BUILDING AND TIMBER PEST INSPECTION

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

Jul 31, 2023

Report Prepared for: SAMPLE REPORT

PROPERTY ADDRESS

21 SMITH STREET
BAULKHAM HILLS, NSW
2153, Australia

Inspected by: James Donovan

Contents

01 Description of Building

Building Type:

✓ Residential House

Style of Building:

✓ Single Storey

Strata Titled:

✓ No

Building Orientation:

✓ North

Roof Covering:

✓ Tiled

Roof Construction:

✓ Conventional Pitched Roof

Wall Construction:

✓ Render Cladding

Floor Construction:

✓ Timber Floor on Brick Piers

Internal Wall Finish:

✓ Plasterboard

Building Tenancy:

✓ Occupied

Building Furnished:

✓ Yes

Air Conditioning:

✓ Wall Split System

Hot Water System:

✓ Electric Storage HWS

Recent Weather Conditions:

✓ Dry

Date of Inspection:

✓ 31 Jul 2023

Weather Conditions at the Time of the Inspection:

✓ Fine

02 Summary of Inspection

Results of Building and Timber Pest Inspection - Summary

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

Please refer to the report for explanations.

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

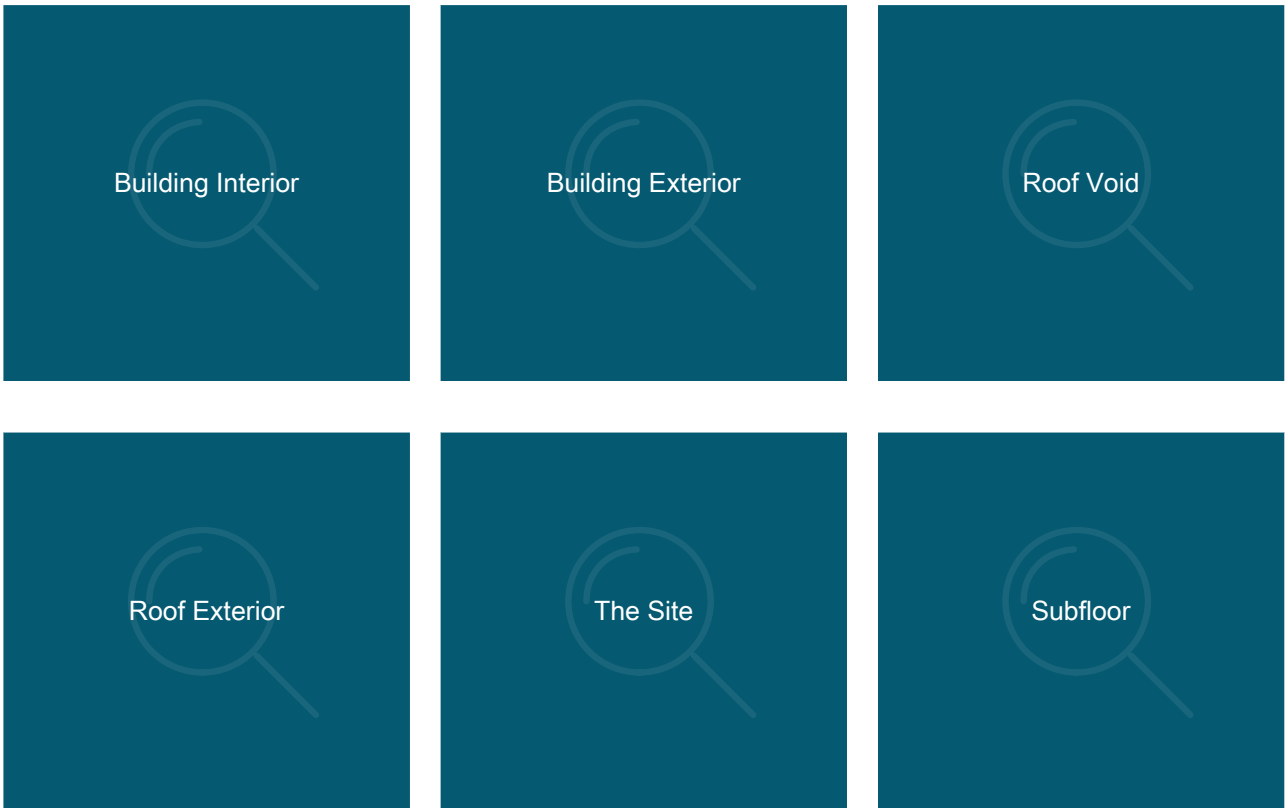
03 Recommended Inspections

Further Inspections Recommended

- As Identified in Defect Statements
- Subfloor Ventilation and Damp Specialist
- Licensed Roof Plumbing Specialist
- Specialist Termite or Timber Pest Specialist (Invasive)
- Thermal Image Inspection
- Leak Detection Specialist

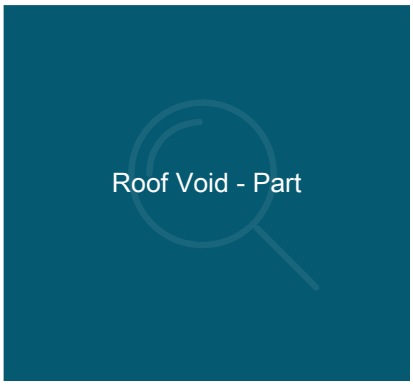
04 Areas Inspected

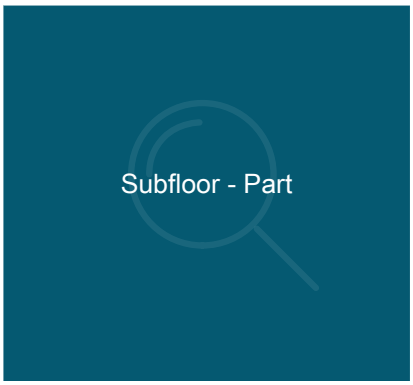
Areas Inspected



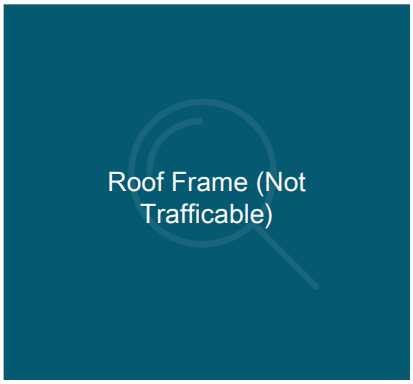
05 Areas Not Inspected

Inaccessible Areas





Obstructions



06 Special Conditions

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

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

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

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

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

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

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

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

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

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

07 Inspection Findings

7.1 Safety Hazards

No Safety Hazards Identified

7.2 Major Defects

No Major Defects Identified

7.3 Minor Defects

7.3.1 Minor chipping/cracking to benchtop edge evident

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

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

Recommended trade to be contacted: Stone Polisher

EXPLANATIONS	Building: Main Building Area: Interior Location: Kitchen Defect Significance: Minor Defect Defect Type: A (Damage)
IMAGES	 Photo Ref #1
	 Photo Ref #2

7.3.2 Minor creak and bounce evident to floor area

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

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

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

Recommended trade to be contacted: Carpenter or Floor Covering Specialist

EXPLANATIONS	Building:	Main Building
	Area:	Interior
	Location:	Bedroom 3
	Defect Significance:	Minor Defect
	Defect Type:	D (Material Deterioration)

IMAGES

Photo Ref #3

7.3.3 Flooring - Uneven in Sections

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

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

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

Recommended trade to be contacted: Carpenter

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

IMAGES	 Photo Ref #4

7.3.4 Sealant - Recommended (Wet Area)

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

Flexible and mould resistant materials should be applied to affected areas to prevent any secondary issue. Regular maintenance and replacement of damaged or missing or sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect.

Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property. A sealant specialist or tiling contractor is recommended to be appointed to complete these works at the earliest convenience.

EXPLANATIONS	Building: Main Building Area: Interior Location: Bathroom Defect Significance: Minor Defect Defect Type: F (Installation or Non Installation)
IMAGES	 Photo Ref #5

7.3.5 Moisture Damage - Observed

This building element shows evidence of moisture damage.

If left unmanaged, damp conditions can lead to further health problems and the decay of timbers may also continue. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements.

Prior to any works being performed, the cause of the moisture that has created the visible damage should be identified and addressed without delay.

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

A qualified carpenter could be engaged to replace affected building materials.

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

IMAGES

Photo Ref #6

7.3.6 Tiles - Cracked or Damaged

Cracking was evident to the tiling in this area at the time of inspection.

While the damage appears to be minor, If left unmanaged, water penetration to surrounding areas may lead to secondary water damage, which is likely necessitate repair work to other affected building elements. A tiling contractor should be appointed to replace affected tiles as well as a leak detection specialist to ensure the area has not encountered water egress as a result.

The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

EXPLANATIONS	Building: Main Building Area: Interior Location: Bathroom Defect Significance: Minor Defect Defect Type: A (Damage)

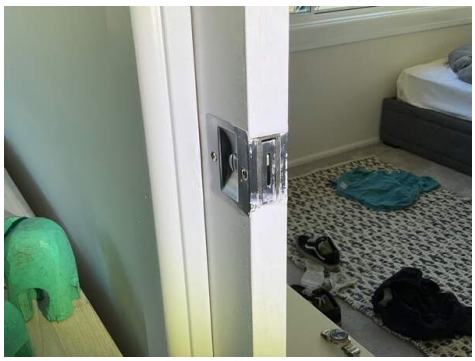
IMAGES	 Photo Ref #7

7.3.7 Paint Finish - Substandard or Incomplete (Minor)

The paint finish in this area was identified as being substandard or incomplete at the time of inspection.

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

Recommended trade to be contacted: Painter

EXPLANATIONS	Building: Main Building Area: Interior Location: Bedroom 2 Defect Significance: Minor Defect Defect Type: F (Installation or Non Installation)
IMAGES	 Photo Ref #8

7.3.8 In Ground Contact - Stored Timbers

Any timbers in direct ground contact provide opportunity for concealed termite entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove untreated timber that is in direct contact with external grounds. Consider replacement with more durable materials i.e. treated timber or non timber elements.

Frequent pest inspections are advised to readily identify any termite activity in these areas.

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

IMAGES

Photo Ref #9

Photo Ref #10

7.3.9 Paving - Uneven/Cracking

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

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

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

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

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

IMAGES	 Photo Ref #11

7.3.10 Fencing - Deteriorated in sections or leaning

It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated to areas as shown.

Typically fencing deteriorates due to age and or wear, rot and or rust which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. Sometimes inadequate installation or maintenance can be to blame. If left unattended, it is likely that further damage will occur.

It is suspected that repair of several elements of the fencing may be required however replacement may be a consideration of the client also.

A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

EXPLANATIONS	Building: Main Building Area: Exterior Location: Fencing Defect Significance: Minor Defect Defect Type: D (Material Deterioration)
IMAGES	 Photo Ref #12

7.3.11 Fungal Decay (Wood Rot) - Observed

This building element shows evidence of wood rot.

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

If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue. Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner.

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

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

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

IMAGES

Photo Ref #13

7.4 Live Timber Pest Activity

No Live Timber Pest Activity Identified

7.5 Timber Pest Damage

7.5.1 Evidence of Termite Workings - Observed

Evidence was found at the time of inspection to suggest that termite activity has been present on the property including past workings, and possible concealed damage.

It is strongly recommended that at first a thermal image inspection of the structural framework be carried out without delay. In the event of the discovery of activity or damage we then recommend an invasive inspection to completely ascertain the extent of the concealed damage or activity by a specialist Invasive Termite Inspector.

Annual or Bi Annual pest inspections are also advised in order to identify such workings.

EXPLANATIONS

Building:	Main Building
Area:	Subfloor
Location:	Subfloor
Defect Significance:	Timber Pest Damage
Defect Type:	A (Damage)

IMAGES

Photo Ref #14

Photo Ref #15

IMAGES

Photo Ref #16

7.6 Conditions Conducive to Timber Pest Activity

7.6.1 Downpipe - Not Connected or Connected Adequately

The downpipe is not adequately connected to stormwater drainage on the site or is ground discharging. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing or downpipes do not drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.

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

IMAGES

Photo Ref #17

Photo Ref #18

7.6.2 Air Conditioner Overflow not Connected

The Air Conditioner (AC) overflow was found to be disconnected from storm water drainage and may create excessive moisture in the surrounding area.

Such leaking may create an environment which is conducive to an array of defects, including water damage to associated building elements and the attraction of termite or timber pest infestation.

It is highly recommended that a licensed plumber be appointed to connect the A/C overflow in order to prevent such an environment from being created.

These minor works should be carried out as soon as possible.

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

IMAGES

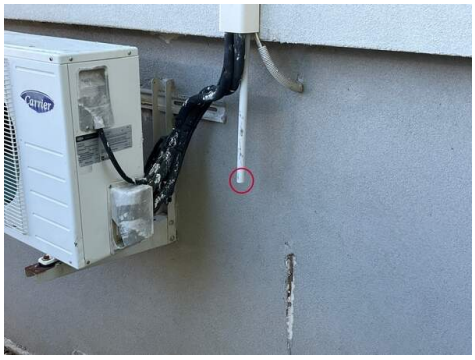


Photo Ref #19


Photo Ref #20

7.6.3 Subfloor Ventilation - Inadequate Cross Flow

Adequate subfloor ventilation aids in preventing excessive moisture wood rot and termite activity by ensuring a dry subfloor environment.

Subfloor ventilation can be improved in most cases by addressing the causes such as exposing subfloor vents installing additional new vents installing mechanical (forced airflow) ventilation and removing debris from the subfloor.

Where ventilation is substandard it is usually caused by factors such as failure to install adequate vents during construction subsequent building works or earth and vegetation covering over vents low subfloor clearance and items or debris in the subfloor restricting airflow.

A registered builder should be appointed as soon as possible to perform these works as necessary.

EXPLANATIONS

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

7.7 For Information Purposes

7.7.1 Evidence of recently install brick pier

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

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

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

Recommended trade to be contacted: Builder

EXPLANATIONS

Building:	Main Building
Area:	Subfloor
Location:	Subfloor
Defect Significance:	For Information Purposes
Defect Type:	F (Installation or Non Installation)

IMAGES

Photo Ref #21

7.7.2 Termite Management System - Recommended

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

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

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

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

EXPLANATIONS

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

IMAGES

Photo Ref #22

Photo Ref #23

7.7.3 Evidence of a Termite Barrier or Management System (TMS) was Identified

There are a number of factors which indicate the presence of a previously or presently installed or applied termite barrier or system.

The most common are a durable notice (to the inside of your meter box) observable physical barriers installed to building perimeter and in ground reticulation systems.

Where a Termite Management System has been identified you should refer to the type of barrier date of installation warranty conditions and any documentation provided by a builder or past owner. Consult the company who installed the barrier to confirm whether the system is still under warranty.

Most chemical termite management systems expire and require replenishment and all physical systems are primarily designed to prevent concealed entry.

EXPLANATIONS	Building:	Main Building
	Area:	Exterior
	Location:	Side Elevation
	Defect Significance:	For Information Purposes
	Defect Type:	Information

IMAGES

Photo Ref #24

08 Timber Pest Summary

SUMMARY ONLY

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

Weather Conditions at the time of the Inspection:
Fine

Contact the Inspector:

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

IMPORTANT DISCLAIMER

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

Timber Pest and Conditions Overview

Were active (Live) termites found or identified at the time of the inspection?

✓ Not visible - Obstructions and limitations prevented full visible access

Was a termite nest found in the dwelling or visible to trees or other areas that were located on the subject property site?

✓ Not visible - Obstructions and limitations prevented full visible access

Was evidence of termite workings or termite damage to timber in the dwelling visible?

✓ Yes

Was evidence of termite workings or termite damage found to trees or other areas outside of the main dwelling?

✓ Not visible - Obstructions and limitations prevented full visible access

Was evidence of a previous Termite Management System (TMS) or Chemical Treatment apparent?

✓ No

Was a durable notice located at the time of the inspection?

✓ No

Is the existing Termite Management System or Chemical Barrier Installation currently under a compliant warranty?

✓ No

Where termite activity or damage was found, does it present a Major Safety Hazard?

✓ No

Was evidence of wood borer found?

✓ No

Was evidence of fungal decay or wood rot found?

✓ Yes - Read the report in full

Where fungal decay or wood rot was found, does it present a Major Safety Hazard?

✓ No

Was there evidence of any water leaks apparent?

✓ No

Was there evidence of ground, lateral or rising damp or poor drainage in the subfloor apparent?

✓ Yes - A Subfloor Damp Specialist or Licensed Plumber is required to further investigate and provide feedback on potential treatment solutions.

Was there evidence of any high moisture readings apparent at the time of the inspection?

✓ No

Was there evidence of poor ventilation in the subfloor apparent?

✓ Yes - A Subfloor Ventilation Specialist is required to further investigate and provide feedback on potential treatment solutions.

Were unsuitable or untreated timbers in ground contact around the dwelling perimeter apparent at the time of the inspection?

✓ Yes - Read the report in full

Was there any evidence of mould apparent?

✓ No

Are the ant caps in good condition?

✓ No

Are timbers in ground contact in subfloor areas apparent?

✓ Yes - Read the report in full

Were there any areas in which the visual inspection was restricted or obstructed?

✓ Yes - Read the report in full

Are there any "high risk accessible areas" to which further access should be gained to identify possible timber pest activity?

✓ Yes - Read the report in full

Are further specialist inspections recommended?

✓ Yes - Read the Report in Full

Were any Major Safety Hazards identified?

✓ No

Is a subterranean Termite Management System (TMS) recommended?

✓ Yes - Strongly recommended

Due to the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION, how often should a full timber pest inspection be carried out?

✓ 6 Monthly

Is a follow up invasive inspection carried out by a Specialist Termite Technician recommended?

✓ Yes - Read the report in full

Does the dwelling back onto or situated to nearby bushland or densely vegetated areas?

✓ No

The DEGREE OF RISK that concealed termite activity or damage may be present in the subject dwelling is considered to be:

✓ Typical to High

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

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

09 Obstructions and Limitations

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

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

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

Obstruction or Limitation

✓ Identified

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

IMAGES

Photo Ref #25

Photo Ref #26

Obstruction or Limitation

✓ Identified

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

Obstruction or Limitation

✓ Identified

EXPLANATIONS		
	Building:	Main Building
	Area:	Exterior
	Location:	Yard Rear
	Finding Significance:	For Information Purposes
	Comments:	Furniture and Decking

IMAGES

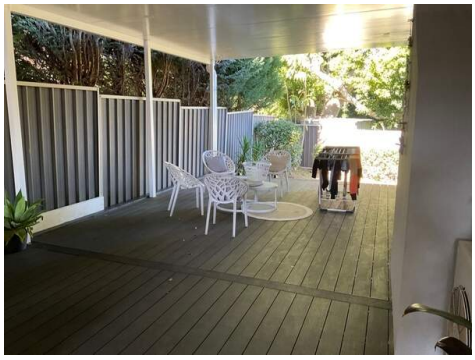


Photo Ref #43

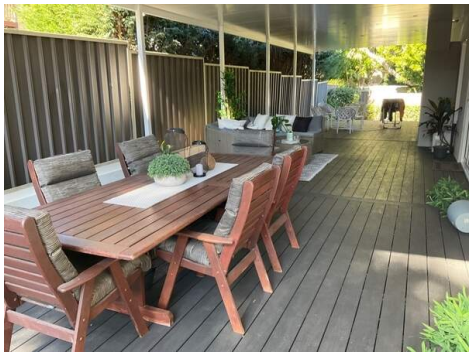


Photo Ref #44

10 General Photographs

Photograph 1

11 Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with AS 4349.1-2007 and AS 4349.3-2010.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

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

High

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

Typical

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

Average to Above Average

Overall Condition Comments:

The building appears to be in average to above average condition compared to buildings of a similar age and construction method.

The minor issues identified within the report are easily rectified once the scope of the repair is explained to the appropriately licensed trade.

No major structural defects were evident at the time of the inspection to the unobstructed accessible areas.

Visible evidence of subterranean termite activity, workings such as mud packing, and or leads or termite damage was found at the time of the inspection to the subfloor area. A follow up invasive inspection is recommended to completely rule out any concealed damage or activity.

The following recommendations are strongly always strongly advised to minimise creating an environment which is conducive to timber pest infestation:

1. Maintain visual pest inspections every six to twelve months
2. Ensure that AC and HWS overflows are connected to a nearby down pipes and drain points if applicable
3. Ensure that if there any tree stumps in the immediate area that they are treated with an approved termicide and certified by a licensed pest technician
4. Ensure that any loose timbers, timbers or stored items in ground contact in the subfloor (if applicable) and around the dwelling perimeter are removed to prevent potential timber pest infestation
5. Ensure that areas of ground damp are further investigated and treated by a licensed plumber or damp proof specialist as well as addressing areas of subfloor ventilation inadequacy.

The application of a post construction chemical or physical termite barrier is highly

recommended for all properties and is always good building practice.

Where a slab on ground type construction is evident a 75mm perimeter visual barrier is required to be maintained to ensure effective prevention of termite infestation and concealed entry points. If this visual barrier is not obtainable we strongly recommend a more invasive follow up termite inspection to completely rule out termite or timber pest presence in the dwelling.

Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should always be placed in the meter box to clearly show the treatment method used and on what date and maintained there with.

It is strongly recommended that a full inspection to AS 4349.3 or AS 3660.2 be carried out at least once every six to twelve months. Regular inspections DO NOT stop timber pest attack but are designed to limit the amount of damage that may occur by detecting problems early.

Areas or Sections Required to be Re Inspected:

Not Applicable

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

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

12 Contact

We take this opportunity to thank you for your instructions.

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

Yours faithfully,

James Donovan
Senior Building Inspector | Accreditation No: 8224
Hills District Building Inspections
E: info@hdbuildinginspections.com.au

13 Terms & Conditions

Part 1: Purpose and Scope of Inspection

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

Inspection Agreement - Individual title property

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

Purpose of Inspection

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

Important Information and Disclaimer

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

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

Scope of Inspection

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

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

What IS reported on:

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

What IS NOT reported on:

- General exclusions detailed in the standard AS 4349.1 - 2007, and AS4349.3 - 2010
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

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

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 - 2007 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Dimensions for Reasonable Access

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

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

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

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

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

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

CONCRETE SLAB HOMES

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

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How Termites Attack your Home. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

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

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

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

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

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

Borers of Seasoned Timbers

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

Borers of ‘green’ unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

Lyctus borer (powder post beetle): These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible

sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

TERMS & LIMITATIONS:

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

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 - 2010 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected. Photos in this report are included for a general overview of any damage or issues identified. They may not necessarily identify or show the full extent of damage or issues. Where issues or damage are identified you should satisfy yourself as to their extent.

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

3. LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

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

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

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

7. DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

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

8. COMPLAINTS PROCEDURE

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

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

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

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

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

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

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

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

14 Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

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

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than what is described as a major defect.

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

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

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

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

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

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

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

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

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