

ASAP BUILDING AND PEST INSPECTIONS

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PRE-PURCHASE STANDARD PROPERTY & TIMBER PEST REPORT

Report number: 425

Inspection date: 7 October, 2021

Property address: 26 Constitution Crescent, Alexandra Hills, Qld 4161

Contents

	Service
	Terms on which this report was prepared
	Special conditions or instructions
	The parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Property report
Section E	Timber pest report
Section F	Conclusion
Section G	Important notes
Section H	Additional comments
Section I	Annexures to this report
Section J	Certification

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

(The Form/Server/Ref numbers below are for office use only)

Form: SPTPR V3.1 – 17th January 2016

Server report no:

Ref no:

Service

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

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

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

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

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

Terms on which this report was prepared

Property report

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

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

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

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

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

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

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

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

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

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

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

“Minor Defect” means defect other than a Major Defect.

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

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

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

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

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

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

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; 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, insinkerators, 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.

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 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.

“Timber Pest Attack” means Timber Pest Activity and/or Timber Pest Damage.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*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.

MOULD CLAUSE Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health and 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 Mould is noted as present within the property 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 Health Department or a qualified expert such as an Industry Hygienist.

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.

Special conditions or instructions

There are no special conditions or instructions.

The parties

Pre-engagement inspection
agreement number (if applicable):

Name of Client:

Name of Principal (if applicable):

Address of Client:

Client's email:

Client's telephone number:

Consultant's name:

Dennis L Gomersall

Consultant's licence number
(if applicable):

QBCC 21155

Consultant's mobile number:

0411193413

Company name: ASAP Building and Pest Inspections

Company address and postcode: P.O. Box 8020, Cleveland Qld 4163

Company email: info@asapinspections.com.au

Company telephone number: 0411193413

Company fax number:

Section A Results of inspection - summary

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

Property report - summary

In respect of significant items:

Evidence of Serious Safety Hazards was not observed.

Evidence of Major Defects was observed - see Section D, Items D2 - D21.

Evidence of Minor Defects was observed - see Section D, Item D22.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered: Moderate-High. See Section C for details.

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

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

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

Other Inspections and Reports Required

Council Plan Inspection, Electrical inspection, Plumbing inspection

Structural Engineer,

Asbestos

Appliances

Drainage

Gas Inspection

Airconditioning

Timber pest report - summary

In respect of significant items:

Evidence of active (live) termites was not found.

Evidence of termite activity (including workings) and/or damage was found - see Item E3.

Evidence of a possible previous termite management program was not found.

The next inspection to help detect any future termite attack is recommended in 3 months.

Evidence of chemical delignification damage was not found.

Evidence of fungal decay activity and/or damage was found - see Item E7.

Evidence of wood borer activity and/or damage was not found.

Evidence of conditions conducive to timber pest attack was found. See Items E9 - E13.

Evidence of major safety hazards was not found.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered High - see Section C.

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

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

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

Section B General

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

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

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

General description of the property

Residential building type:	Detached house.
Number of storeys:	Single storey.
Building age (approx):	50 years.
Approximate year when the property refer to council records for dates and approvals was extended (if applicable):	The building has had a deck and pergola added to the rear
Smoke detectors:	1 fitted, but not tested. additional recommended 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.
Siting of the building:	Towards the middle of a medium block.
Gradient:	The land is sloping.
Site drainage:	The site appears to be adequately drained. refer to a plumber drainer for further advice
Access:	Reasonable pedestrian and vehicular access.
Main utility services:	The following services were connected: power, water and sewerage
Occupancy status:	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	The façade of the building faces the street. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry.
Other:	Inspected Retaining walls within the boundaries of the land on which the main dwelling is erected. Only an Airconditioning expert can verify the condition and functional capability of the Airconditioning units - not tested

Primary method of construction

Main building – floor construction:	Suspended timber framed.
Main building – wall construction:	Timber framed. brick veneer to the exterior
Main building – roof construction:	Timber framed. with metal roofing over
Other (timber) building elements:	The following were noted: internal timber joinery/timber door frames, external timber joinery
Other:	
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Reasonably maintained.

Incomplete construction

No evidence of incomplete construction was found.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Accommodation & significant ancillaries

Storey	Living rooms	Bedrooms	Bathroom/ Ensuite	Separate toilet	Kitchen	Laundry	Swim Pool*	Other	Name of other
Lower ground	0	0	0	0	0	0		0	
Ground	1	3	1	1	1	1	0	0	
First	0	0	0	0	0	0		0	
Second	0	0	0	0	0	0		0	
Third	0	0	0	0	0	0		0	

Attic/Loft	0	0	0	0	0	0	0	0	
Detached	0	0	0	0	0	0	0	0	
Totals	0	0	0	0	0	0	0	0	

(* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool)

Parking

Type	Off street parking spaces (uncovered)	Garage (covered)	Car-port (covered)
Attached	0	0	0
Detached	0	2	0
Totals	0	0	0

Section C Accessibility

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

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

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

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); 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 & Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

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

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture,

clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Areas inspected

The inspection covered the Readily Accessible Areas of the property including the house interior; house exterior; roof exterior; the site including fences and the subfloor

Areas not inspected

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

Strata or company title properties

Not applicable.

Obstructions

The following obstructions may conceal defects:

BUILDING INTERIOR: fixed ceilings, wall linings, floor coverings, furniture, fittings, stored articles in wardrobes, stored articles in cupboards,

BUILDING EXTERIOR: brickwork, wall linings, landscaping, pavements, vegetation,

THE SITE: stored articles, vegetation,

Inaccessible areas

All normally accessible areas permitted entry. Furnishings and stored goods to the internal walls of the dwelling, including the subfloor and stored goods to the garage restricted the inspection, recommend re inspect when vacant

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects, faults or risks was considered:

Moderate-High.

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This

may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice consult the person who carried out this report.

Section D Property report

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

Serious safety hazards

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

D1 Serious safety hazards

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

No evidence was found.

Inside condition - major defects

D2 Ceilings

No evidence of Major Defects was found.

Crack to the ceiling of the bathroom due to building movement - repairs recommended recommend seek further advice from a licenced and practicing plasterer



D3 Internal Walls

No evidence of Major Defects was found.

D4 Floors

No evidence of Major Defects was found.

The floors are out of level, more so to the living room, approx + or - 30mm due to building movement - recommend seek further advice, from a licenced and practicing structural engineer

note carpets in poor condition

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defects was found.

D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

No evidence of Major Defects was found.

D7 Bathroom fittings

No evidence of Major Defects was found.

The condition of the vanity unit is generally fair. General wear and tear is noted to vanity cabinet due to age.

D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence of Major Defects was found.

not applicable

D9 Roof space

Not inspected due to construction design.

low pitch roof - no access point

D10 Subfloor space

No evidence of Major Defects was found.

corrosion to the termite sheilding on the front wall of the dwelling, recommend seek further advice from a licenced and practicing pest management company for an alternative form of protection

Outside condition - major defects

D11 External walls

The following evidence of Major Defects was found:

Structural movement / cracking to the the walls of the dwelling

Three cracks to the front wall approx 0-10mm wide and up to 1.0m long,

Two cracks to the rear wall 0-10mm wide and 2.0m long

one sheer crack to the right side wall approx 0-3mm wide and 2.0m long













D12 Windows

No evidence of Major Defects was found.

servicing of the sliding windows is always recommended for ease of operation - worn rollers

D13 External doors (including patio doors)

No evidence of Major Defects was found.

The french door to the rear wall is poorly installed - no flashings, gaps around the frame and not water proofed - repairs required recommend seek further advice from a licenced and practicing builder



D14 Platforms (including verandahs, patios, decks and the like)

No evidence of Major Defects was found.

Sections of the pole plate fixed to the dwelling with expansive bolts - may not be structurally adequate

I recommend that a "Special Purpose Inspection" by an Engineer be conducted and report on the structural integrity of all elements.

Annual inspections of the External Timber Structures by a structural engineer and that care is taken not to overload the External Timber Structure are recommended

D15 Other external primary elements

No evidence of Major Defects was found.

D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

The ceiling to the front veranda has sagged approx 100mm, repairs and further investigations are required

All the external timbers require maintenance

D17 Roof exterior (including roof covering, penetrations, flashings)

No evidence of Major Defects was found.

Roof recently re painted

note - no water testing undertaken, defects may only become apparent after inclement weather

D18 Rainwater goods

No evidence of Major Defects was found.

Gutters poorly installed - refer to a roof plumber

Recommend a roof plumber assess the gutters and downpipes to make sure they are functional and adequate for the situation

D19 The grounds

No evidence of Major Defects was found.

Cracking was detected to sections of concrete pathway's and or driveway. This is a common issue with a number of homes and can be caused by many different factors, like poor subbase preparation, inadequate steel reinforcing ect.

D20 Walls & fences

No evidence of Major Defects was found.

Timber fences are leaning over to the right side - repairs recommended

Only one side of dividing fences was accessible at time of inspection.

D21 Outbuildings

The following evidence of Major Defects was found:

Rear garage in poor condition - loose roof sheeting plus rust and loose cladding - no gutter or downpipes installed

Minor defects

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

D22 Minor defects

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

Note : Whilst minor in nature the client will satisfy themselves as to the individual and or collective costs to rectify the above defects. This can be achieved by obtaining quotes from the relevant licenced contractors.

Section E Timber pest report

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

Timber pest attack

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

E1 Active (live) termites

No evidence was found.

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

E2 Subterranean termite management proposal

A proposal is recommended.

As no current Termite management system installed

Although a subterranean termite management proposal is recommended, this House Inspector is not engaged to provide a proposal. Accordingly, the Client should contact a licensed pest control operator in respect to obtaining a proposal (as a matter of urgency/without delay).

E3 Termite workings and/or damage

The following evidence was found:

Termite workings to most of the old waste timber in the subfloor - removal required as soon as possible

E4 Previous termite management program

No evidence was found.

The installation of a new Termite management system is required, as no current system installed refer to a pest management company as soon as possible

E5 Frequency of future inspections

The next inspection to help detect termite attack is recommended in 3 months.

Note : an invasive inspection is available and recommended, to the internal wall of the dwelling

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

E6 Chemical delignification

No evidence was found.

E7 Fungal decay

The following evidence was found:

to the rear garage

E8 Wood borers

No evidence was found.

Conditions conducive to timber pest attack

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

E9 Lack of adequate subfloor ventilation

No evidence was found.

air vents installed

E10 The presence of excessive moisture

No evidence was found.

E11 Bridging or breaching of termite management systems and inspection zones

The following evidence was found:

Termite sheilding bridged to the rear of the laundry, in the subfloor - remedial work required refer to a pest management company

E12 Untreated or non-durable timber used in a hazardous environment

No evidence was found.

E13 Other conditions conducive to timber pest attack

The following evidence was found:

Any untreated timber to the gardens and garden beds up against the walls of the dwelling

Tree stumps to the gardens - require removal as soon as possible to prevent timber pest attack

Overflows from the Airconditioning services are not connected to a downpipe or piped away from the walls of the dwelling - this source of moisture may attract Termites - remedial work required

Major safety hazards

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

E14 Major safety hazards

No evidence was found.

Section F Conclusion

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

Property report

In the opinion of this Consultant:

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

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

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

Timber pest report

The following Timber Pest remediation actions are recommended:

1. Yes, as detailed in Section E 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 - see Item E2.
3. Yes, as detailed in Section E 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 3 months.

Section G Important notes

Property report – Important note

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

Dennis Gomersall PH. 0411193413 Email info@asapinspections.com.au

Timber pest report - risk management options

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

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

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

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

Dennis Gomersall PH. 0411193413 Email info@asapinspections.com.au

Section H Additional comments

The following additional comments are noted:

Refer to the recommended plumbing inspection report for all plumbing related items and any maintenance issues

All electrical systems/wiring and appliances not tested - refer to the recommended electrical inspection report

note no sub board to the rear garage

Section I Annexures to this report

There are no annexures to this report.

Section J Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.



Authorised Signatory:

Name: Dennis L Gomersall

Date of Issue: 7 October 2021