ASSURED
PROPERTY INSPECTIONS
PRE PURCHASE BUILDING & PEST INSPECTIONS

THERMAL
PRE-SALE
PROPERTY
INSPECTION

TIMBER PEST

To comply with Australian Standard

AS:4349.3-2010

Inspected By:
Aaron Jackson-Hope
ASSURED Property Inspections

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PRE PURCHASE BUILDING & PEST INSPECTIONS

Thermal Pre-Sale Timber Pest Inspection Report

To comply with Australian Standard AS4349.3-2010

1.0 CLIENT DETAILS:		
Client:	Silas Sutherland & Janine Elizabeth Watson	
Contact Details:	Ph: C/- 0404 158 364 Email: C/- dave@davet.com.au	
Job Invoice No:	102289	
Inspection address:	25 Sunset Avenue Woolgoolga	
Inspection Date & Time:	Date: 23/03/2021	Arrival Time: 08:30 Departure Time: 10:30
Weather Conditions at time of inspection:	Raining	
Building if Furnished:	Yes, the dwelling was fully furnished and all cupboards & built-in robes were full of the occupier's stored goods throughout at the time of this inspection	
Building Tenancy:	Occupied	
Persons present at time of inspection:	Vendor	

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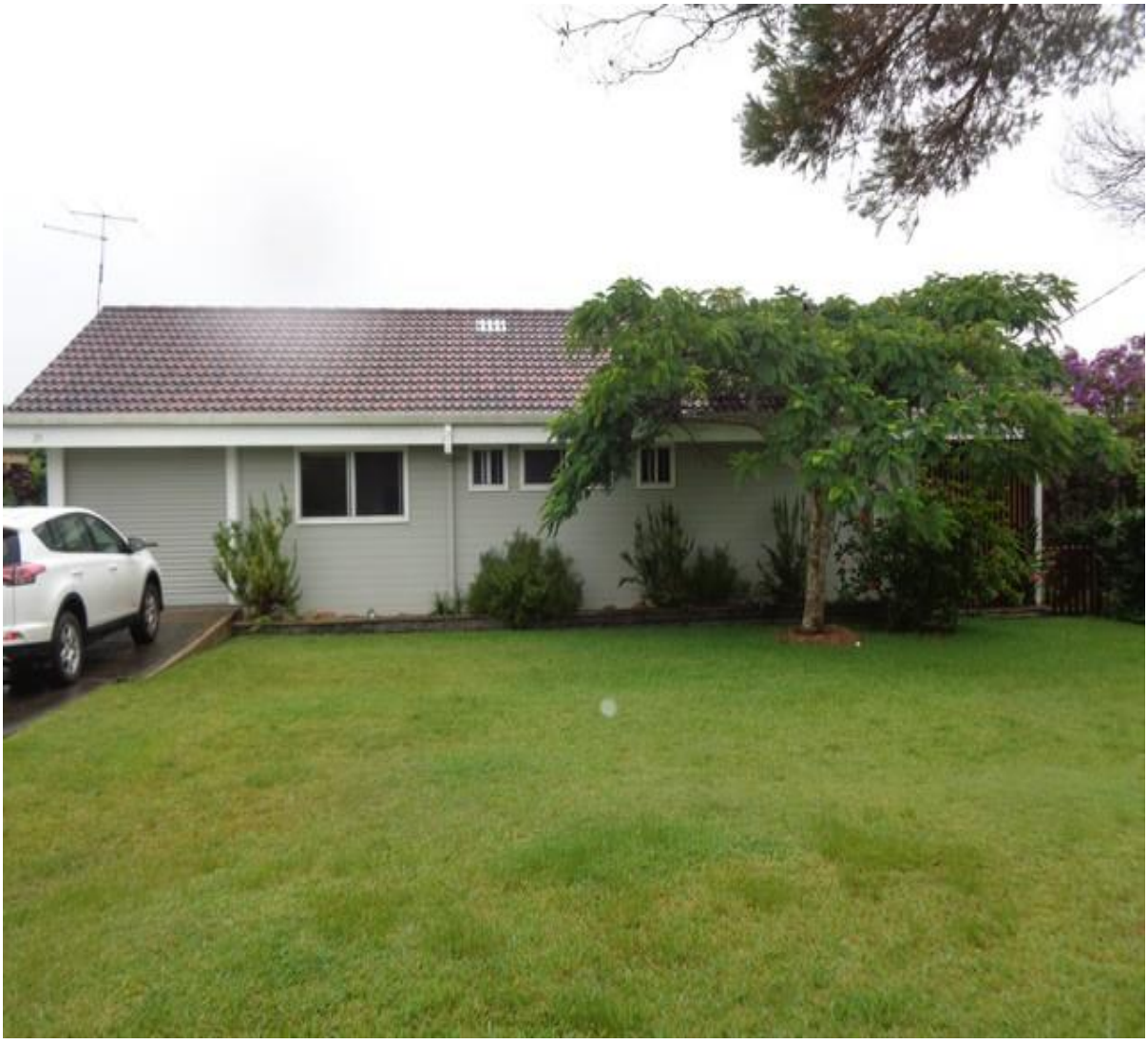

Front Elevation of the Inspected Property

Please take the time to completely read this visual pre-sale property inspection report.

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2.0 FEE & INSPECTION AGREEMENT

This agreement forms part of this Pre-Sale Thermal Inspection Report.

(Offer & Acceptance, Form of Valuable Consideration and Instructions applies here.)

(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)

(Definition: **Valuable Consideration;** it is very important that the Purchaser has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)

(Definition: **Instructions;** the purchaser has given verbal or written directions to carry out this pre-purchase pest inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.)

Agreement No: 102289	**Client: Silas Sutherland and Janine Watson**
Phone: C/- 0404 158 364	**Property at: 25 Sunset Avenue Woolgoolga**
You agree to a fee of $550 Inc. GST for this Property Inspection and Report	

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YOU AGREE TO THE FOLLOWING CONDITIONS & THE INSPECTION TYPE ORDERED BY YOU.
(PRE-SALE THERMAL PEST INSPECTION & REPORT)

This inspection will be carried out in compliance with AS4349.3-2010 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.

1. This inspection is a visual evaluation only for the buildings within 30 metres of the main building and within the inspection properties boundaries.

2. ACKNOWLEDGMENT: I agree to contact the Inspector once I have read the report or the Inspector will contact me.

3. The Purpose of the inspection is to give advice about the condition of the property with regard to timber pests.

4. Safe and reasonable access will only be achieved to the property being inspected to the areas of, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior, The Interior of The Roof Space and within the Sub Floor areas (if applicable) only.

5. The report will also advise on visible safety hazards to the buildings elements on the day and time of the inspection.

6. The Inspector will not conduct any invasive inspections. (Written instructions must be provided for any invasive inspections required now or in the future as the Inspector will not cut, break apart, dismantle or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or any personal belongings currently in place.)

7. The Inspector will advise you should there be need to carry out an Invasive Inspection to the property that they inspected. In the event an Invasive Inspection should be required, then you should NOT agree to anything until this Invasive Inspection has been completed and reported on.

8. We DO NOT & WILL NOT inspect inside of walls, between floors, inside flat roofing, inside any eave areas, behind any stored goods in cupboards, behind heavy furnishings and other areas that are obstructed at our inspection.

9. It is highly recommended that a full Building Inspection be carried out in compliance with AS4349.1-2007.

10. **No inspection will be carried out for Asbestos.** (This is out of our area of expertise, unless otherwise stated)

11. **No inspection will be made for Mould.** (This is out of our area of expertise, unless otherwise stated)

12. **No inspection will be made for Solar Power Panels.** (This is out of our area of expertise, unless otherwise stated)

13. Costs for building work are not provided within this Report. Should you require any costing's you should seek further advice from a licensed builder.

14. When a property is occupied we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed and or after this inspected property has been vacated.

15. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection reporting process.

16. This Inspection will not cover or report the items listed in Appendix D to AS4349.1-2007. A copy of Appendix D can be provided upon request.

17. Where a Strata Title property is to be inspected, then we will only inspect the strata unit's interior and the unit's immediate exterior to be inspected as detailed in Appendix B in AS4349.1-2007. A full Strata Report must be obtained for all of the common areas before you make an informed decision to purchase the Unit. A copy of Appendix B can be provided upon request.

18. If an issue, pending dispute or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.

19. We will not be liable for any third-party loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

20. The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of inspection. The inspector shall also determine whether sufficient space is available to allow safe access.

If sub-floor areas appear to have been recently sprayed with any Chemical Treatments these areas should not be inspected unless it is safe.

Area	Access Panel	Crawl space	Accessible Height
Roof Space:	400mm x 500mm	Minimum of 600mm x 600mm	From a 3.6m ladder off a level platform and only if it is safe to do so
Roof Exterior:	-	-	From a 3.6m ladder only and off a safe level ground surface
Subfloor:	Subject to inspector's discretion as to safe and reasonable access	Subject to inspector's discretion as to safe and reasonable access	Subject to inspector's discretion as to safe and reasonable access

21. Limitations to this Inspection are noted above and how these limitations may affect the Inspection are:

- In general, any stored or scattered goods, stored boxes, parked cars, bikes, boats, trailers, A/C unit's and their ducting and any external covering foliage, plants, vines, stored fire wood and timbers, vines clinging to external wall surfaces, trees covering areas will hinder our inspection to the areas clearly stated within the body of this report.

22. We invite you to contact the inspector shown on the last page of this report so any implications or unresolved issues can be explained. The inspector can only advise on areas within their area of expertise. Any unexplained areas you agree to research yourself prior to making any further decision to purchase this property.

23. Any purchaser needs to have any misunderstood issue fully explained to you prior to making any decision in purchasing this as inspected property. Your Conveyancer is not adequately qualified to explain any issues to you, you must contact the Inspector shown on the last page of this report.

3.0 SUMMARY OF THIS INSPECTION:

3.1 PURPOSE:

The Purpose of the inspection is to give advice about the condition of the property with regard to timber pests.

This Summary and report 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.

This Report is subject to conditions and limitations.

Any building or part of a building that is constructed on a concrete slab, whether raft slab on ground or a suspended slab is always more susceptible to termite attack because of possible concealed termite entry.

3.2 SCOPE:

This pre-sale pest inspection shall comprise of a visual assessment only for the buildings within 30 metres of the main building and within the inspection properties boundaries only.

Note: Important Limitations for Safe and Reasonable Access: Only the areas where reasonable access was available were inspected. AS 4349.3-2010 defines reasonable access and states that access will NOT be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR – must only be accessible by a 3.6M ladder placed safely on the ground. Over 3.6M is not accessed.

SUBFLOOR - Access is determined on the day by the Pest Inspector. Access within the sub floor must be greater than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor. The inspector shall determine whether sufficient space is available to allow safe access to confined areas.
Reasonable access does not include the use of destructive or invasive inspection methods or does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Areas NOT Inspected: No inspection was carried out and no report is submitted to any of the inaccessible areas. These include but are not limited to cavity walls, concealed frame timbers, eaves, flat skillion roofs, fully enclosed patio subfloors, patios or verandas with no subfloor access opening, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, sarking thermal insulation, hollow blocks and posts etc.

3.4.3 Summary of safety items (including steps):

Description: Issues identified at the time of my Inspection. (Duty to Warn!) **WARNING**

My observation of Safety issues found at the time of this property inspection:

None identified

Description and ID of the Property Inspected:

Height: Single Storey

Construction Type:

Floor type: Particle board and ply

Exterior Wall type: Hardiboard/Weatherboard

Exterior Roof type: Gable

Exterior Roof covering: Tiles

Interior Linings: Gyprock

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4.0 ACCESS AT THE TIME OF THE INSPECTION

Areas Inspected & Areas Not Inspected and Why:

1. **The Areas Inspected were**:
    a. The Interior
    b. The Exterior
    c. The Sub Floor area
    d. The Boundaries
    e. The Site
2. **Therefore, the Areas or Sections that Access SHOULD be fully gained are**:
    a. Roof Exterior
    b. Interior

    NOTE: It is recommended that an additional manhole must be put into place to gain access into the areas beyond the hindering valley series timber trusses as valley series trusses are NOT crawled through at a visual pre-purchase inspection

3. **The Areas that were NOT Accessible for Inspection are and the reasons WHY were**:
    a. Roof void: Raked ceilings
    b. Hindered access to roof exterior: Weather conditions

4. **The Areas in which Visual Inspection was Obstructed and reasons WHY were**:
    a. The internal rooms being: Furnished, floor coverings, and storage

IMPORTANT NOTES:

If a complete inspection of the above areas was not possible, timber pest activity and / or damage may exist in these areas.
Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and / or Damage exists.

If this property was furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated.

Further Inspection of these areas is essential once access has been obtained or when this property has been vacated at an additional cost.

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5.0 TIMBER PEST ACTIVITY EVIDENCE OF FINDINGS TO THE AREAS INSPECTED & INVASIVE INSPECTION REQUIREMENTS:

5.1 Were active subterranean termites (live specimens) found? **No** read the report in its entirety.

5.2 Was visual evidence of subterranean termite workings or damage found? **No** read the report in its entirety.

5.3 Was visible evidence of borers of seasoned timbers found? **No** read the report in its entirety.

5.4 Was evidence of damage caused by wood decay (rot) fungi found? **Yes** read the report in its entirety.

5.5 Are further inspections recommended? **Yes** read the report in its entirety.

5.6 Where any major safety hazards identified? **No** read the report in its entirety.

5.7 In our opinion, the susceptibility of this property to timber pests is considered to be **moderate** read the report in its entirety.

5.8 Were there any signs of other pests found at the time of inspection? **No**

5.9 For complete and accurate information **YOU** must refer to the following Complete Timber Pest Report in every part: **DO NOT SKIM OVER THIS REPORT**.

5.10 IMPORTANT ADVICE: We strongly recommend that the Purchaser make further inquiries from the vendor (property owner) if any Timber Pests and in particular Termites were ever live and or treated at this property and including but not limited to any trees to this property and all treatment documentation and any attached warranties be provided. If this cannot be provided it is recommended the property be reinspected prior to purchase.

5.11 INVASIVE INSPECTION REQUIREMENTS:

Is an Invasive Inspection required to this property? **No**

5.12 SUBTERRANEAN TERMITES:

5.13 Were active termites (live insects) present at the time of the inspection? **No**

5.14 A termite nest **was not** located at the time of inspection

5.15 Visible evidence of subterranean termite workings and or damage **was not** found at the time of inspection.

5.16 Was any evidence of timber damage visible? **No**

5.17 Where termite activity or damage is reported above, does it present a major safety hazard? **N/a**

It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. It is therefore essential that you arrange to have trees if evident to this property test drilled for evidence of termite nests.

5.18 Were Drill Holes found? **No**

WARNING: If evidence of drill holes in concrete, masonry building elements or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.
Normally if a termite treatment has been carried out then a durable notice should be located within the meter box unit (sometime stuck to the meter box lid) indicating the type of termite shield system, treated zone or combination has been installed.

5.19 Durable Notice (Termite Management Notice): Was a durable Notice found at the time of this inspection? **No**

We as Pre-Purchase Pest Inspectors give no assurances with regard to work that may have been previously performed by other firms. You should obtain documents and / or copies of all paperwork, certificates and warranties and make your own inquiries as to the quality of the treatment, when it was carried out and the viability of the warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of future attack.

BORERS OF SEASONED TIMBER:

Lyctus brunneus (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

Anobium punctatum (furniture beetle) and Calymmaderus incisus (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

5.20 Was visible evidence of borers found? **No**

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

5.21 Where activity or damage is reported above, does its presence represent a major safety hazard? **N/a**

5.22 IMPORTANT NOTE: Where a Major Safety Hazard is identified above, it must be attended to and / or rectified by a Licenced Builder to avoid the possibility of personal injury &/or death.

5.23 Borer recommendations: Furniture Beetle and / or Queensland Pine Beetle: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and / or to protect against can be considered as a less effective, lower cost option. Before considering this option, you should consult with a licenced builder to determine if the timbers are structurally sound. Following the initial treatment, a further inspection is essential in and no later than twelve month's time to determine if further treatment is needed. Treatments over a number of years may be required.

5.24 FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI:

5.25 Was evidence of wood decay fungi (wood rot) found? **Yes, to the barge boards.**

5.26 Where activity or damage is reported above, does its presence represent a major safety hazard? **No.**

5.27 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PEST INFESTATION:

5.28 Water leaks: Water leaks, especially within or into and under the subfloor or against the external walls, e.g. leaking taps, air conditioner condensation overflow pipes, hot water tanks pressure relief overflow pipes, water tanks, leaking roofs, splitting lead flashings, downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

At the time of the inspection: **Leaking to the gutters and downpipes was noted.**

We claim no expertise in plumbing and if any leaks were reported then you must have a plumber determine the full extent of damage and the estimate cost of repairs.

5.29 Hot Water services and Air Conditioning units that do release water alongside or near external walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building as this is highly conducive to termites.
Is there a need for this work to be carried out? **Yes, the HWS overflows into the subfloor and should be diverted.**

5.30 Water Tanks are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

5.31 Is there a need for this work to be carried out? **N/a**

5.32 Drainage: For correct site drainage assessment you can refer to Australian Standards AS 2870. We claim no expertise in plumbing and drainage, however it appears that drainage is generally **adequate.**

5.33 Ventilation: Ventilation in particular within the sub-floor area is important in minimising the opportunity for Timber Pests to establish themselves within a property.
In our opinion the ventilation appears to be generally **adequate.**

5.34 Mould: Mould on walls and ceilings etc, indicates high moisture or very poor ventilation to the affected and stated areas. If reported on YOU need to have the reason investigated by a licenced builder or an Industry Hygienist as its presence. It may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

5.35 Timbers Exposed to Weather and / or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, e.g. regular painting. However, in some cases, you should consider replacing the timbers with a more suitable species or material. Grades of water resistant timber like H4 or similar can be used.

The fitness for purpose of the visible structural timber exposed to the weather and / or water appears **adequate** for the situation they have been used in.

5.36 Other areas and / or situations that appear conducive to (may attract) subterranean termite infestation: **Loose timber stored below the rear deck and in the subfloor can attract termites.**

Water pooling in the subfloor along the foundation wall can create a damp area conducive to termites.

Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce risk of Timber Pest attack. As there is no evidence of a current termite management system a termiticide perimeter barrier is to be ESSENTIAL and should be applied asap to avoid termite entry.

5.37 <u>CONDITIONS CONDUCIVE TO UNDETECTED TERMITE ENTRY:</u>

5.38 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some residential and other buildings built from July in 1995, the edge of the slab forms part of the termite shield system or management method. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of possible or pending termite entry. The concrete edge should not be concealed by the placement of cement render, tiles, cladding, flashings, adjoining structures, any masonry paving, soil, sand, turf or landscaping materials etc.
Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

5.39 Does the slab edge inspection zone fully comply? **N/a**

5.40 Weep/ventilation holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep or ventilation holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep or ventilation holes in part or in whole may allow undetected termite entry.

5.41 Were the weep or ventilation holes clear allowing the free flow of air? **Yes**

5.42 Termite Shields (Ant Caps :) Ant caps should be in good order and condition so termite workings are exposed and visible. This helps to prevent termites gaining undetected entry. Joins in the shielding should have been soldered or adequately sealed during their original installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a licensed builder to repair the ant cap shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.
In our opinion the termite shields appear to be **adequate.**

Where other physical shield systems are not visible to inspection no comment is made on such systems.

5.43 Other areas and/or situations that may allow undetected subterranean termite entry: We itemise any other situations that may allow termite entry and they are: **Garden beds against the front foundation wall can allow undetected termite entry.**

The timber support frame below the kitchen bench is on contact with the foundation soil and the floor joists, this can allow undetected termite entry.

5.44 OTHER INFORMATION: The information we wish to offer is:

Preventative chemical termite treatments are available to stop subterranean termite attack.

5.45 OVERALL ASSESSMENT OF THE PROPERTY:
Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or

termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

5.46 At the time of this inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered: **moderate.**

5.47 SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A suitable management program in accordance with Australian Standards, AS 3660-2000 to protect against subterranean termites is considered to be ESSENTIAL and A TERMITE MANAGEMENT CHEMICAL TREATMENT RECCOMENDED.

5.48 FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened, E.G every three months until the termite issue is manageable. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

5.49 RISK: (THE WHAT IF FACTOR:) Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, it is essential that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property **annually.**

OTHER INSPECTIONS, CERTIFICATES & WARRANTIES OR REPORTS REQUIRED:

It is considered essential that these Inspections and or Reports be obtained prior to any decision to purchase so the purchaser can be well equipped to make an informed decision.

As per building report.

6.0 TERMS & CONDITIONS:

INFORMATION REGARDING THE SCOPE & LIMITATIONS OF OUR INSPECTION AND REPORT

6.1 This is a visual inspection only in accord with the requirements of AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation, sarking, 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 be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

6.2 In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

6.3 COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.
If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement.

a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty eight (28) days of the order? Legal representation costs are borne equally by both parties should the need arise.

6.4 Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.

6.5 We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

6.6 DISCLAIMER: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector. DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than you in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named on the face page of this report.

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

6.8 Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation

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

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

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

6.11 SUBTERRANEAN TERMITES

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

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

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

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

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

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

6.17 BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor

area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.
Borers of 'green' unseasoned timber may also be present. However, these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

6.19 Lyctus borer (powder post beetle): These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available

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

6.21 TERMS & LIMITATIONS:

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

6.22 SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (Hylotrupes bujulus Linnaeus) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If

Cryptotermes brevis (West Indian Dry Wood Termite) or Hylotrupes bujulus Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

6.23 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 this inspection report is valid for 7 days from the date of inspection.

6.24 DETERMINING Extent of damage: The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then YOU must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and YOU should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we and or the individual conducting the Inspection are responsible or liable for the repair of any damage whether disclosed by the report or not

7.0 CONTACTING THE INSPECTOR

Should you have any difficulty in understanding anything contained within this pest report then you should immediately contact the Pest Inspector below who carried out this inspection and have the matter explained to you prior to acting on this report.
At times it is difficult to explain situations and access difficulties to what is and isn't inspected.
Any pest matters of importance that need a further understanding by the client you should contact the Inspector and have any misunderstood or other matters explained to you.
For a complete clarification then contact the Pest Inspector prior to purchase of this property.
Additional fees will apply if required to provide further written information from the inspector.
The Pest Inspector will only answer questions relating to this inspected property.
This inspection and report is based on the expertise, accreditation and qualification of the Inspector written below.

Aaron Jackson-Hope

6656 0890

State License #: 15-102407-001

ASSURED
PROPERTY INSPECTIONS
PRE PURCHASE BUILDING & PEST INSPECTIONS

8.0 ACKNOWLEDGEMENT OF THIS REPORT

I confirm I have read this Inspection Report and agree to call, Text, SMS or email the Inspector to advise him/her I have done so.
The Inspector may answer any questions pertaining to the property associated to this report.

9.0 TERMINOLOGY & THEIR DEFINITIONS

GLOSSARY OF TERMS: (This explains Building Elements in layman terms.)

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

ACCESS HOLE - Access hole an opening in flooring or ceiling or other part of a structure to allow for entry to carry out an inspection.

AGG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping storm water.

APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.

ARCHITRAVE - molding surrounding a door or window opening to cover the join between the frame and the wall finish.

BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.

BEARER - A sub-floor structural timber member which supports the floor joists.

BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.

BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CLIENT - The person or other entity for whom the inspection is being carried out.

CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.

CORNICE - A molding placed at the junction between a wall and ceiling.

DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.

DEFECT - Fault or deviation from the intended condition of a material, assembly or component.

DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.

EAVES - The lower part of a roof that overhangs the walls.

FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.

FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.

FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.

FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.

GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards.

GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.

GOING - In a stair the horizontal distance from the face of one riser to that of the next.

HANGING BEAM - A beam above the ceiling used to support ceiling joists.

HEAD - The upper horizontal member at the top of an opening or frame.

HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.

HEARTH - The floor of a fireplace and immediately adjacent area.

HINDERED ACCESS - The inability to access this area stated in this report.

HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.

INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

INSPECTOR - Person of organization responsible for carrying out the inspection.

JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.

LIMITATION - Any factor that prevents full or proper inspection of the building.

LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.

MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.

MAJOR DEFECT - A defect of sufficient 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.

MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6-part sand to one-part cement (by volume) and if required one-part lime. Can have a flush, raked or round finish.

NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.

PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.

PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.

PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.

PERP - A vertical joint in masonry construction.

PITCH ROOF - The ratio of the height to span, usually measured in degrees.

POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.

QUAD MOULDING - A molding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.

RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.

RAFTER (COMMON) - A rafter spanning the full distance from the eaves to the ridge.

RAFTER (HIP) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.

RAFTER (JACK) - A rafter between a ridge and a valley or a hip rafter and the eave.

RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.

RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.

RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.

RISER - The vertical face of a step in a stair flight.

SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.

SEPARATION - Gapping formed between the two surfaces stated.

SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.

SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.

SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.

SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.

SOFFIT/EAVES - The underside of a slab or an eave.

SOLDIER COURSE - A course of brickwork laid on its end.

SPROCKET - A framing timber used in eaves construction.

STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.

STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example, a wall, column, beam or connection points.

TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.

THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.

TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, it usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.

UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.

VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.

VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.

WEEP HOLES - Vertical joints or perpends in brickwork left open above the flashing line to allow water from behind the wall to escape.

PLUMBING AND DRAINAGE TERMS

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or storm water by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called GULLY.

JUNCTION (PIPE) - A pipe fitting incorporating one or more branched.

MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.

STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.

SULLAGE - Domestic waste water other than from soil fixtures.

SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also called DRAIN PIT.

TRAP - a) A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. b) A fitting for the interception of silt, acids, grease, oils or fats.
BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called INTERCEPTOR TRAP.
GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called GREASE INTERCEPTOR TRAP.
P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.
S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.
SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.
VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.
FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING BALL VALVE.
FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.
MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.
PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called PRESSURE LIMITING VALVE.
PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.
STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.
TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.
VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

[End of report]