



Property and Timber Pest Report

Inspection Date: 20 Nov 2025

Property Address: 57-73 Glaneuse Road Point Lonsdale 3225



Contents

Inspection Details	3
--------------------	---

General description of property	4
---------------------------------	---

Accessibility	8
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Property Inspection Report

Summary	10
---------	----

Significant Items	11
-------------------	----

Additional comments	25
---------------------	----

Conclusion	39
------------	----

Timber Pest Inspection Report

Summary	41
---------	----

Significant Items	42
-------------------	----

Conclusion	56
------------	----

Risk management options	57
-------------------------	----

Definitions to help you better understand this report	58
---	----

Terms on which this report was prepared	60
---	----

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 57-73 Glaneuse Road Point Lonsdale 3225

Date: 20 Nov 2025

Client

Name: Andy Bennett

Email Address: andy.bennett@atdbennett.com

Phone Number: 0400344331

Consultant

Name: Jason Illingworth

Email Address: jason@buildinspec.com.au

Licence / Registration Number: DB-L 64205

Company Name: JBI Bellarine P/L

Company Address: Po Box 813 Ocean Grove 3226

Company Phone Number: 0407499123

General description of property

Building Type:	Detached house
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Storeys:	Two storey
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Building age (approx):	100 Years
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Smoke detectors:	4 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
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Siting of the building:	Towards the front of a large block
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Gradient:	The land is undulating.
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Site drainage:	The site appears to be adequately drained
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Access:	Reasonable pedestrian and vehicular access
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Main utility services:	Mains water, Sewerage, Gas, Electricity
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Occupancy status:	Part Occupied
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Furnished:	Fully furnished
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Strata or company title properties:	No
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Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
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Weather conditions:	Overcast with showers
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Primary method of construction

Main building – floor construction:	Timber poles / stumps, Suspended timber framed
Main building – wall construction:	Timber framed, External weatherboards, External cladding
Main building – roof construction:	Timber framed, Pitched roof, Finished with sheet metal roofing
Other timber building elements:	Skirting, Doors, Architraves, Window frames, Veranda Posts, Staircase, Fascia, Door Frames, Flooring, Timber decking, Weather Boards, Stumps
Other building elements:	Shed, Garage, Verandah, Decking
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials: Acceptable	
Level of maintenance:	Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

This report may be conditional on information provided by the person, agents or employees of the person requesting report, apparent concealment of possible defects and a range of other factors.

The following apply: It is highly recommended that you read this report throughout. Please note that this report is conditional upon the requirements of AS 4349.0 section 4.3 conditions.

- Prevailing weather conditions or recent occupancy and use of services may affect observations.
- information provided by the client or agents of the client.
- Any other relevant factors limiting the inspection.

Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	2	2	1	1	1	1	0	0	
First	0	3	0	0	0	0	0	2	
Totals	2	5	1	1	1	1	0	2	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	0	0	0
Detached	6	1	0
Totals	6	1	0

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require 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.

AS 4349.1 - 2007 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

Inspection agreement supplied: No

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. 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.

TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. 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 and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and 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); and

(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 and 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 and 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

- Roof exterior
- Building interior
- Building exterior
- Roof space
- Outbuildings
- 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. 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.

Obstructions and Limitations

The following obstructions may conceal defects:

- Ceilings
- Floor coverings
- Furniture
- Flooring
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Built up areas abutting the building
- Curtains / blinds
- Fittings
- Brickwork
- Built-in cupboards
- Decking
- Duct work
- Paved areas abutting the building
- Vegetation
- Pipe work
- Thermal insulation
- Above safe working height

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of scillion or flat roof
- Areas of low roof pitch
- Wall exterior due to obstructions
- Water Proof Membranes
- Ceiling cavities
- Wall Cavities
- Vapour Barrier
- Below ground level
- Above safe working height
- Lack of suitable access or entry point
- Ceiling cavity access was restricted by approx 75%
- Subfloor access was restricted by approx 25%

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on 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. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard	Found
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Evidence of Major Defect	Found
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Evidence of Minor Defect	Found
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Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- As per the recommendation in the defects statement
- Obstructed Areas or areas not accessible
- Plumber (Inspection of underground drainage recommended)

Undetected defect risk assessment

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

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.

Significant Items

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.

Serious Safety Hazard

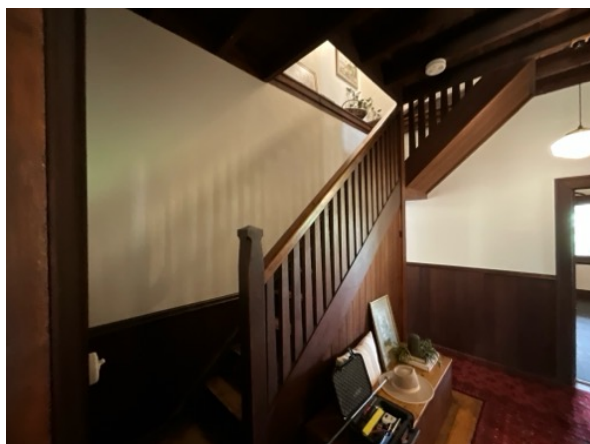
Serious Safety Hazard 1.01

Location: The site

Finding: Stairs - Not constructed to current industry standards.

It was noted at the time of inspection that the stairs that have been installed to the dwelling have been poorly constructed, creating a potential trip hazard for users of the staircase. According to normal building practices all stairs should be measured and levelled to exact heights so to prevent tripping as well have a minimum tread/step width of 240mm and a maximum rise/height of 190mm.

Although retrospective works may not be relevant or cost efficient, replacement of the stairs advised. Consultation with a qualified carpenter as to the cost of potential solutions is recommended as soon as possible.



Serious Safety Hazard 1.02

Location: The site

Finding: Trees - Falling vegetation

It was observed at the time of inspection that there is evidence where deteriorated tree branches / vegetation exist throughout the property. The vegetation will require trimming / removal. A specialist arborist should be engaged as soon as possible to rectify this issue.



Serious Safety Hazard 1.03

Location: The site
Finding: Brickwork - Deteriorated mortar

Mortar or bedding, is the material which fills joints and intersections between bricks in masonry walls and structures. Sections of the mortar in the brickwork were identified as having deteriorated, which is generally expected for a property of this age.

Mortar may deteriorate as a result of age of the building materials, minor movement in bricks or frequent exposure to weathering. Mortar should be replaced to ensure the bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a brick layer where areas of deterioration are localised and easily accessible. Alternatively appointment of a registered builder is advised to repoint large areas of decayed mortar. Where secondary structural defects have become evident consultation with a structural engineer may be required.

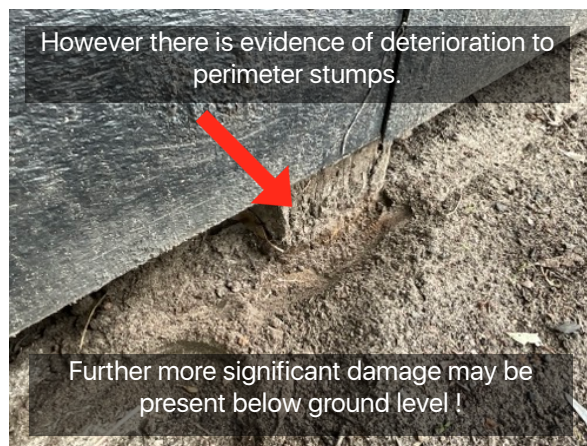


Major Defect

Major Defect 2.01

Location: Subfloor
Finding: Timber stumps - Suspected deterioration

It was noted that the property has timber stumps. Inspection of the condition of the timber stumps - below the surface of the ground - is excluded from the scope of this report. Where timber stumps are failing replacement of stumps may be required in the short- to medium-term future. Timber stumps are no longer used in current building practices due to their susceptibility to wood rot and deterioration over time. The client should be prepared that in purchasing a property with timber stumps, that the need to either partially or fully restump the property in the short- to medium-term future is likely.



Major Defect 2.02

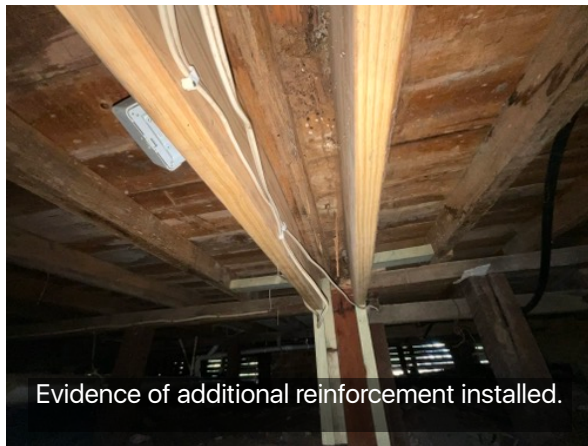
Location: Subfloor
Finding: Termite Damage/workings (Structural)

Despite no live termite or timber pest activity been identified, previous termite damage was found in this area. This damage is considered to be inactive but structural in nature. It was however noted that damaged sections of the structure have been either replaced or reinforced with new timbers.

It is highly recommended that advise from the home owner be given with regard to the reparative works that have been completed and any permits or certificates that may have been issued by the builder to complete such works.

Due to the nature of Termites it is highly likely that further damage may be present to areas that are not readily accessible. It is advised that the area be visually inspected frequently to ensure that the condition of the affected building materials does not worsen and that there is no further termite activity.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest control company and continue to monitor area's which have conditions conducive to termite activity.



Minor Defect

Minor Defect 3.01

Location: Some Areas

Finding: Cracking - Damage Category 2 - Noticeable (up to 5mm)

Noticeable cracks are a common occurrence as a result of many primary defects . Such courses may include age, general wear and tear, expected building movement, general expansion contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows which require easement. However noticeable cracks are easily filled and repaired. Plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions

Monitoring of all cracking should be conducted frequently. Always can contact the building inspector should cracks widen lengthen or become more near but numerous. Additionally your building inspector should be contacted if associated building elements such as doors and windows become more difficult to operate overtime.

Other trades people such as carpenters, painters and plasterers should be appointed to perform remedial works as necessary !





Minor Defect 3.02

Location: The site
Finding: Flooring - Squeaking

It was noted at the time of inspection that some of the internal floors as well the stairs are squeaky when walked across. This is quite common in older homes where there has been minor building movement as well settlement and shrinking of the timber frame and subfloor structure. Works to reduce the noise can be completed by a registered builder, at client discretion.



Minor Defect 3.03

Location: Some Areas

Finding: Door and windows – difficult to operate

A number of Doors and Windows to the dwelling were difficult to operate during standard operation. This defect inhibits the functionality of the affected building element as well as creating potential for secondary defects to associated building elements. A door that binds may have several causes, ranging from poor installation of the door or deteriorated hinges. Where door binding/jamming appears to indicate major structural issues, a registered structural engineer should be appointed to provide scope of rectification works at client discretion.





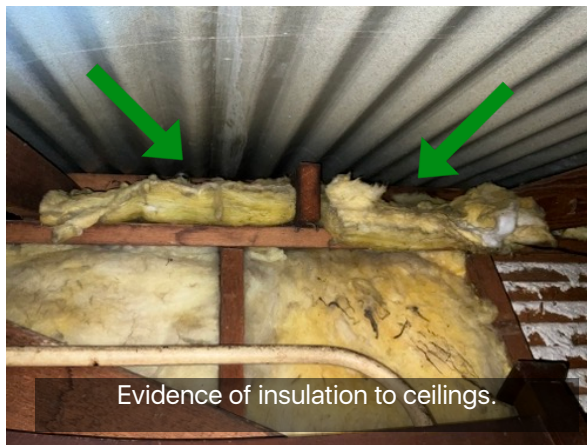
Minor Defect 3.04

Location: Roofspace

Finding: Insulation - Inadequate

Upon inspection of the roof void it was noted that there is a lack of adequate insulation. Insufficient insulation will result in a comparatively higher energy efficiency costs. The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted a professional contractor. Caution should be exercised when accessing the roof void, do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.





Minor Defect 3.05

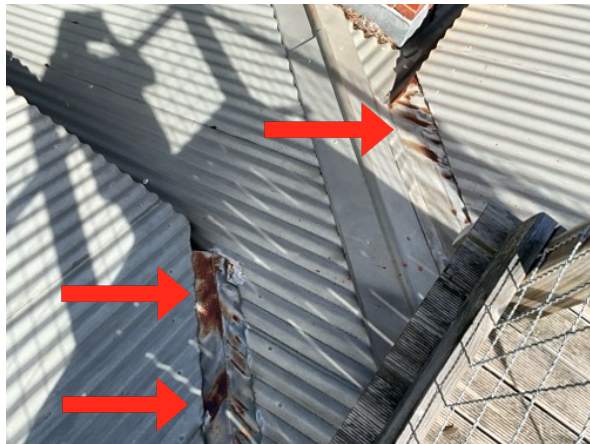
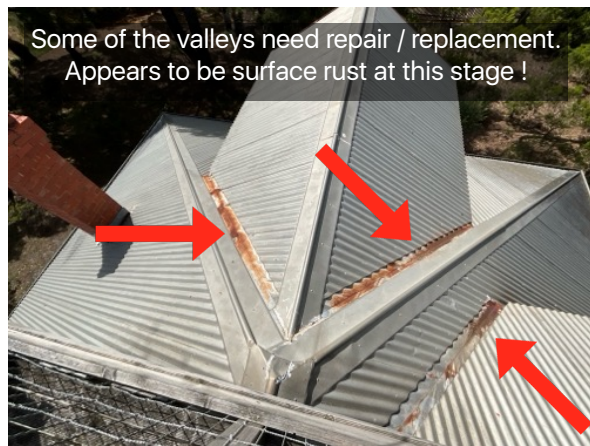
Location:

Roof exterior

Finding:

Roof plumbing - Rusted or corroded

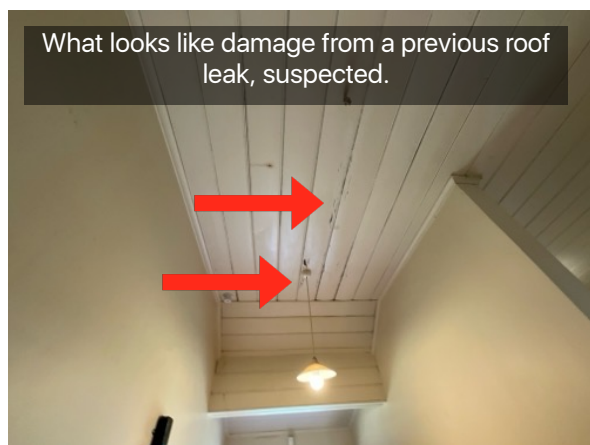
The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing. Rusty roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.



Minor Defect 3.06

Location: The site
Finding: Water leak - Inactive

While the damage in this area appears to be from an old inactive water leak, the area should be monitored frequently for the recurrence of any dampness. Replacement of previously affected building elements is at client discretion.
 Alternatively where the property has been left vacant for a prolonged period of time we recommend a further more invasive inspection. Eg, leak testing by a Licensed Plumber and/or removal of obstructions or wall linings around the damaged area may reveal further damage which has been concealed.
 A more significant or major defect may be identified at this time.





Minor Defect 3.07

Location: Some Areas
Finding: Damage to Masonry Walls (Cracks)- Category 2

It has been observed that damage to masonry walls caused by movement of slabs footings or other causes has occurred. The degree of damage falls within category 2, described as noticeable cracks which are easily filled. Such cracking make holes doors and all windows to stick slightly and I generally up to 5 mm in width.

Damage of this category is required to be monitored for a period of 12 months, after which time a crack rated a category 3 or above is a defect requiring rectification such as minor repairs and repointing. Always contact your building inspector should cracks widen, lengthen or grow more numerous.



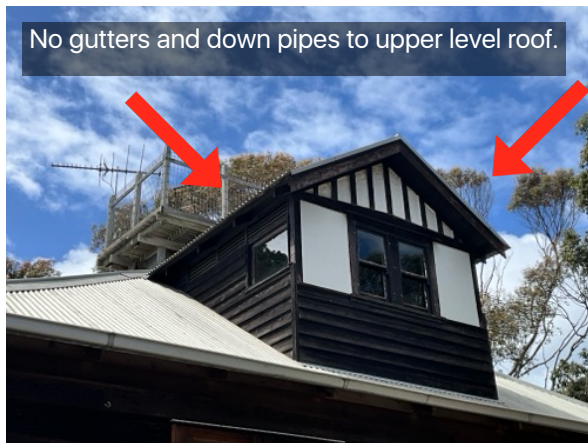


Minor Defect 3.08

Location: The site

Finding: Stormwater drain - Not connected

The roof plumbing is not adequately connected to stormwater drainage in this area. This disconnection negatively impacts the functional capacity of the roof plumbing. Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp. It is highly recommended that a plumber be appointed to further inspect the area and to install adequate drainage equipment where necessary.



Minor Defect 3.09

Location: The site

Finding: Timber - exposed to weather

External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor or general handyman.



Minor Defect 3.10

Location: The site

Finding: Roof plumbing - Flashing inadequate

Some sections of the roof are missing or have inadequate roof flashings. Flashings are metal and other materials which are applied to seals and intersections between roof coverings and building elements. They are designed to aid in the weatherproofing of roof joins. Flashings that are not installed adequately or missing are likely to result in water penetration to the interior of the property.

The roofing plumber should be appointed as soon as possible to install relevant roof plumbing materials, ensuring that no further damage is sustained.





Additional comments

It is important that this report is read in its entirety and that all recommendations be carried out so to prevent any future degradation of building elements, safety hazards or loss of amenity.

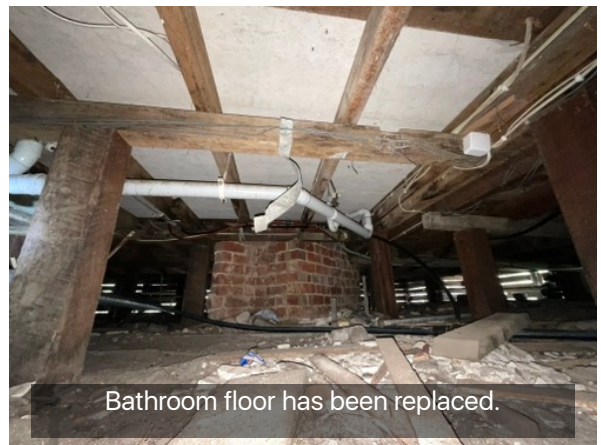
For your information

For your information 4.01

Location: Wet Areas
Finding: Bathroom - Shower condition

At the time of inspection it was noted that the tiles grout and sealant to the shower recess are in good condition with no evidence of excessive moisture or water damage identified. Always ensure that tiles, grout and sealant are well maintained and kept in good condition at all times to prevent future moisture issues.





For your information 4.02

Location: Electrical Switchboard

Finding: Electrical switchboard - Safety switch or RCD installed

Safety switches are designed to identify any faults in the electrical circuit throughout the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances. In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed.

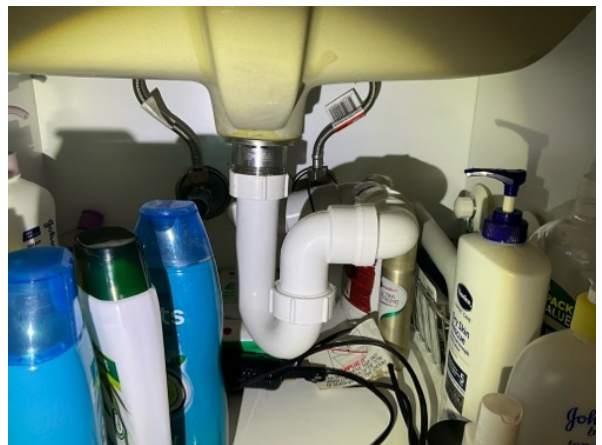


For your information 4.03

Location: Wet Areas

Finding: Inspection of plumbing wastes

It must be noted inspection of all plumbing waste to the dwelling showed no evidence of leaks or damp identified to all areas.

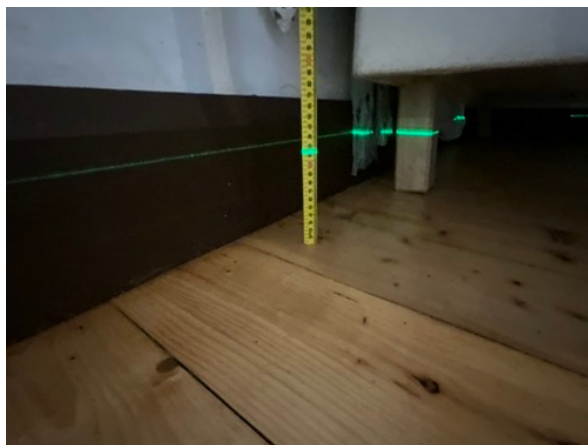


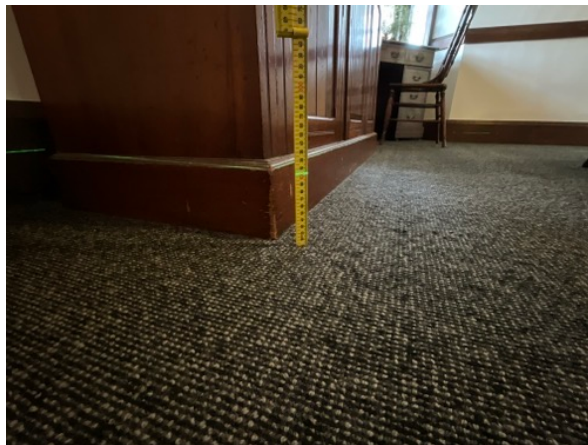
For your information 4.04

Location: All Internal Areas

Finding: Floor Levels - Timber & Concrete Stumps.

At the time of inspection a series of levels were taken throughout the dwelling with all areas being either level or within an acceptable deviation.
Please note a Lasertec instrument is used to assess floor levels (at the time of inspection) and is limited to line of sight. Eg, the laser doesn't bend around corners.
It gives a broad assessment of the footing levels of the dwelling only !







For your information 4.05

Location: The site
Finding: Electrical / Plumbing - Under ground drainage

All appliances need to be serviced and maintained in good working order. Plumbing and electrical inspections are outside the scope of this type of building inspection and must be conducted by a Licensed and registered Trades person. It is highly recommended that the client makes arrangements to have all appliances checked to ensure that the appliances are working safely and efficiently.

Please note that inspection of all concealed plumbing as well underground drainage including stormwater and sewerage pipes is excluded from this report.

In any case it is highly recommended that the purchaser engage a Licensed and Qualified Plumber to complete an invasive inspection with a CCTV camera to all underground plumbing prior to purchase.

Pressure testing of mains water pipes to the property may also identify any pressure issues related to leaks or poor connections in concealed areas Eg, subfloors and roof spaces.

When purchasing a property with ceramic pipes the need to either repair or replace them in the short to medium term future can be expected due to their susceptibility of becoming damaged or obstructed, highlighting the need to get these checked prior to purchase.

A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.





For your information 4.06

Location: Outbuildings
Finding: Elevated Structure Inspection

Where an elevated structure (deck, balcony, veranda, etc) is present, and this elevated structures designed to accomodate people, you must have this structure checked by an Engineer or other suitably qualified person.

You should always arranged annual inspections of the structure by an engineer or a suitably qualified person to ensure any maintenance, that maybe necessary, is identified.

Nothing contained in this report should be taking as an indicator that an assessment has been made, on any elevated structure, as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report the structure includes elevated decks, balconies, Veranda's, handrails, stairs and balustrades.

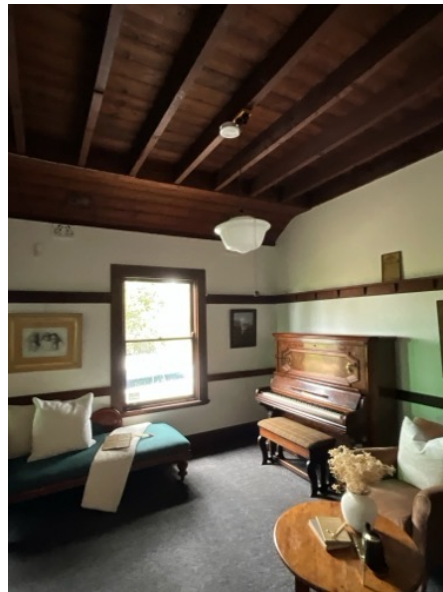


For your information 4.07

Location: Outside Bedrooms
Finding: Smoke Detectors and Alarms

Reporting on Smoke Detectors or Alarms, including hard wired smoke detection systems and their legislative requirements, is outside the Scope of this Report. Please note that this defect is highlighted as a caution only. Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Additionally, it is advised that all smoke detectors be tested by the homeowner. Please refer to AS3786 and state based legislation, which may also apply.





For your information 4.08

Location: All areas
Finding: Operation of Appliances

At the time of inspection it was noted most of the appliances were operable and in good condition. Appliances that were either not tested or not working have been noted accordingly ! Please ensure that all appliances are operable prior to settlement or occupancy.



All working.



Both exhaust fans were working.



Turned on but not tested.



There was hot water.

For your information 4.09

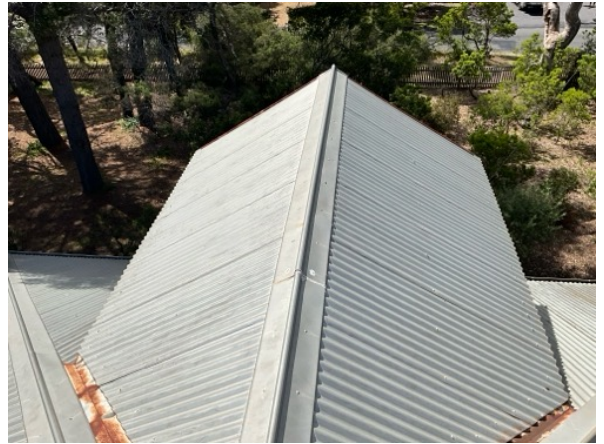
Location: The site

Finding: Additional Photos

Additional photos are provided for your general reference.







For your information 4.10

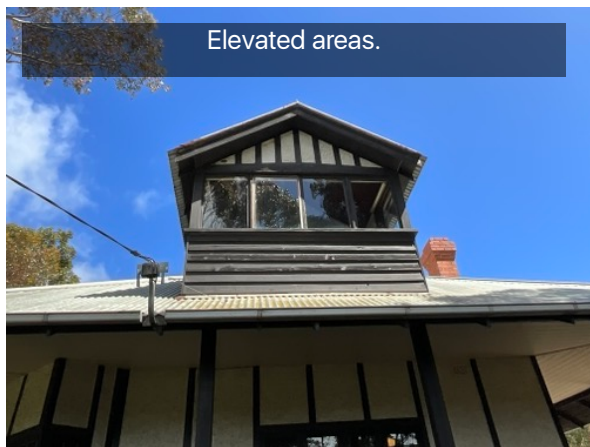
Location: The site

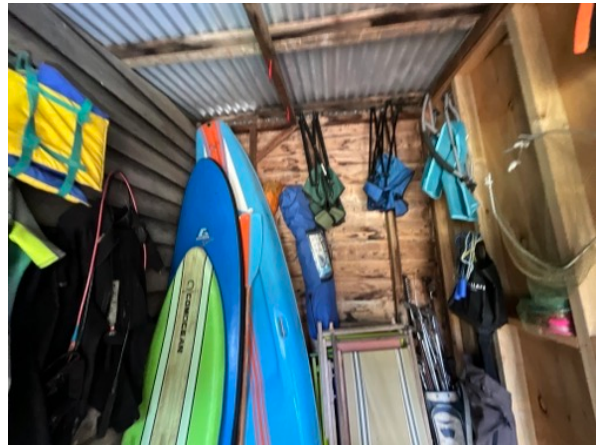
Finding: Additional Photos - Obstructions and Limitations

These photos are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed where possible to allow for further inspection to be carried out.

A reinspection is highly recommended once the areas are made accessible.







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.

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:

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:

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:

Good condition

Building consultant's summary

In summary, the building when compared to others of similar age and construction is in good condition.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on 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. (See definitions & information below the summary to help understand the report)

Evidence of active (live) termites	Not Found
Evidence of termite activity (including workings) and/or damage	Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Found
Evidence of wood borer activity and/or damage	Found
Evidence of conditions conducive to timber pest attack	Found
Next inspection to help detect a future termite attack is recommended in	2 Years

Undetected timber pest defect risk assessment

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:

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.

Significant Items

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.

Timber pest attack

ACTIVE (LIVE) TERMITES

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.

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

Timber pest attack 5.01

Location: The site

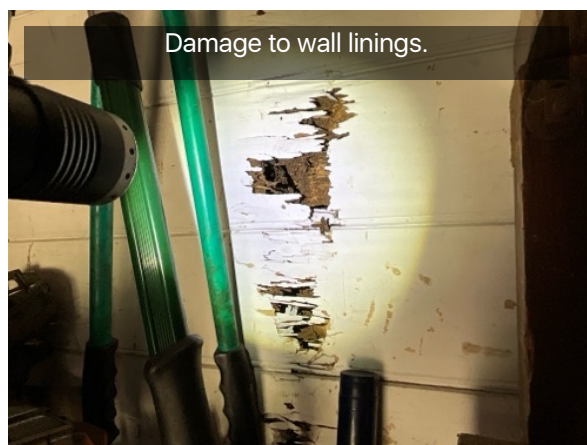
Finding: Evidence of termite damage - minor (non structural)

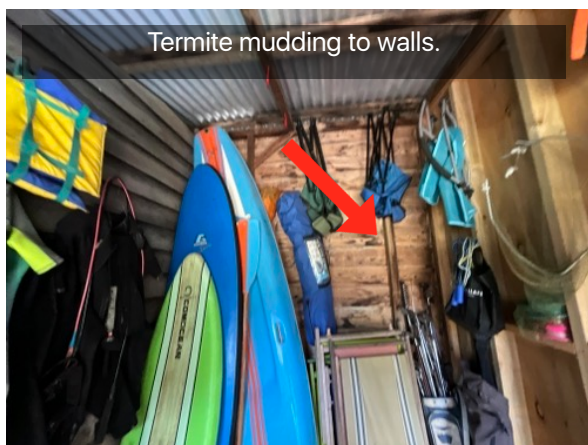
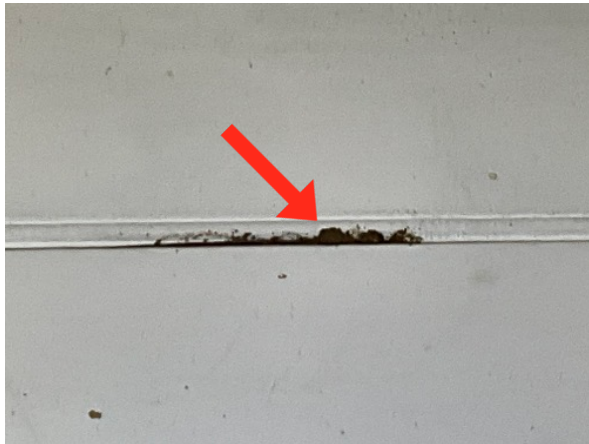
Despite no live termite or timber pest activity being indicated, previous termite damage was found to have affected this area. This damage is considered to be inactive and is minor in nature. However where previous termite activity has been detected it is highly likely that there could be more significant damage to areas that are otherwise not accessible during a routine (visual) inspection, Eg wall and ceiling cavity's, inaccessible roof space and subfloor areas !

It is therefore highly advised that the vendor disclose any information regarding previous termite activity including eradication and reparative works associated with the affected area.

It is also advised that the area be visually inspected frequently to ensure that the condition of the affected building materials does not worsen. At the time of inspection the damage is not structural and is only considered to be superficial.

A building contractor may be appointed to provide a further more invasive inspection at client discretion.







Timber pest attack 5.02

Location: Subfloor
Finding: Termite Damage/workings (Structural)

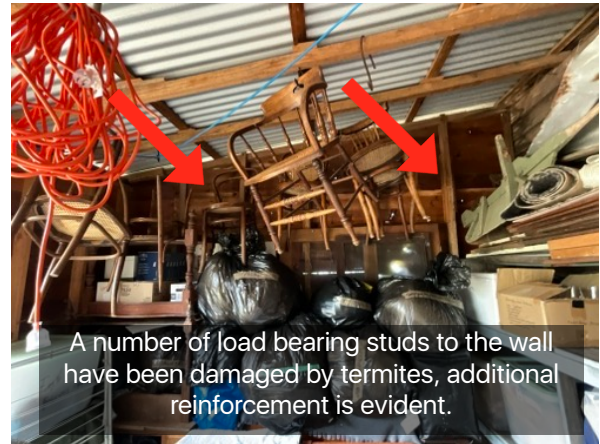
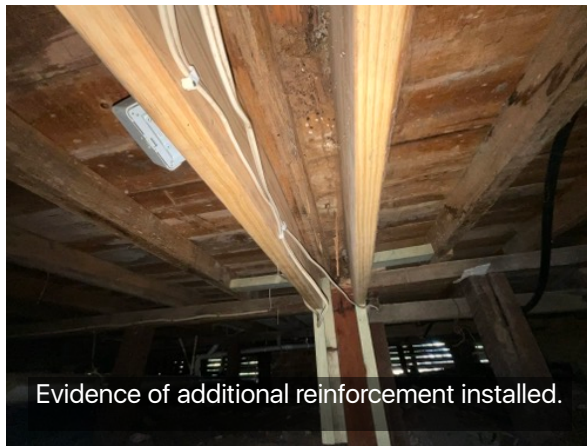
Despite no live termite or timber pest activity been identified, previous termite damage was found in this area. This damage is considered to be inactive but structural in nature. It was however noted that damaged sections of the structure have been either replaced or reinforced with new timbers.

It is highly recommended that advise from the home owner be given with regard to the reparative works that have been completed and any permits or certificates that may have been issued by the builder to complete such works.

Due to the nature of Termites it is highly likely that further damage may be present to areas that are not readily accessible. It is advised that the area be visually inspected frequently to ensure that the condition of the affected building materials does not worsen and that there is no further termite activity.

The homeowner should comply with instructions and recommendations as per the warranty provided by the pest control company and continue to monitor area's which have conditions conducive to termite activity.





CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

Timber pest attack 5.03

Location: The site

Finding: Wood rot

Wood rot which also known as Fungal Decay, occurs when timbers and other cellulose type building materials are exposed to damp conditions on a continual basis. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration. Where wood rot is present to any structural timber, the replacement of the affected timber is required immediately. A qualified carpenter or registered builder may also be required to replace affected building materials. Consultation with a structural engineer is highly advised as soon as possible.





WOOD BORERS

Timber pest attack 5.04

Location: The site
Finding: Evidence of wood Borer damage identified

Wood borer, small Beetles that colonise an exposed timber elements are a common timber pest that are regularly mistaken for termites. Although wood borer activity is generally not detrimental to the affected timber they may lead to serious damage and necessitate replacement of certain building elements if left unattended.

The Lyctid borer which generally attacks hardwoods such as subfloor and roofing structures is generally identified by fine dust surrounding the affected timbers.

The other commonly known borer, the Anobium borer is more likely to attack floor boards and may cause severe structural damage to flooring areas.

As no live wood Borer activity was identified treatment is not required at this time. Replacement of affected timbers maybe considered by the client for superficial reasons.



Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Conditions conducive to timber pest attack 5.05

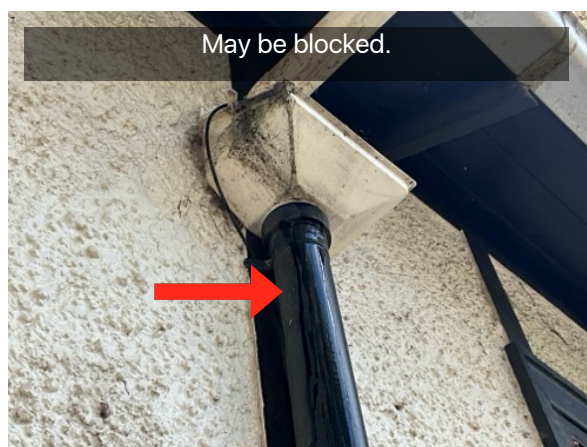
Location: Some Areas

Finding: Damp or wet-leak

Damp or wet conditions are generally a direct result of poor drainage, an active leak, or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unmanaged damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite and timber pest attack.

A qualified plumber should be appointed to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials and re-finishing.



BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found

OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 5.06

Location: All External Areas

Finding: Garden Beds

Garden Beds and especially mulched areas and non durable timbers in direct contact with the ground provide opportunities for concealed Termite activity and/or entry and are likely to be subject to premature rot and decay as the soil retains moisture or damp conditions against the timbers.

Remove all 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.



Conditions conducive to timber pest attack 5.07

Location: Subfloor

Finding: Ant caps - Not Installed

Ant caps have not been installed to subfloor structure at the time of inspection. Generally, Ant caps are installed to the intersection between the top of the stumps (or piers) and the subfloor structures.

Installed during the construction process, Ant caps are designed to easily identify termite or pest ingress from stumps to the adjoining bearers.

Where Ant caps have not been installed, frequent monitoring of these areas should be carried out in order to identify signs of termite or timber pest workings.



Conditions conducive to timber pest attack 5.08

Location: Subfloor

Finding: Subfloor -Debris

An array of debris was found in the subfloor area at the time of inspection. Debris in this area restricts subfloor ventilation and creates potential for concealed pest entry. Stored timbers and other materials may also make the area susceptible to termite activity and would rot.

A clear and empty subfloor will be better ventilated and easier to maintain in a dry condition. The removal of any timber debris is vital in minimising the risk of termite or Wood Borer activity.

Debris in the subfloor should be removed as soon as possible. Depending on the location and amount of debris and stored items the homeowner may elect to undertake this task. Alternatively there are a large number of rubbish removal subcontractors that could undertake these works.



Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

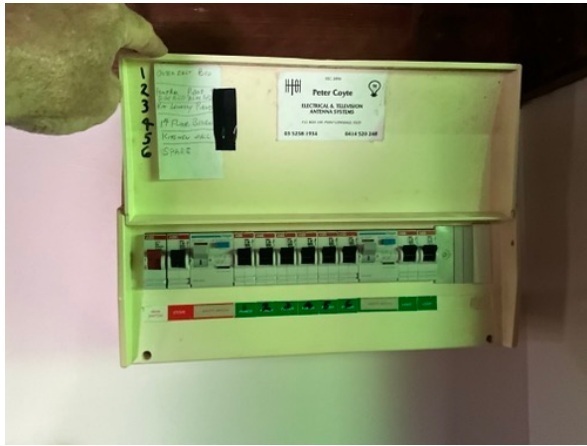
For your information 5.09

Location: The site
Finding: Subterranean Termite Prevention Proposal

A proposal in accordance with Australian Standard AS 3660.2 to aid the management of the risk of future subterranean termite access to buildings and structures.

Such a proposal is recommended to all properties that have a condition that may be conducive to termite or timber pest activity. The prevention of such infestations is far easier to manage than the management of live termite activity on the property.

Preventative measures may include a post-Construction installation of a chemical termite barrier or the prevention of excess moisture in high-risk areas. Generally where there is a Chemical Termite Barrier installed to the property a durable sticker will be located inside the meter box. There was no sticker present !



PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

For your information 5.10

Location: All Accessible Areas

Finding: Termite Inspection

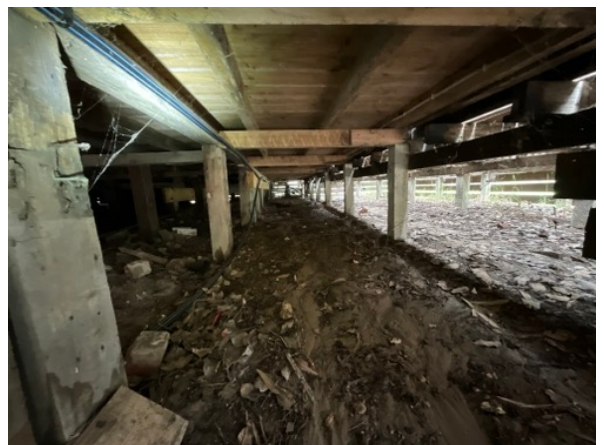
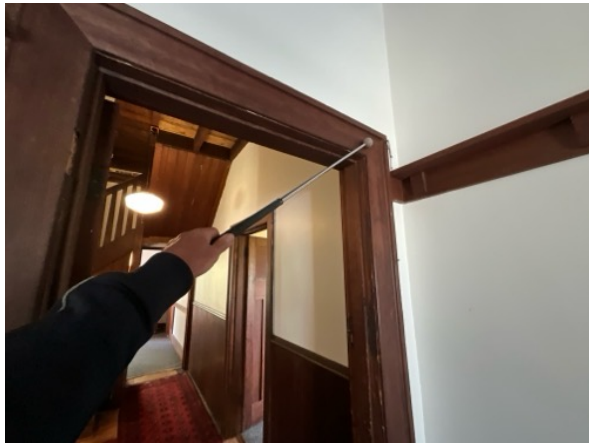
A thorough inspection of all internal and external “ accessible “ timbers was performed throughout the property. All areas of the dwelling are checked with particular attention paid to wet areas which were closely check for excessive levels of moisture anomalies.

In an attempt to identify the presence of hidden timber pest activity a variety of techniques are adopted to identify irregularities including a moisture meter to help identify conducive areas around the building, sounding of all accessible timber elements using a sounding device along with close visual assessment of materials affected by moisture or signs of deformity. Also close examination of external areas looking for timbers that are in direct contact with the ground where termite activity is highly likely.

Any damp or rotting timbers, trails and bridging constructed by termites and trees fencing and external structures are examine closely for timber pest damage.

Generally the moisture content variation at the time of inspection was quite low with the range between 7% and 18% which is considered acceptable.







For your information 5.11

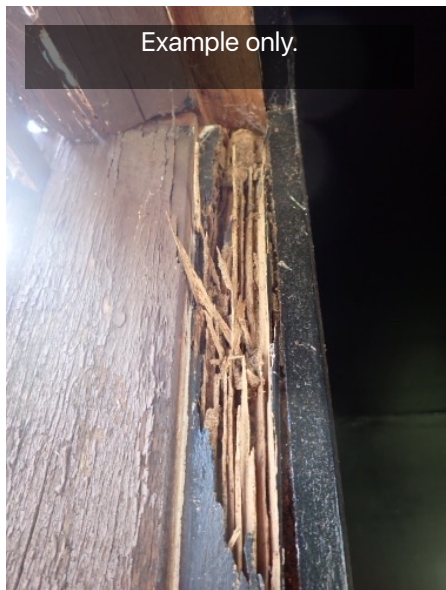
Location: The site

Finding: Termite damage

Damage caused by termites that occurs in areas not designated by the relevant council as a termite risk area is the responsibility of the owner.

Damage caused by termites in buildings within designated termite risk areas is defective if the termite management system has not been installed in accordance with the Building Code of Australia.

Damage caused by termites in buildings within designated termite risk areas is not defective if the termite management system has not been regularly maintained by the owner, made non-compliant by the owner after handover, or not maintained in accordance with the manufacturer's instructions and AS 3660.2.



For your information 5.12

Location: The site

Finding: Termites

Termites are a widespread problem in all areas of Australia and it is the owner's responsibility to regularly inspect the property, including sub-floor inspections, to detect evidence of termite attack.

Termites can circumvent properly executed termite protection measures, such as building tunnels around barriers. Tunnels can be identified through regular inspections and, if found, the termite nest should be located and destroyed by a suitably qualified pest controller.

Termite management systems are intended to reduce the risk of damage to the structural members of buildings by deterring concealed entry of termites into a building. Termite management systems cannot prevent the entry of termites into the building. In Victoria, a termite management system is only required to be installed where the primary building elements are susceptible to termite attack, as defined in the Building Code of Australia.



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.

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.
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 recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 2 Years

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.

Definitions to help you better understand this report

----- PROPERTY INSPECTION REPORT -----

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” 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.

“Building and Site” 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.

“Readily Accessible Areas” 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 or accessible from a 3.6 metre ladder, 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. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” 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.

“Structural Damage” 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.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” 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” The fixtures, fittings and finishes applied or affixed to Primary Elements and 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

tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Major Defect" A 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.

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

"Serious Safety Hazard" 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" Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness 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 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 means 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."

----- TIMBER PEST INSPECTION REPORT -----

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

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

"Timber Pest Damage" 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" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Readily Accessible Areas" 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 or accessible from a 3.6 metre ladder, 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); and
- (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).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A 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.

"Building and Site" 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).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its

“Timber Pests” 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” 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” 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;
- (a) 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; and
- (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.

Terms on which this report was prepared

----- PROPERTY INSPECTION REPORT -----

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

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

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and 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 and 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.

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,

(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 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 when ever 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.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

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 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 and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkers, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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.

----- TIMBER PEST INSPECTION REPORT -----

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

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.

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 timber pest attack, including but not limited to, timber pest attack 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 timber pest attack, including but not limited to, timber pest attack 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

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 (*Hylotrupes 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. 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.