of the weepholes/ DPC/ Termite Management level i.e. north;
Concrete within approx 15mm mm of the bottom of the weepholes/ DPC/ Termite Management level i.e. subfloor area.

Attached structures with less than 75mm visual clearances to ground/ slab level and/or obstructing/ covering the visual inspection zone to: Pergola deck to NE; Electrical conduits to NW.

Areas obstructing/ covering the visual inspection zone to: Vegetation i.e. north/ west.

Any Fences/ hot water systems, gas bottles etc should be separated a minimum of 25mm from the dwelling to comply with AS3660 "Termite Management". Clarify termite management (Certificate of Installation required) for property and if not current instate a perimeter treatment immediately i.e. rectifying bridging/ breaching and visual clearances (i.e. instate 75mm visual clearances) to management system and/or installing a chemical type management system.









E12 Untreated or non-durable timber used in a hazardous environment: **The following evidence was found**

Timbers in contact with ground to: Sleepers/ Edges, Fences, Decks, Tree stumps/ ground timbers etc to property are not recommended as they offer conditions conducive to mould growth, decay, termites and/or Structural damage and should preferably be rectified/ removed. I recommend a licensed Contractor further inspect for rectification – immediately.

Poor paint/ oil cover to: Sleepers/ Edges, Fences, Decks, Stairs, Pergola, Window louvres, etc that offers conditions conducive to moisture entry/ termites/ decay/ mould growth and/or Structural damage. I recommend a licensed Contractor further inspect for rectification – immediately.

Timbers should be treated with an anti-fungicide treatment and/or sealed/ oiled/ weather proofed and/or rectified as required. I recommend a licensed Contractor further inspect for rectification – immediately.

The above offers conditions conducive to: Moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings.

I recommend a licensed Contractor further inspect for rectification – immediately.

E13 Other conditions conducive to timber pest attack: **The following evidence was found**

Split and/or bulging rubber seals/ washes to roof screws. I recommend a licensed Contractor further inspect for rectification – immediately.

Surface / Subfloor drainage to the building was generally poor. This offers conditions conducive to building movement and/or moisture entry/ termites/ decay/ mould growth and/or damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings. The current NCC requirement is for surrounds to slope away

from external walls at a slope of 50mm for a distance of 1.0m minimum and/or spoon drains be instated up hill to divert water around the building/s. I recommend a licensed Contractor further inspect for rectification – immediately.

Gardens up towards external elevations of the building and should be moved well away as they offer conditions conducive to termites and may contribute to abnormal footing movement. I recommend a licensed Contractor further inspect for rectification – immediately.

The above offers conditions conducive to: Moisture entry/ termites/ decay/ mould growth and/or Structural damage to primary elements i.e. timber framing and/or Secondary elements i.e. interior linings/ coverings.

I recommend a licensed Contractor further inspect for rectification – immediately.

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards: **No evidence was found**

Section F Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Property report

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Above Average**

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Average**

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: **Below average condition**

Timber pest report

The following Timber Pest remediation actions are recommended:

1. Treatment of Timber Pest Attack is required: **YES, as detailed in Section E**
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is **YES, RECOMMENDED as detailed in Section E**
3. Removal of Conditions Conducive to Timber Pest Attack is necessary: **YES as detailed in Section E**
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended: **Monthly until a Termite Management System is verified to be not bridged/ breached**

Section G Important notes

Property report – Important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Timber pest report - risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Section H Additional comments

N/A

Section I Annexures to this report

N/A

Section J Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the relevant Australian Standards & Best Practice.



Authorised Signatory:
Name: **Craig Vogler**

Date of Issue: **Withheld**