

# BUILDING AND PEST INSPECTION REPORT

## PRE-PURCHASE PROPERTY INSPECTIONS

### Providing:

- On-Site Building Defect Inspections
- Timber Pest Inspection
- Property Inspection
- Detailed Written Reports



### Client Details

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Agency: LJ Hooker

Phone:

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Address: 7 Bates Court, East Brisbane

Day and Time Inspected: Thursday at 9.30 am

Date: December 22, 2022.

Weather Conditions:

Invoice No: 3070 Cost: \$550

### Property Description

This home has 3 bedrooms, 1 bathroom and 2 car spaces.

Land Size: 367 m<sup>2</sup> (**approx**)

## Photos and comments



1. The home is quite well presented and in very good structural condition. The home is approximately 100 years old. The home does have imperfections and defects. I'm going to consider these as character as this style home that has had no major renovations does require an overhaul or refurbishment if you want all surfaces to be perfect.



2. The driveway crossover is in good condition.



3. The front fence is in good condition. The letterbox requires reinstating.



4. The gates require slight adjustment. The driveway tracks were in quite good condition.



5. The exterior of the home does have some imperfections. There is no major damage. This front panel underneath the window does have damage on the inside and requires repairs. This is an enclosed balcony. The overhead telecommunications bracket was secure.



6. The overhead power connection was secure.



7. The subfloor structure had no evidence of any major damage. There are items that are not perfect and there is evidence of deterioration.



8. The structural steel columns that have been installed are neat. There is no sign of structural deficiency. The historical floor boards do have imperfections. From the top there are some boards that could be replaced if required as the surfaces do have damage. The concrete floor underneath the house was considered to be in fair condition.



9. The laundry is in simple form. There are no formal walls or tiles. The plumbing services do function.



10. damage.

The subfloor structure had no evidence of any major



11. leaks.

The plumbing services to the bathroom have no



12. leaks.

The plumbing services to the bathroom have no



13. This is underneath the bath. There is evidence of a historical leak. This was not leaking at the time of the inspection. The floor has water stain but no major water damage.



14. The lower-level toilet flushed and refilled. The base of the walls do have some deterioration. Maintenance or minor repairs are required.



15. The rear stairs were in quite good condition. The balustrade of the top of the stairs requires upgrading to remove the possibility of a fall hazard. These privacy screens on the back of the home require general maintenance and minor carpentry maintenance.



16. The backyard is well-maintained. The backyard drains to the left at the rear.



17. The rear of the home is well presented.



18. The roof is in very good condition.



19. The privacy screens require maintenance. The balustrade in the centre requires repairs as it is considered a fall hazard in current form.



20. The gas hot water unit functions. I recommend all appliances are serviced. The vine climbing around the hot water unit requires removal.



21. The fences were in quite good condition. The lower-level exterior tickets were in quite good condition. The base does have some damage.

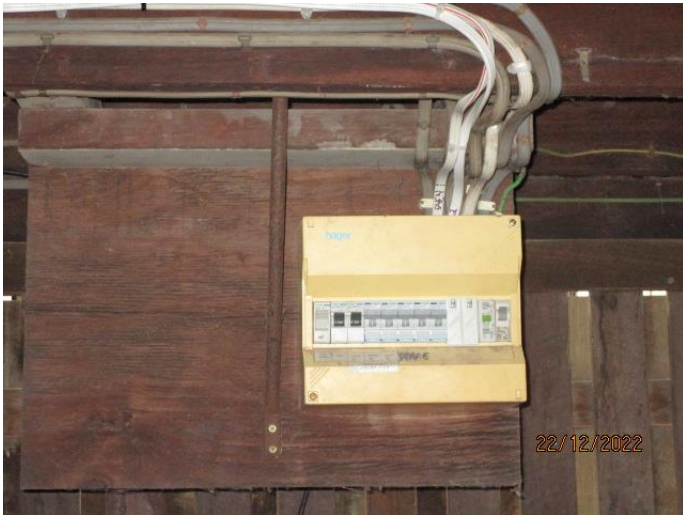




22. The gas service functions.



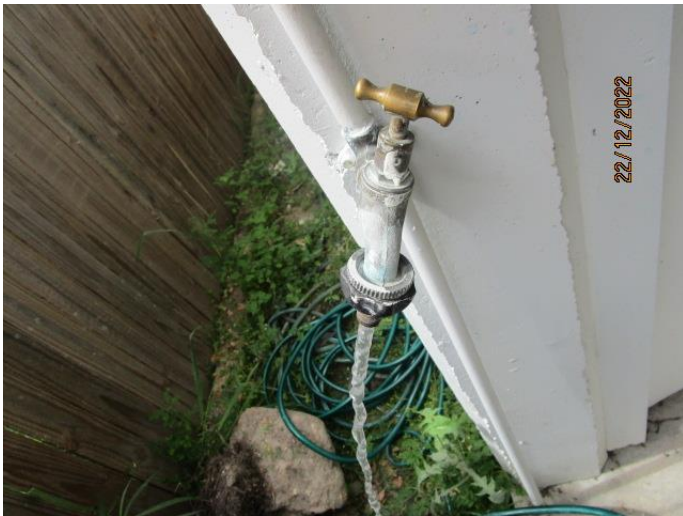
23. Telecommunications was connected. This was not tested for speed or reception ability.



24. The home has safety breakers. Electricity was functioning.



25. The base of the front column has rust and requires treating against rust. The stairs are in very good condition.



26. The exterior hose tap functions. Water pressure is good. There are no leaks.



27. The entry door functions and locks. The entry doors require rejuvenation as they have scratch marks.



28. This is an enclosed balcony. The front wall has damage and require some repairs. Craft wood ceilings have been installed in the entry.



29. The doors require rejuvenating.

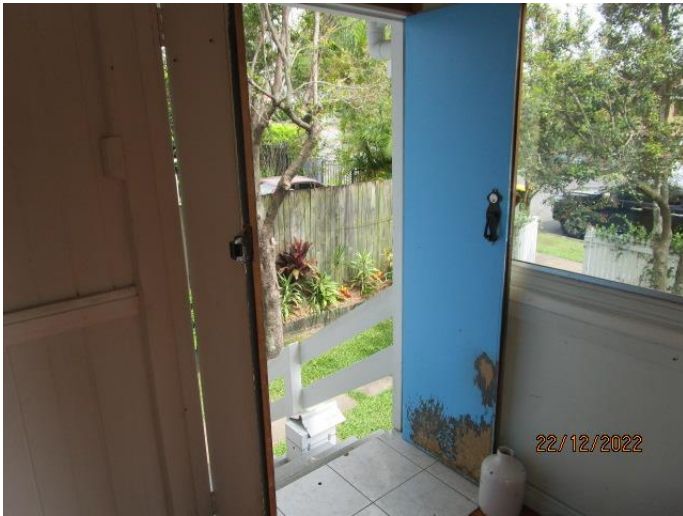


30. The front of the house is quite well presented. All timber joinery windows and doors require servicing.



31.

The tiles at the entry do have some cracks.



32.

The entry doors require rejuvenating and painting.



33.

The room is well presented. All windows require servicing and painting.



34. The living room is in good condition. The entry door functions.



35. The bedrooms were well presented. The timber joinery windows require servicing.



36. The timber joinery windows do function but require servicing and paint maintenance.



37. The entry doors to the bedrooms function. The bedrooms require interconnected smoke alarms.



38. The entry doors function.



39. The second bedroom is in good condition. The windows require servicing. The cladding has no evidence of any major damage.



40.

The doors function well.



41.

The kitchen cabinets are in fair condition.



42.

good.

The sink and tap had no leaks. Water pressure was



43. The dishwasher functions, but we did not run a complete cycle to test fully.



44. The dishwasher has no evidence of any major damage.



45. The panel at the front of the sink requires reinstating.





46.

The appliances function but require servicing.



47.

The range hood light requires replacement. The grease catcher requires repairs or replacement. The front panel does have a buckle.



48.

This bedroom is in good condition. The windows require servicing.



49.

The window requires one new glass panel.



50.

The bedroom doors function well.



51.

I'm standing in the historical rear door exit. The door has been removed. This is just an observation. A new door has been installed in the enclosed balcony area.



52. The enclosed balcony area was in good condition.



53. The enclosed balcony area houses the bathroom.



54. The toilet flushed and refilled.



55. The vanity sink and tap had no leaks. The cabinet was in good condition.



56. The bath plumbing functions. Underneath the bath has evidence of a water leak. This was not leaking at the time of the inspection.

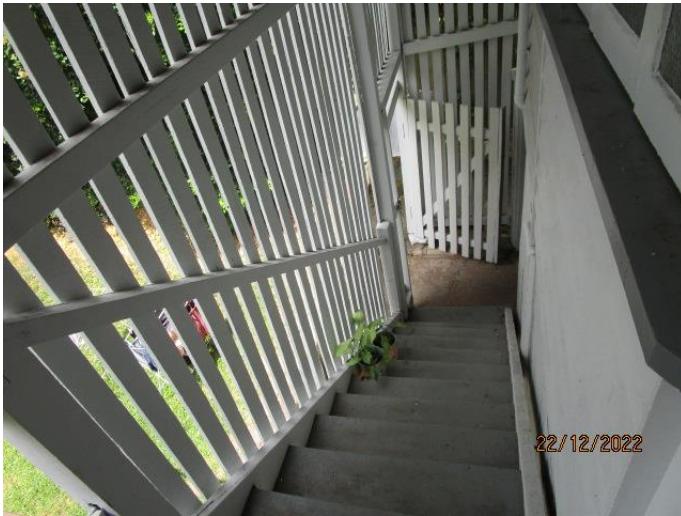


57. The shower plumbing functions.



58.

The ceilings were in quite good condition.



59.

The rear stairs are in quite good condition.



60.

The balustrade of the rear of the home requires upgrading as it is considered a fall hazard in its current form.



61. The ceiling in the enclosed balcony central area has released itself. This requires pushing back up with additional nails and screws.



62. The roof structure was in very good condition. There is a moisture barrier and installation underneath the roofing iron.



63. The ceiling is also insulated.



64. The roof structure is in very good condition.



65. The exterior of the home in general was well presented. There are some imperfections but there is no evidence of any major damage.



66. The roof is in very good condition.



67.

The roof is in very good condition.

## Recommendations

1. **Smoke alarms are non-compliant and require upgrading to interconnected smoke alarms. The new smoke alarms Should be installed by an electrician or fire safety expert. A form 16 compliance should be issued as confirmation the alarms are installed correct and compliant. New photoelectric smoke alarms must be installed in all bedrooms.**
2. Please have the home inspected annually for termite activity. The subfloor has full visual inspection ability. There is no evidence of live termite activity. There is no evidence of any structural termite damage.
3. Although the appliances function, we still recommend they are serviced.
4. The range hood requires maintenance. The range hood requires a new light and the grease catcher requires upgrading.
5. The front panel to the kitchen sink requires reinstating.
6. The rear central balustrade at the time of the stairs requires upgrading as it is considered a fall hazard.
7. One glass panel in the third bedroom requires replacement as it is cracked.
8. All timber joinery windows and doors require servicing and adjusting.
9. The home has imperfections but there is no evidence of any major damage. In the photographs and comments I have made observations of items are require general maintenance and minor repairs.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.

## RESIDENTIAL BUILDING REPORT

### Smoke Alarms

Smoke alarm devices must be installed:

- if practicable, on the ceiling—if the ceiling slopes, it must be in an area of the ceiling that is between 500 millimetres and 1500 millimetres from the apex of the ceiling
- if installing on the ceiling is not practicable, on an exposed joist or beam that when measured from the ceiling does not have a depth of more than 300 millimetres when measured from the ceiling
- if these two placements are not practicable, the device can be installed on a wall in an area that is between 100 millimetres and 300 millimetres from the ceiling and more than 300mm from the corner of 2 walls.

Smoke alarm devices must not be:

- within 300 millimetres of a light fitting
- if installed on a ceiling, within 300 millimetres of a corner of the ceiling and a wall
- if installed in a stairwell, out of reach of smoke because of an obstruction
- within 400 millimetres of an opening from which air is supplied from an air conditioner or force air ventilation within 400 millimetres of the blades of a ceiling fan.

The new Queensland requirements are in addition to the existing requirements of the National Construction Code (NCC) for smoke alarm devices.

Complies with Australian Standard AS 4349.1 Property inspection – Part 1 Residential Buildings  
Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the



age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of and Act, Regulation, Ordinance or By-Law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2. This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector 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 can not see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. Visible timbers can not be destructively probed or hit without the written permission of the property owner.

3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings, common property areas, environmental concerns, the proximity of the property to flight paths, railways, or busy traffic, noise levels, health and safety issues, heritage concerns, security concerns, fire protection, site drainage (apart from surface water drainage,) swimming pools and spas (non-structural,) detection and identification of illegal building work, detection and identification of illegal plumbing work, durability of exposed finishes, neighbourhood problems, document analysis, electrical insulation, any matters that are solely regulated by statute, any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

(NB Such matter may upon request be covered under the terms of a Special-purpose Property Report)

4. Appliances, Electrical, Plumbing, Pools and other items outside the scope of the Report as defined in AS 4349.1.

No inspection was carried out on items outside the scope of the report. If in the course of the inspection a defect happened to be noticed it may be noted in the general remarks. Where comment has been made or a defect noted in appliances, electrical, plumbing, pools or other items that are outside the scope of this report such as those noted in Clause 3 above, we recommend that a qualified expert in the relevant field be consulted for a more detailed report.

5. No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. Buildings built prior to 1982 and even buildings built after this date up until the early 90's may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Sheeting should be fully sealed.

If asbestos is noted as present within the property, or if you are concerned, you should seek advice from qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal.

Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert.

6. Mould (Mildew and Non-wood Decay Fungi) Disclaimer: Mildew and non-wood decay fungi are commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.

If in the course of the Inspection, Mould happened to be noticed it may be noted in the general remarks. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. Please note we are not responsible should items arise from buildings that are more than six years old with regards to compliance. If a building is 20 years old and was modified 15 years ago, it is up to the buyer of the property to perform appropriate searches through conveyancing lawyers or by requesting historical approvals appropriate to the property. An example would be. A 20 year old home with a 15-year-old patio addition that has been enclosed. Our report may note that the home has had an addition. In saying that we are not responsible for research in the compliance. Please note also that homes that have historical balustrade at 900 mm in height should all be modified for child safety. These items of 900 mm balustrade were compliant when the home was built. It is a change in legislation that deems 900 mm high balustrade is no longer compliance. It is up to the purchaser to modify balustrade that does not comply to a safe standard.

Where patio's have been installed against the house fascia and gutters there are no warranties against leakage in this report. A system of a flashing linking two roofs together is not waterproof.

8. Where the property is occupied, You agree to

Indemnify the inspector from any loss incurred by YOU relating to the items listed in clause (a) above where no such statement is obtained

(a)

1. Any timber pest activity or damage
2. Timber repairs or other repairs
3. Alterations or other issues/problems to the property known to them
4. Any other work carried out to the property including timber pest inspections
5. Obtain copies of any paperwork issues and the details of all work carried out

**CONSUMER COMPLAINTS PROCEDURE** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

The Areas Inspected were:

Only structures and fences within 30m of the main building and within the boundaries of the site were inspected.

The Area\*(s) NOT Accessible for any Inspection and the Reason(s) why, were:- concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor coverings, furnishings, pictures, appliances, stored items, insulation, hollow blocks/posts, low clearance under homes and subfloors or any other obstruction to visual inspection.

## Exterior & Interior

	Checked	Defect
Foundation	yes	No
Concrete Footings	yes	No
Concrete Slab	yes	No
Raised floors	Yes	No
Floor Structure - Concrete and timber	Yes	No
Flooring. The floors do have imperfections. Sections of flooring to require repairs.	Yes	yes
Subfloors – Dimensions of access		
Posts	Yes	No
Bearers	Yes	No
Joists	Yes	No
External Features		
Gutters	Yes	No
Downpipes	Yes	No
Roof Metal sheeting	Yes	No
Internal Features		
Air Conditioning	no	no
Staircase / steps	yes	no
Rooms		
Number of Bedrooms	3	
Bathrooms	1	
Toilets	1	
garage	1	
Frame – Roof		
Pitched frames		
Levels	2	
Number of Levels		

## Exterior

	Checked	Defect
External Cladding. The exterior cladding has some imperfections and do require general maintenance. There is no evidence of any major damage. Because the home has 100 years old there will always be imperfections.	yes	yes
Patio. The front patio has been enclosed. The rear patio has been enclosed. The ceiling in the rear patio requires repairs as it is loose.	yes	yes
deck	yes	no
Balustrade. A section of balustrade at the back of the home requires upgrading as it is considered a fall hazard in its current form.	yes	yes
Plumbing	yes	no
Hot water unit	yes	no
Soffit	yes	no

Door	yes	no
Windows. The windows require general maintenance and servicing. One glass panel requires replacement.	yes	yes
External Features		
	yes	no
Associated Structures		
Fences	yes	no

Driveways/Paths. The driveways and paths generally have cracking in the surface. If there is any evidence of a trip hazard then the concrete surface should be repaired to eliminate the hazard.	yes	no
Surface Drainage. No searches were performed with regards to local flooding. On site drainage was good.	yes	no

## Interior

	Checked	Defect
Entry/Hall	yes	no
Walls	yes	no
Ceiling	yes	no
Some surfaces inside the home, walls and ceilings have imperfections and require general plaster patching and painting maintenance, this comment overrides all other comments with regards to internal linings as all rooms have minor blemishes and some cracks.	yes	yes
Bedrooms	yes	no
Walls	yes	no
Ceiling	yes	no
Doors	yes	no
Robes	yes	no
Bathroom 1	yes	no
Shower	yes	no
Bath. The bath has evidence of a historical leak. At the time of the inspection was not leaking.	yes	no
Vanity	yes	no
Tiling	yes	no
Walls	yes	no
Ceiling	yes	no
Door	yes	no
Toilet 2	yes	no
Walls	yes	no
Ceiling	yes	no
Door	yes	no
Cistern	yes	no

Pan	yes	no
Kitchen	yes	no
Walls	yes	no
Ceiling	yes	no
Door	yes	no
Units	yes	no
Tiling	yes	no
Oven. Although the appliances function wish to recommend our serviced.	yes	no
Cook Top	yes	no
Rangehood. The range hood requires servicing or repairs.	yes	yes
Dishwasher-The dishwasher was not put through a complete cycle to test fully.	Yes	no
Sink	yes	no
Laundry	yes	no
Walls. The laundry has no Walls.	no	no
Ceiling. The laundry has no ceiling linings.	no	no
Door	yes	no
Tub	yes	no
Units	yes	no
Tiling. The laundry has no tiling.	no	no
Lounge	yes	no
Walls	yes	no
Ceiling	yes	no
Dining	yes	no
Walls	yes	no
Ceiling	yes	no
Structural. Please search through your conveyancing lawyer that the home has had all mandatory inspections and holds a final inspection certificate.	yes	no
Services	yes	no
Other		

DISCLAIMER OF LIABILITY TO THIRD PARTIES: This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

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

## Visual Timber Pest Inspection & Report in accord with AS 4349.3

I have performed a visual inspection and found the home does not have a notification of a warranty against termite attack at the time of the inspection. A barrier with a warranty against termite attack should be installed immediately due to the amount of termite attacks in South East Queensland. Please note that once you have signed a contract to purchase a home the risk of termite attack is similar to the risk of storm damage. Financial institutions and lawyers insist on storm insurance. I placed the importance of having a warranty against termite attack as equal. A barrier with a warranty can be installed by us at a cost of \$3300. The barrier will have

a 12 month unconditional warranty against termite attack and we recommend an inspection every year to prevent the risk of any further attack.

I have performed a visual inspection and found no active termites, no signs of termites.

#### 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.

#### Access

Are there any area(s) and/or section(s) to which access should be gained: yes. All concealed inaccessible cavities in the home. Because this is not possible it is important that the home has a warranty against termite attack is current at all times. We do not take responsibility for termite damage or presence in areas inaccessible.

#### Timber Pest Activity

Were active subterranean termites (live specimens) found

For complete and accurate information please refer to the attached complete Visual Timber Pest Report, provided in accord with AS 4349.3

### Visual Timber Pest Report in accord with AS 4349.3

#### Important information

Any person who relies upon the contents of this report, does so acknowledge, 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 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property 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 can not 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 conceal evidence of Timber Pests that may only be revealed when the items are moved or removed.

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), borders 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) 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.

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. This Report does not and can not state the extent of damage. It is not a structural damage report. We claim no expertise in structural engineering. If any evidence of Timber Pest activity or damage is Reported, then it must be assumed that there must be some structural damage and a qualified person such as a builder, engineer, architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether previously by this report or not.

5. Possible Hidden Damage. If Timber Pests activity and/or damage is found, within the structure, or the grounds of the property, then damage may exist in concealed areas, e.g. Framing timbers. An Invasive Inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. Mould (Mildew and Non-wood Decay Fungi) Disclaimer Mildew and non wood decay fungi is commonly known as Mould, and is not considered to be a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the inspection, Mould happened to be noticed it may be noted in the general remarks. If Mould is noted as present within the property or if you noticed Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your Local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. Where the property is occupied, You agree to

Indemnify the inspector from any loss incurred by YOU relating to the items listed in clause (a) above where no such statement is obtained

(a)

1. Any timber pest activity or damage
2. Timber repairs or other repairs
3. Alterations or other issues/problems to the property known to them
4. Any other work carried out to the property including timber pest inspections
5. Obtain copies of any paperwork issues and the details of all work carried out

8. Consumer Complaints Procedure. In the event of any controversy or claim arising out of, or relating to this Timber Pest Property Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the Notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

\* Please note since a complete inspection of areas not accessible, obstructed or restricted as detailed on page 3 of this report was not possible, timber pest activity and/or damage may exist in these areas.

## SUBTERRANEAN TERMITES

1. High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage. Because it is not possible to cover all areas of the home and to nominate specific areas that should be gained due to high possibility of termite attack I strongly recommend that the home has a barrier that holds a warranty against termite attack. We do not give warranty to possible or current termite activity or damage that was not possible to access or see.

2. Was the property furnished at the time of inspection?

YES ( )

NO ( x )

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in the case.

3. Were active termites (live insects) sighted at the time of inspection:

Location:

Continued, regular, inspections are essential, unless written evidence of termite protection program accord with "Australian Standard 3660" is provided, a treatment should always be considered to reduce the risk of further attack.

4. Was a durable notice located in the meter box indicating a barrier system has been installed?

( ) Yes

( x ) No

Systems Installed: the subfloor has full visual inspection ability. There is no evidence of termite activity in the home. Should you require a warranty against termite attack a chemical barrier can be installed.

## SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION

A management program in accord with AS 366-2000 to protect against subterranean termites is considered to be:

( x ) Essential

( ) Strongly Recommended

( ) Not Essential

At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be:

( x ) low if the home has a termite barrier that holds a warranty against termite attack.

( ) Moderate

( ) Moderate – High

( x ) High if the home does not have a termite barrier that has a warranty against termite attack.

FUTURE INSPECTIONS Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at the property every:

( x ) 12 months

( ) 6 months

( ) 3 months

( ) Other: Refer Recommendations

AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized."

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 area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report.)

DISCLAIMER OF LIABILITY TO THIRD PARTIES This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a 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 protect your property from timber pests. This information forms an integral part of the report.

The inspection and Report was carried out by: David Freeman on behalf of Brisbane Pre-Purchase Inspections.

A handwritten signature in black ink, appearing to read 'D. Freeman', written on a light-colored background.

David Freeman  
m: 0413427826

BSA Building and Pest Inspection License No: 25393

