Report number - 9FC12679-5018-4F1F-8E55-CCC786C02DE6-1739685278

Building & Termite / Pest Report

Inspection Date: 16 Feb 2025

Property Address: Sample Street Craigiburn

Complies with Australian Standard AS 4349.1 – 2007 Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings and AS 4349.3 — 2010 Inspection of buildings - Timber Pest Inspections.

Contents

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

Inspection Details

Property Address:	Sample Street Craigiburn
Date:	16 Feb 2025

Client

Name:	Mr Jones
Email Address:	hello@sample.com
Phone Number:	000123123

Consultant

Name:	Zubair Akhtar
Email Address:	Acebuildingandpest@gmail.com
Company Name:	Ace Building and Pest Inspection
Company Address:	Ringwood Victoria 3134
Company Phone Number:	0413 163 187

General description of property

Building Type:	Detached House
Storeys:	Single storey
Smoke detectors:	2 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the middle of a medium sized block.
Gradient:	The land is flat
Site drainage:	There are areas of concern as detailed in the report
Access:	Typical Access
Occupancy status:	Unoccupied
Fur nished:	Fully furnished
Strata or company title properties:	Not Applicable For This Report
Orientation of the property:	The front facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Suspended timber framed

Main building – wall construction:	Brick veneer (timber framed)
Main building – roof construction:	Timber framed, Pitched, Finished with roof tiles
Overall standard of construction:	Overall, typical construction, however many repairs required
Overall quality of workmanship and materials:	Below average
Level of maintenance:	Poorly maintained

Special conditions or instructions

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

There are no special conditions or instructions

BUILDING AND PEST INSPECTION

Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

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

Inspection agreement supplied: Sent

Terminology

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

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

Scope of inspection

BUILDING INSPECTION This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability. TIMBER PEST INSPECTION This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Accessibility

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).
Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.
"Readily Accessible Areas" means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:
(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
(b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).
"Building and Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.
For the Timber Pest Report, the term "Building and Site" is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Internal
- External
- Roof space limited in areas
- Subfloor limited in areas
- Garden
- Boundaries

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Furniture
- Carpets
- Freshly painted
- Wall cladding
- Ceiling plasterboard
- Insulation
- Ducts

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

ACE BUILDING AND PEST INSPECTION

Summary

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

Evidence of Serious Safety Hazard	**Found**
Evidence of Major Defect	**Found**
Evidence of Minor Defect	**Found**

Additional specialist inspections

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

Not Applicable

Undetected defect risk assessment

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

MODERATE

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.
Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Serious Safety Hazard

Serious Safety Hazard 1.01

Location: Subfloor

Finding: Mould (Sub-Floor) - Present

During the inspection of the subfloor area, it was observed that there is a significant presence of mould growth. It is important to note that mould can thrive in the soil or dirt of a subfloor, and its growth is primarily caused by excessive moisture and dampness. Upon further examination, it was found that the ventilation to the subfloor perimeter is ineffective, resulting in limited airflow and inadequate ventilation.

The current ventilation design is not suitable for this particular subfloor, and it is recommended to consider implementing mechanical ventilation, such as powered fans, to improve subfloor airflow.

Additionally, there may be obstructions or low clearance within the subfloor space, leading to restricted air flow. A well-ventilated subfloor is crucial in maintaining dry conditions and preventing secondary damage like wood rot and pest activity. Moreover, it plays a vital role in preventing the development of mould and mildew, which can pose respiratory safety hazards for occupants.

To address this major defect, it is essential to determine the underlying cause of the mould growth rather than merely removing the mould itself. Failure to address the root cause may result in the recurrence of mould. The causes or sources of the mould must be urgently addressed, and remedial works should be conducted promptly to prevent the development of potentially harmful subfloor conditions and further damage to the subfloor area.

In cases where extensive mould growth is evident or if there are concerns regarding air quality spores or other related issues, it is advisable to seek a specialist inspection from a qualified environmental health inspector. They can provide a more comprehensive assessment and offer appropriate solutions.

It is crucial for the client to ensure that the general environment is free from moisture and humidity to prevent mould formation and development. Any mould identified during the inspection should be promptly cleaned or removed.

For severe cases of mould, it is recommended to engage the services of a professional cleaning contractor. It is important to note that mould remediation should only proceed once the causes have been identified and repaired.

Please be aware that severely affected building elements may require replacement by a registered builder or qualified carpenter. However, in most cases where mould is found in areas like bathroom benches, shower tile junctions, laundry sinks, and wet area junctions, the mould can be removed by replacing the old caulking. For heavy mould on walls, ceilings, and under the house, it is advisable to seek assistance from professionals in this field, such as hazardous material companies.

To ensure thoroughness, it is recommended to carefully check all areas for this defect.

Attached are a few photo examples as a guide. It is crucial to address this major structural

defect promptly to maintain a safe and healthy living environment.

ACE
BUILDING AND PEST INSPECTION

Serious Safety Hazard 1.02

Location: Garage

Finding: Plaster Ceiling - Drummy / Sagging

When the plaster is severely compromised and bowed, we make this statement a safety hazard as the risk is much higher. However, at this stage the plaster does not appear to be too compromised, but please do not underestimate how quickly this situation can worsen.

During our inspection, we have identified a significant defect in the plaster of this property. The plaster in question has suffered severe compromise, resulting in a loss of structural integrity. Additionally, it has sagged and stretched, making repair highly unlikely. In some areas, the plaster sheeting has become drummy, meaning it has detached from its original fixing. This not only poses a safety risk, as plaster ceilings can unexpectedly drop, but also indicates a need for repair or replacement.

Drummy plaster generally requires chemical re-adhesion or screwing back to the frame, followed by patching and painting. However, in some cases, the plaster may be permanently deformed and need to be replaced entirely.

The most common causes of plaster failure include sub-standard workmanship, physical damage, and moisture damage. Moisture, in particular, can cause the plaster to swell and shrink as the humidity changes. Minor sagging may only require re-gluing of ceiling sheets, which can be done by relevant tradespeople such as plasterers and painters. However, if excessive moisture has caused the roofing structure to swell and sag, it is crucial to identify and address the source of the water leak before undertaking any remedial works.

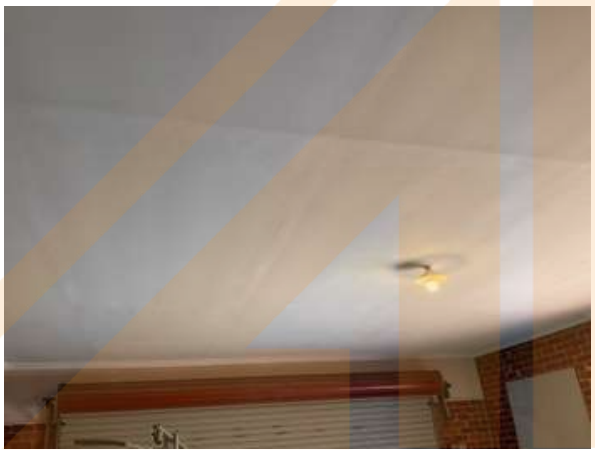
In some instances, sagging ceiling linings may indicate underlying structural issues that cause surfaces to warp, twist, or sag. Therefore, it is advisable to engage a structural engineer to further inspect the property and determine the necessary rectification works. It is important for the client to take appropriate action promptly to limit any potential further damage.

It is worth noting that the lack of insulation in the roof space, particularly in garages, can contribute to the development of drummy plaster.
In this particular case, there is no insulation in the garage roof space protecting moisture attacking the plaster, so this certainly contributes to the problem.

Moisture exposure without insulation protection can damage the plaster. However, this may only be a contributing factor alongside other defects in the home, such as leaking roofs or defective workmanship, insufficient glue, and insufficient fixings.

To prevent drummy plaster and plaster damage, it is essential to maintain a moisture-free and humidity-controlled environment. We recommend engaging a qualified plasterer and/or builder to carry out any necessary remedial works.

In conclusion, the plaster defects in various areas of this property require immediate attention. We suggest the client takes prompt action to address the issue, engaging qualified professionals to assess and rectify the plaster as necessary.



Serious Safety Hazard 1.03

Location: Internal Areas

Finding: Mould - Present

Evidence of mould growth was observed. It is important to note that the presence of mould may indicate potential environmental, biological, or health issues.
To address any concerns regarding air quality spores or related issues, it is advisable to seek a specialist inspection from a suitably qualified environmental health inspector or a mould remediation company, especially if the mould is extensive.

In order to prevent further mould formation and development, it is recommended that the client ensures the general environment is free from moisture and humidity. However, in cases where the mould infestation is particularly severe, it is advised to engage the services of a professional cleaning contractor for thorough cleaning or remediation works. It is crucial to not only eliminate the visible mould but also determine the underlying cause of its growth. Simply getting rid of the mould without addressing the source may lead to its recurrence.

Serious Safety Hazard 1.04

Location: Windows - Internal Areas

Finding: Window Accessories Missing/Broken

During the inspection of the property, it was observed that the windows in the internal area are not functioning entirely as intended. Various components such as handles, locks, ropes, and window frames were found to be broken, damaged, or missing, which significantly affects the functionality of the windows. This poses a safety risk as windows that do not function or lock properly can compromise the security of the property.

To address this issue, it is recommended that the broken or damaged components be replaced as soon as possible. It is advisable to engage the services of a general handy person, carpenter, window manufacturer, or service technician who can effectively perform the necessary repairs or replacements. This will not only improve the operational state of the affected windows but also enhance the safety of the internal area.

Also windows can become emergency exits in an emergency.

In order to ensure a comprehensive assessment, it is recommended that all windows in the property be tested for their performance. This will help identify any additional defects or concerns that may need attention. Taking these remedial actions will contribute to the overall improvement of the windows' functionality and ensure a safer environment within the property.

Major Defect

Major Defect 2.01

Location: Timber Work - External Areas

Finding: Support Posts - Rotted Timber.

This defect is classified as a major structural defect according to the Australian Standards for pre-purchase building inspections (AS 4349.1-2007).

It is crucial to address this issue promptly as it poses a safety hazard to anyone in the vicinity.

The integrity of the structure is compromised, evident by the presence of wood rot or Fungal Decay on the timber support post/posts.
Wood rot occurs when timbers and other cellulose building materials are consistently exposed to damp conditions.

To rectify this problem, it is recommended to repair or replace any timber support posts and/or timber structures that exhibit signs of wood rot.

It is advisable to engage a qualified carpenter and/or registered builder for the replacement of affected building materials.

Additionally, it is essential to clean up the area to eliminate constant moisture.

Urgent attention is required to ensure the safety and stability of the property.

Major Defect 2.02

Location: Perimeter Drainage

Finding: Sub-Floor Drainage Concerns

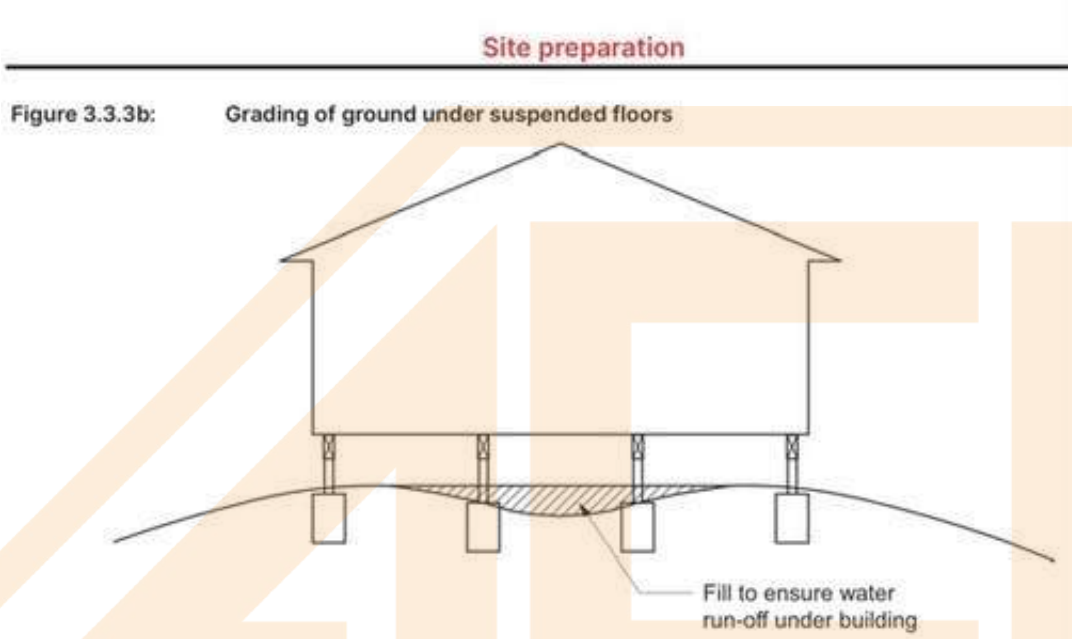
This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

During the inspection of the property, it was observed that the drainage system to the sub-floor in place does not appear to have appropriate measures in ensuring proper water flow away from the building.

Inappropriate drainage to the sub-floor can lead to water accumulation to the building foundations and stumps. This excessive water pooling around the foundations and stumps can result in various damages, including foundation movement, rising dampness on the walls, and potential dampness in the subfloor area if applicable. These conditions can further contribute to the growth of mould to the subfloor and/or internal areas of the building. Furthermore, the pooling of water near the foundations can lead to internal damages such as wood rot and other secondary issues related to foundation movement caused by the excessive water. There can be various other concerning damages related to inappropriate drainage.

It is recommended that immediate remedial action be taken to address this issue.

The appropriate course of action would be to ensure that the subfloor area does not have dips/waves or other in the soil to hold water.
By addressing these drainage concerns, the risk of further damages and associated issues can be significantly reduced.
I highly recommend you engage a builder, specific landscaper who has the knowledge of drainage.



Ideal Water Runoff

Major Defect 2.03

Location: Brickwork

Finding: Brick mortar deteriorating-MAJOR DEFECT

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

The deteriorated mortar is quite severe and deep into the brick mortar joints.

The mortar is deteriorating, into the brick mortar joints to numerous areas of the building.

The result of the deteriorating mortar may have contributing factors, such as higher than normal moisture readings, or back many years ago the bricklayers applied a special chemical adhesive into the brick mortar mix as a waterproof, however it has now become apparent over time on some buildings the chemicals are eating into the brick mortar, or in some cases the sand cement mix ratio was not mixed appropriately, as there was not enough cement in the mix.
Generally the deterioration of the mortar will continue, so I highly recommend that this item be monitored over time by an appropriate and competent person and/or an expert in the field of brick mortar is engaged for further assessment.

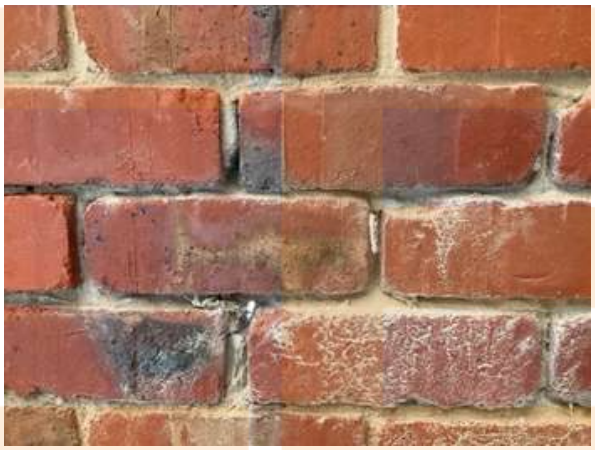
Mortar, or `bedding`, is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

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

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

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Garage internal wall



Major Defect 2.04

Location: Garage

Finding: Damp - Rising

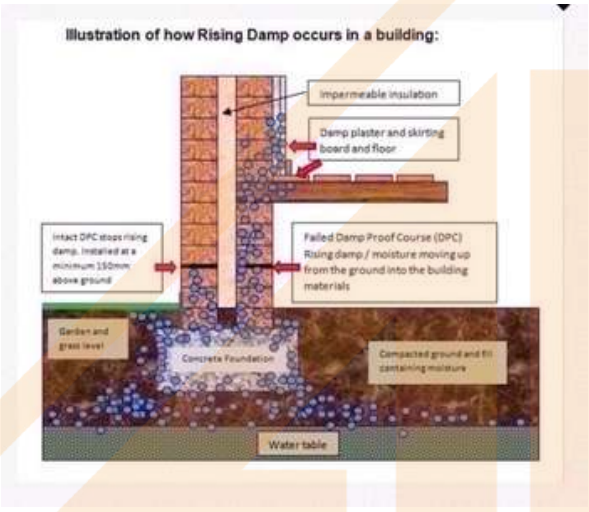
During the building inspection of the garage in question, a major defect related to rising damp has been identified. Rising damp refers to the upward movement of water in building elements, such as walls, due to capillary action. This occurs when water is absorbed by porous materials like bricks, sandstone, or mortar. In most cases, rising damp is prevented by the installation of a damp proof course (DPC) during construction. However, it has been observed that the DPC is either absent or has failed in many 19th Century buildings, possibly due to poor workmanship or bridging caused by materials built up against the side of the house.

If left unmanaged, rising damp can lead to health issues caused by mold growth and can significantly impact various building elements, including wall finishes like paint and plasterwork. Therefore, it is crucial to address the underlying cause of rising damp before dealing with the resulting defects. Failure to do so may result in recurring damp issues and subsequent secondary defects.

In this particular case, the constant moisture and water associated with rising damp may be attributed to poor drainage, indoor damage, and underground plumbing issues. It is worth noting that if the garage walls are situated on the boundary with neighboring properties, inadequate drainage can become a contentious issue, potentially leading to legal disputes. Furthermore, the accumulation of water around the foundations can cause various damages to the building, including foundation movement, cracks in brickwork, and issues with windows, doors, and roofing.

To rectify this major defect, it is recommended to engage the services of a qualified plumber, builder, and/or structural engineer, and possibly a geotechnical engineer, to conduct further investigations. These professionals will be able to provide a comprehensive analysis and suggest appropriate remedial actions, such as installing a new damp proof course, improving drainage systems, and repairing any damaged building elements. It is important to note that without these invasive investigations, a complete analysis of the defect cannot be determined.

In summary, the rising damp issue in the garage of the Australian residential property requires immediate attention. By addressing the underlying cause and implementing the recommended remedial actions, the potential health risks and further damage to the building can be mitigated.



BUILDING AND PEST INSPECTION

Major Defect 2.05

Location: Subfloor

Finding: Damp / Wet - Subfloor and Surrounding Area's.

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

WITHOUT FURTHER INVASIVE INVESTIGATIONS BY A PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, A COMPLETE ANALYSIS WILL NOT ALWAYS BE DETERMINED.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, bad drainage and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads on to various water related damages to the subfloor and/or indoor materials, which has the potential to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

DRAINAGE CONCERNS :-

As detailed in the drainage section of this report, it does appear that the drainage is insufficient and it may be a large contributing factor to the rising damp and the wetness and dampness to the subfloor area, however another contributing factor such as damaged stormwater and sewage pipes above ground or under ground is also a possible contributing factor.

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

IN ADDITION.

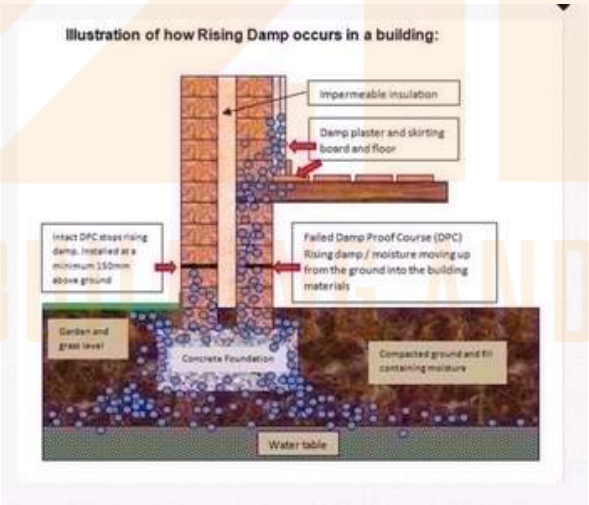
Damp or wet conditions are generally a direct result of poor drainage or an active water leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

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

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

Once the cause is rectified further determinations may be required by a BUILDER AND OR

Once the cause is rectified further determinations may be required by a BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER. # VERY IMPORTANT, AS THE SOIL DRIES OUT - pending on how long a subfloor has been wet or moist, including the soil type, can depend on the compromised structure of the Building. It is common when the cause or source of the constant water to the subfloor is rectified, the then possibility of building movement as the soil dries and contracts is a real concern and this can on flow onto damaged bathrooms, such as the tiles cracking or lifting, doors not closing, windows not closing, floor movement, brick cracking and so on. When there is significant movement re-stumping, and underpinning of the concrete foundations is also a big play in the repair process. Attached are a few PHOTO EXAMPLES as a GUIDE.



Major Defect 2.06

Location: Sealant & Other Damages

Finding: Sealant - Worn / Damages & External Water Damages

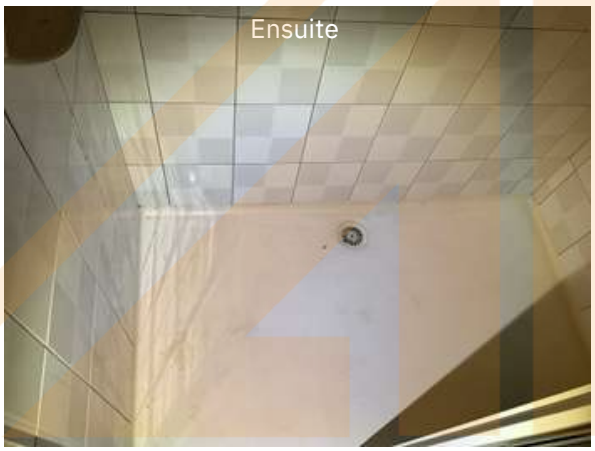
The sealant is damaged and worn in area's, which poses a potential risk of water ingress and potential building damages. It is crucial that repairs are performed promptly.

You certainly do not want to wait for water damages to show and identify secondary building damages as by this time, the costly repairs are significant.

To address this, it is necessary to take out the old sealant in its entirety and replace flexible sealant that can accommodate expected expansion and contraction while maintaining a watertight seal to protect all associated building materials. This will ensure the joints remain watertight and protective of all associated building materials.

It is highly recommended to engage a professional sealant specialist that utilizes sealant like a Polyurethane seal to the tile junctions, corners, and edges can further enhance the repair's durability.

It is imperative that the necessary repairs and maintenance are carried out as soon as possible to prevent any potential building damages and to ensure the long-term durability and safety of the property.



BUILDING AND PEST INSPECTION

Major Defect 2.07

Location:

Sealant & Tile Grout Damages Tile Grout & Sealant Damages - Internal & External Water Damages

Finding:

This defect statement is known as a major defect and a major structural defect as per the Australian Standards for prepurchase building inspections (AS 4349.1-2007)

Determining the appropriate course of action may require invasive work to assess the severity and extent of structural damage within the wall.

The extent of damage caused by water penetrating through the tiles is unknown, and there is a real possibility of structural damage within the wall. Water penetration may result from damaged tile grout, damaged sealant, cracked tiles, and/or loose tiles.

This defect is suspected to have been caused by moisture permeating through the tile grout and sealant in this area, which creates secondary water damages behind the tiles, creating decaying associated building materials and compromising the structural integrity.

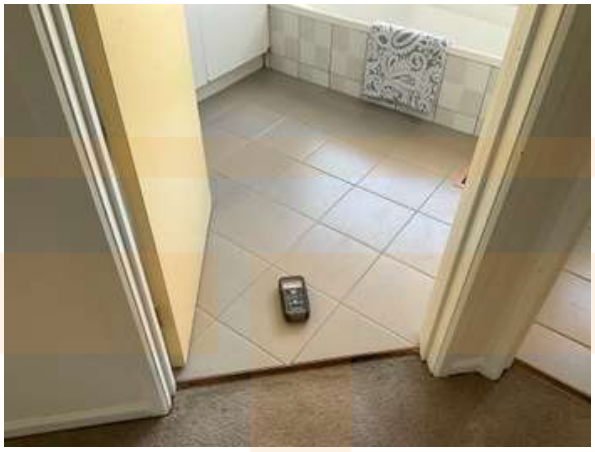
A HIGHLY RECOMMENDED OPTION :-

Alternatively, instead of hiring a typical tiler, another option is to engage a specialist trade that utilizes products like Kerapoxy flexible 2 part resin grout to replace the tile grout. This type of grout is nonporous, providing greater durability and a longer lifespan compared to standard tile grout. Applying silicone / sealant with a Polyurethane seal to the tile junctions, corners, and edges can further enhance the repair's durability. Many companies, such as the "Grout Guy," offer this service, ensuring cost-effectiveness, water damage prevention, and time savings. However, it is essential to ensure that the underlying building materials behind the tiles are structurally sound.

In conclusion, addressing the compromised silicone / sealant and tile grout in the wet areas is crucial to prevent water ingress and potential building damages. Engaging a sealant specialist or utilizing a specialist trade with products like Kerapoxy flexible 2 part resin grout can provide effective and long-lasting repairs.

It is vital to address any loose or cracked tiles, damaged waterproofing or any other building damages before proceeding with the repairs.

Main bathroom



Minor Defect

Minor Defect 3.01

Location: Ensuite And Bathroom

Finding: Tap incorrect size

Upon inspection of the ensuite, it was noted that the tap to the wash basin protrudes out too much, causing water to overflow from the edge of the sink when turned on with medium pressure. This issue poses a risk of water damage that may not be immediately visible, such as damage to the surrounding cabinetry or flooring.

It is recommended that a qualified plumber be appointed to re-fix the plumbing fitting in order to prevent further secondary damages.

Remedial action should be taken as soon as possible to avoid any potential costly repairs in the future.

Minor Defect 3.02

Location: Doors

Finding: Door - Binding / Jamming / Out of Level - Appears Minor.

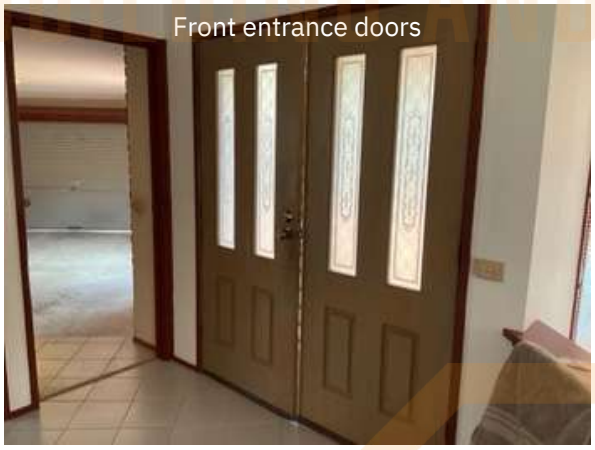
It is evident that the door(s) in the property are binding, jamming, and/or out of level. This defect not only hampers the functionality of the affected door but also poses a potential risk for secondary defects to other building elements, such as damage to the floor covering and door frame.

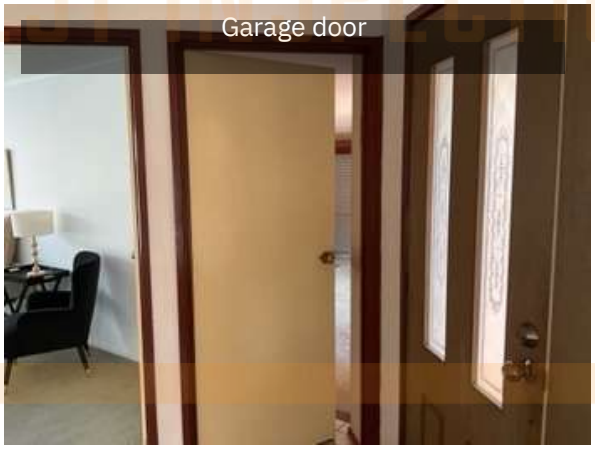
There are also possible safety concerns if the door needs to be forced open or closed.

There could be various causes for a door binding to the floor or door frame, ranging from minor issues like poor installation or deteriorated hinges, to swelling of the door due to water or moisture, or more serious structural problems such as building subsidence.

For minor causes, a qualified carpenter or general handyperson can be appointed to carry out minor rectification works, such as adjustments to the door, planing, sanding, or in extreme cases, cutting the door.

It is crucial to determine whether the door requires typical minor adjustments due to wear and tear or if there are more significant concerns causing the binding/jamming.
Please note any planning, shaving, sanding or cutting to doors requires appropriate painting upon completion for the long-term protection of the door.


Front entrance doors


Garage door

Minor Defect 3.03

Location:

Finding:

Perimeter Of Building - Exterior Pest Ingress & Potential Water Ingress - External Areas During the inspection of the property, it was discovered that there is a potential for water and/ or pest ingress to the perimeter exterior areas. The affected areas are not properly sealed, allowing water and pests to enter the building under normal weather conditions.

Small openings, as little as 1mm, are enough to let water seep in, potentially causing damage that may go unnoticed for an extended period. Additionally, these openings are large enough for birds, rodents, or other pests to enter, potentially leading to nesting or infestation.

It is imperative for the property to be weather-tight to prevent any water-related issues. To address existing leaks, it is recommended to engage the services of a professional sealant contractor, handyman, builder, or another suitable individual, depending on the scope of work required. The affected areas need to be sealed with a durable, high-quality exterior sealant to ensure proper protection against the elements.

For larger exposed areas that may need more extensive intervention than just sealant application, these issues should be promptly addressed.
If there are signs of water damage inside the property, such as water stains, wood rot, or other damages, it is advised to conduct further investigations by the appropriate trade professionals. However, it is crucial that the exterior openings are sealed first before any internal repairs are made to prevent recurring damage.

BUILDING AND PEST INSPECTION

Minor Defect 3.04

Location: Roofing - Exterior

Finding: Roof Capping - Mortar Deteriorated.

It is always advisable to address potential issues promptly rather than allowing them to escalate.

Upon inspection of the exterior roof, it was noted that sections of the CEMENT TILE MORTAR has weathered and aged, showing varying levels of deterioration as the CEMENT TILE MORTAR has become loose, cracked and/or missing in the Valleys, Hips and/or Ridges.

Weathering of the tiles and cement tile mortar is typical and common with age of a property, however it is important to keep up the maintenance.
Where left unmanaged, deteriorating roof tiles and cement tile mortar is likely to lead to water ingress through the roofing which creates a number of secondary defects, including minor and/or major water leaks and weather exposure to internal roofing structures.

The majority of the exterior ROOF TILES and the CEMENT TILE MORTAR are considered to be in :-
WEATHERED, BUT REASONABLY GOOD CONDITION

SOME AREAS OF THE CEMENT TILE MORTAR

We highly recommend consultation with a roofing contractor to repair the roof.
The roofing contractor can advise if the roofing requires partial repair or significant repair.
Taking action to repair the roof will eliminate water ingress through the damaged areas and will increase the longevity of the exterior roofing structure.
Consultation with a roofing contractor should be considered :-

OF IMPORTANCE IN THE NEAR FUTURE

Attached are minimal PHOTO EXAMPLES as a guide of the exterior roof, but it is imperative when engaging a roofing specialist to inspect, identify and repair the entire roof areas.

Minor Defect 3.05

Location: Timber Exterior – Protection Required

Finding: Exterior Timbers - Weathering & Paint/Repairs Required

There is a significant amount of exterior timber work that requires attention and the photos added are only some examples.

Weathering, incomplete, or sub-standard painting to the exterior timbers should not be dismissed as solely an appearance defect. Over time, it can lead to secondary damages, exposing the timbers to direct sunlight, rain, and ongoing moisture. It is imperative to sand back, fill, level, and paint degraded paint finishes as necessary.

Failure to provide sufficient paint or treatment will result in accelerated deterioration. Early protection is necessary to prevent the timber from advancing to fungal decay, also known as wood rot.

Immediate action is recommended to adequately treat these timbers. Engaging a professional painting contractor as soon as possible is advisable to perform the necessary works and protect the affected areas from further deterioration. Alternatively, if the homeowner possesses the experience and knowledge, they may choose to undertake the timber repairs and painting themselves.

Regardless of who performs the task, it is crucial to thoroughly paint all timbers, paying special attention to the timber ends, such as window frames, timber posts, and timber facias. Deterioration tends to be more accelerated at the end of the timbers due to timber grain exposure.

BUILDING AND PEST INSPECTION

Minor Defect 3.06

Location: Sealant & Other Damages

Finding: Sealant – Worn / Damages

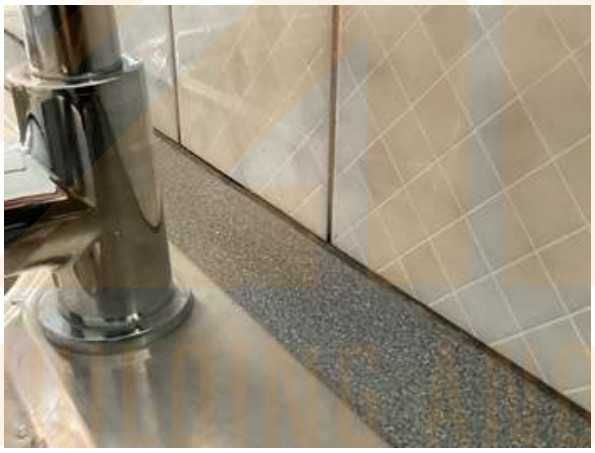
The silicon/sealant is damaged and worn in area's, which poses a potential risk of water ingress and potential building damages. It is crucial that repairs are performed promptly. You certainly do not want to wait for water damages to show and identify secondary building damages as by this time, the cost of repairs are significant.

To address this, it is necessary to take out the old sealant in its entirety and replace flexible sealant that can accommodate expected expansion and contraction while maintaining a watertight seal to protect all associated building materials. This will ensure the joints remain watertight and protective of all associated building materials.

It is highly recommended to engage a professional silicon/sealant specialist that utilizes silicon/ sealant like a Polyurethane seal to the tile junctions, corners, and edges can further enhance the repair's durability.

It is imperative that the necessary repairs and maintenance are carried out as soon as possible to prevent any potential building damages and to ensure the long-term durability and safety of the property.

Laundry



Minor Defect 3.07

Location: External Areas

Finding: Paving Exterior Ground - Uneven

During the inspection of the external paved area, it was observed that sections of the paving are uneven, posing a potential trip hazard. This unevenness is primarily caused by a substandard base under the paving, excessive water accumulation in the area, and/or the presence of tree roots.

It is important to address this issue promptly to prevent personal injury to individuals within this area.

The recommended remedial action is to re-pave the affected area; however, it is crucial to first identify and repair the underlying cause of the problem. In cases where excessive water is the issue, a performance solution should be implemented. Moreover, it is essential to allow the soil to dry out before proceeding with the repaving process.

If significant tree roots are present, it is advisable to seek the assistance of an arborist, suitable tradesperson, or landscaper. It is worth noting that once a tree is removed or treated with poison, the large underground roots will decay and collapse, potentially destabilizing the soil and causing uneven paving once again. Therefore, it is vital to address any necessary rectification works before installing new paving, regardless of whether it will be continuous concrete or an exterior paving tile.

Minor Defect 3.08

Location: Brickwork

Finding: Brickwork - Deteriorated mortar - Minor

The mortar is deteriorating, into the brick mortar joints to numerous areas of the building.

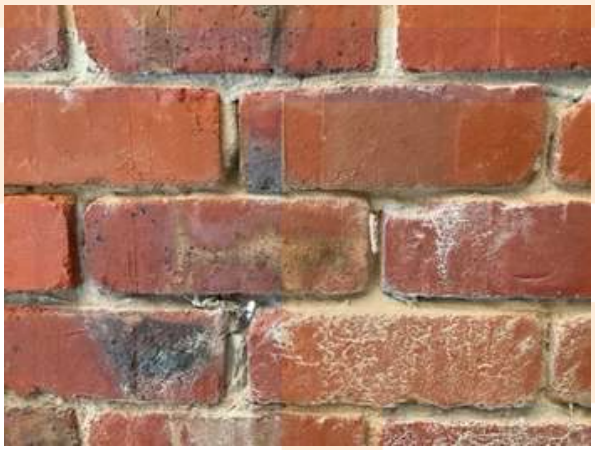
The result of the deteriorating mortar may have contributing factors, such as higher than normal moisture readings, or back many years ago the bricklayers applied a special chemical adhesive into the brick mortar mix as a waterproof, however it has now become apparent over time on some buildings the chemicals are eating into the brick mortar, or in some cases the sand cement mix ratio was not mixed appropriately, as there was not enough cement in the mix.
Generally the deterioration of the mortar will continue, so I highly recommend that this item be monitored over time by an appropriate and competent person and/or an expert in the field of brick mortar is engaged for further assessment.

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

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.
Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar.
Where secondary structural defects have become evident, consultation with a structural engineer may be required.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.


Garage internal wall



Minor Defect 3.09

Location: Garage

Finding: Garage Brickwork/Concrete - Efflorescence

During our inspection of the property, we observed that efflorescence appears to be affecting the brickwork in the garage area.

Efflorescence is a common occurrence when excess salts within the concrete or cement mortar are brought to the surface due to water transfer. This can result in white salt deposits on the surfaces of the concrete pavement or mortar between bricks or tiles, which can detract from the overall appearance of the affected area.

While efflorescence itself may not necessarily lead to secondary damage if left unmanaged, it is crucial to consider other defects in the area, particularly drainage concerns, as they can exacerbate the presence of efflorescence. It is important to note that the cause or source of efflorescence can be a significant concern, as it may potentially lead to further damage to the building materials.

Depending on the location of the efflorescence, such as subfloors, brick walls, or inside garages in the concrete or brick walls, there may be other damages present, such as damp rising, dampness, concrete cancer, or other serious defects. It is not uncommon for people to underestimate the impact of efflorescence, which is why we highly recommend further investigation by a registered builder, plumber, and/or sometimes a structural engineer as the first point of contact. They will be able to determine the cause or source of the efflorescence and perform any necessary remedial works at the discretion of the client.

In order to address the issue of efflorescence in the garage area, we suggest engaging the services of a qualified professional to conduct a thorough investigation and provide appropriate remedial action. This will ensure that any potential secondary damages to the building materials are identified and addressed promptly, preserving the integrity of the property.

On another matter, it is common for efflorescence to occur to the concrete and brick walls, adjacent to the neighbouring property, which generally states that the neighbouring properties water run-off is falling directly towards the garage, which can create other concerns with water into the foundations

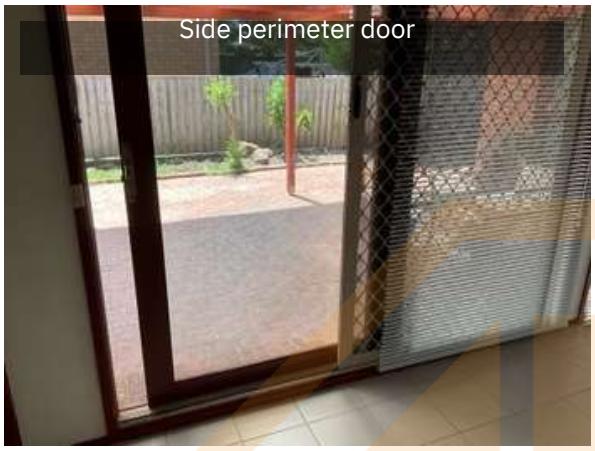
Neighbouring properties, water run-off cannot fall towards a property of Neighbor. Each property must contain their water runner. However, however, under certain circumstances, it's unavoidable.

Minor Defect 3.10

Location: Doors

Finding: Cavity Sliding Door - Stiff To Slide

Several doors throughout the property were jammed and difficult to slide along the associated tracks at the time of the inspection.
Restricted function of the affected doors may pose as a potential safety hazard if required for emergency egress from the building.
Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.
Replacement of door hardware or tracks may be required, as well as minor repairs and cleaning. A registered builder or general handy person will be required to repair the affected doors.



Minor Defect 3.11

Location: Site Reference

Finding: Tiles - Drummy (Loose or Compromised)

During the inspection of the property, it was observed that there are drummy tiled areas present.
The term "drummy" refers to tiles that have become detached from their fixing or have hollow areas underneath the tile indicating a lack of consistent cement or glue beneath the entire tile and/or water/moisture under the tile.
Normally water penetrating under a tile is due to water penetration between the inappropriate tile grout and the inappropriate sealant to the tile junctions.

Drummy tiled areas can be a result of poor workmanship during construction or damaged tile grout or sealant, also cracked tiles allowing water/moisture to penetrate.
It is important to note that any exposure to moisture/water can cause tiles to become drummy and cracked over time, especially in shower areas where the problem is more pronounced.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary, related to new tile grout and sealant to the junctions, Including any cracked tiles if applicable.

If left unmanaged, ongoing water penetration to these areas generally continues to create further subsequent water damages, which is likely to necessitate bigger repair works in the future to affected building elements, such as timber framing to the walls and subfloor where applicable, plaster damages, tile damages, timber door frames and skirting damages, also help necessitate conducive environments for termites due to the ongoing moisture and many other damages, that can be minor or major.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Minor Defect 3.12

Location: Perimeter Of Building - Exterior

Finding: Boiler – No solid base

During the inspection of the property, it was observed that the Boiler service is positioned directly on the ground without any concrete base or support. This lack of proper support can lead to potential issues with the plumbing connections, including water and gas. The movement of the Boiler service due to its unstable positioning can compromise these connections, posing a risk to the overall functionality of the unit. Furthermore, the absence of a concrete base exposes the hot water service to accelerated deterioration, which can further impact its performance and lifespan.

To address this defect, it is recommended that a qualified professional be engaged to install a concrete base or suitable support for the Boiler service. This will ensure stability and prevent any movement that may jeopardize the plumbing connections. Additionally, the installation of a concrete base will help protect the unit from premature deterioration, allowing for its optimal functioning and longevity.

Minor Defect 3.13

Location: Site Reference

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

Please note that some cracks in the plaster work and/or solid plaster work have been repaired, so it is unknown how severe the cracks in the plaster work and/or solid plaster work really were, before they were repaired.

Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

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

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

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

Minor Defect 3.14

Location: Site Reference

Finding: Plaster Ceiling - Drummy / Sagging

When the plaster is severely compromised and bowed, we make this statement a safety hazard as the risk is much higher. However, at this stage the plaster does not appear to be too compromised, but please do not underestimate how quickly this situation can worsen.

The most common causes of plaster failure include sub-standard workmanship, physical damage, and moisture damage. Moisture, in particular, can cause the plaster to swell and shrink as the humidity changes or due to leaks. Minor sagging may only require re-gluing of ceiling sheets, which can be done by relevant tradespeople such as plasterers and painters. However, if excessive moisture has caused the roofing structure to swell and sag, it is crucial to identify and address the source of the water leak before undertaking any remedial works.

In conclusion, the plaster defects in various areas of this property require immediate attention.

We suggest the client takes prompt action to address the issue, engaging qualified professionals to assess and rectify the plaster as necessary.

Minor Defect 3.15

Location: Tiled Areas

Finding: Tiles - Cracked or damaged

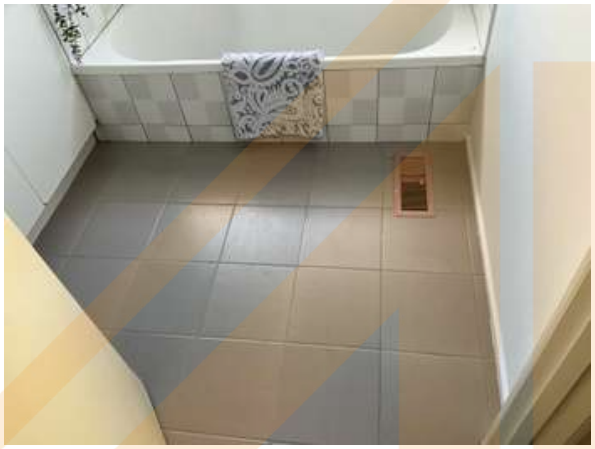
URGENT ATTENTION REQUIRED, To reduce, stop further damaged building materials.

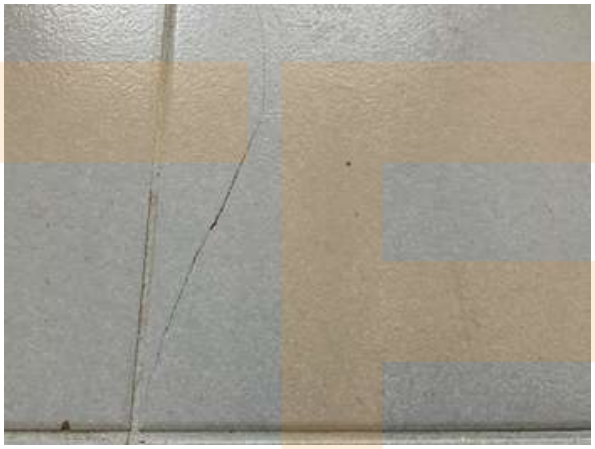
Cracking was evident to the tiling at the time of inspection. While the cracking appears to be minor, these areas are frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

What is important when tiles are cracking it is important to determine the cause of the cracking, which may be related to the subfloor structure water damages, wall water damages, typical wear and tear and/or poor workmanship.
The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur. In some cases in invasive works are required to determine the waterproofing and subfloor structure condition if the waterproofing and subfloor structure condition is not satisfactory and is damaged, then repairs are of no value and a Band-Aid repair only.

A tiling contractor should be appointed to ensure that no further water damage occurs.

The re-application of silicone and grouting throughout the tile work is advised only at a time when the substructure and tiles are repaired and in sound structure





Minor Defect 3.16

Location: Flooring - All Areas

Finding: (Subfloor)-Flooring Levels - Acceptable

NOTE - Whilst the NIVCOMP ELECTRONIC LEVELING INSTRUMENT is quite accurate, the manufacturer states there may be a variance in measurements of +/- 2 mm. The variance may be related to temperature and/or humidity.

————————————————————————————

DIGITAL ELECTRONIC FLOOR LEVELLING ASSESSMENT RESULTS.

THE BLUE ARROW INDICATES THE REFERENCE POINT.

The other measurements all relate back to the reference point.

Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007, Appendix C, BUILDING ELEMENTS AND SERVICES TO BE INSPECTED, Table C1 states that “OUT OF LEVEL FLOORING “ is DEFECTIVE.
The question is what determines a Major Defect / Major Structural Defect to a Minor Defect, in relation to the Out Of Level Flooring, as technically out of level flooring is all that is stated in Residential buildings AS4349.1-2007, Appendix C.
What must be taken into consideration is the age of a building, if there are are other additional major defects to the property and/or the amount in which the floors are out of level.

AS A GUIDE, 10mm VARIATION IN HEIGHTS TO ANY ONE ROOM MAY REMAIN ACCEPTABLE & 20mm VARIATION IN HEIGHTS ACROSS ALL THE FLOOR AREA’S, MAY REMAIN ACCEPTABLE.

————————————————————-

🔻RESULT - Taking into consideration, the properties type and age, it appears that the FLOOR LEVELS HAVE ACCEPTABLE VARIATIONS IN HEIGHT.

————————————————————-

Where flooring remains relatively unchanged for an extended period of time (i.e. several months or seasons) it is likely that the flooring is relatively stable, however unexpected movement to the foundations of a property can accur at any time, for reasons such as extensive tree roots, water pooling to the foundations, general age and/or other type conditions.

Minor Defect 3.17

Location:

Finding:

Flooring - All Areas Upstairs Flooring - Bouncy / Squeaking During the inspection of the property, it was observed that the internal flooring upstairs in various areas exhibited a bouncy or squeaking behavior. This is typically noticeable as a discernible change in level when walked upon, accompanied by noise or creaking. Additionally, the movement of surrounding furniture and fixtures may also indicate this issue.

The presence of bouncy floors generally suggests that either the floorboards or the subfloor structures have become loose from the joists they are installed on. Another possible cause could be the existence of gaps between the flooring and stumps or joist structures, which would require packing. It is also possible that gaps between the flooring or joist structures may contribute to the bouncy effect, necessitating the use of additional adhesive and screw fixings.

To ensure a thorough evaluation, it is recommended that all areas of the property be carefully checked for this defect. Attached are a few photo examples as a guide for reference.

In order to address this issue, it is advised to engage the services of a professional contractor or qualified tradesperson. They will be able to assess the extent of the problem and provide appropriate remedial action. This may involve securing the loose floorboards or subfloor structures to the joists, filling any gaps between the flooring and stumps or joist structures with packing material, and using additional adhesive and screw fixings where necessary. Taking prompt action to rectify this defect will help ensure the stability and safety of the property's flooring.

Minor Defect 3.18

Location: Fencing

Finding: Boundary Fencing - Deteriorated

It was noted at the time of inspection that sections of the fencing to the property have deteriorated significantly.

Typically fencing deteriorates with age and wood rot, also if the fence is part metal, the metal starts to corrode and rust which is generally expected due to prolonged exposure to weather conditions.

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

Note - under normal circumstances, the cost to replace a fence is shared with the neighbouring property, however the challenges associated with a new fence is getting the neighbour to agree to the type of fence, sometimes the design of the fence and finally if the neighbour is happy to pay for half the cost of a new fence.

When a neighbour disputes to pay for a fence, please contact your local council as there are complex laws in relation to this type of dispute.

BUILDING AND PEST INSPECTION

Minor Defect 3.19

Location: Water Staining / Damages

Finding: Cabinetry - Water Rott / Water Staining

NO MOISTURE DETECTED - During the inspection of the wet area, water staining was observed on the surfaces surrounding the cabinetry. This indicates that these surfaces have been exposed to moisture or water over time. While no excessive moisture was detected with our moisture meter at the time of the inspection, this does not mean that the concern is not ongoing. The problem may be intermittent and may not have been present during the inspection.

Upon closer examination, it appears that the water has primarily originated from methods like carelessness with water spillage and things of this type of nature. Of course there can be other reasons for the cabinetry minor water damages such as leaking plumbing, water connections to the dishwasher or fridge and other type situations.

If the water staining is old and no longer active, the affected building materials can be repaired or replaced, at the client's discretion, as long as the damage is purely cosmetic.

It is advisable to have an appropriate handyman, carpenter, or similar professional assess the area to determine if there is any ongoing moisture issue over a period of time.

However, if there are any signs of the ongoing water leaking then immediate attention is required by a plumber.

Additional comments

* NVQ Level 4 - Residential Building Inspector
* CPPUPM3008 - Termite/timber pest inspection
* CPPUPM3010 - Termite / control of timber pests
* 0005749931 01 - OHS - prepare to work safely in the construction industry

For your information

For your information 4.01

Location: Site Reference

Finding: General Site Photos

Reference Photo's.

BUILDING AND PEST INSPECTION

For your information 4.02

Location: Roof Space

Finding: Roof Void - Obstructions And Limitations.

At the time of the inspection, the visible roof space area's appeared to be in good condition for its type and age with no evidence of immediate structural types concerns.

Insulation can imped full inspection of a roof space.

Access to the roof space was limited in area's.

These photographs are an indication of the obstructions and limitations, such as timber rafters and associated timbers in a roof space also limiting accessibility.
These obstructions can hide an array of defects and it is impossible to rule undetectable issues or damages.




For your information 4.03

Location:

Finding:

Perimeter Drainage Drainage - Perimeter Building Ground Fall Defective. The perimeter of the building requires to either have appropriate fall away from the building, particularly noting NOT to shift the water into neighbouring properties or allowing the water to fall back towards the foundations.

Inappropriate drainage to the perimeter can lead to water accumulation to the building foundations. This excessive water pooling around the foundations can result in various damages, including foundation movement, rising dampness on the walls, and potential dampness to the subfloor area or concrete slab.

Furthermore, the pooling of water near the foundations can lead to internal damages such as wood rot and other secondary issues related to foundation movement. There can be various other concerning damages related to inappropriate drainage.

It is recommended that immediate remedial action be taken to address this issue. The appropriate course of action would be to ensure that the perimeter of the building is properly graded to allow water to flow away from the structure and/or also implementing suitable drainage systems near the foundations to prevent water accumulation.
By addressing these drainage concerns, the risk of further damages and associated issues can be significantly reduced.

There are many types of drainage solutions, such as installing perimeter concrete, simply falling the land away from the building, introducing drainage systems and/or also including underground aggie pipe systems.

Ideal Water Runoff

For your information 4.04

Location: Subfloor

Finding: Reference Photo's.

General Sub-Floor Photo's for your information.

For your information 4.05

Location: Roof Space

Finding: Heating / Cooling Ducts - damaged

The heating/cooling ducts were found to be damaged and not at a fully operational level.

Generally, damage to ducts occurs as a result of ageing and material deterioration, but impact damage or pest damage may also be the underlying cause.
The damage sustained by the ducts detracts from the energy efficiency of the property. The airflow within the property is likely to be restricted, particularly in areas where ducting shows signs of major damage.

A heating/cooling specialist should be appointed to provide further advice on remedial work options and to perform any works deemed necessary.

For your information 4.06

Location: Site Reference

Finding: Safety Switch Testing Procedures - Complied.

Safety Switch testing to trip the safety switch at less then 30 milli amps was performed and passed the exceptance level.

Polarity Testing

What is electrical polarity?
Polarity in electrical terms refers to the Positive or Negative conductors within a d.c. circuit, or to the Line and Neutral conductor within an a.c. circuit.

What is a polarity test?

Since a.c. installations consist of a Live and a Neutral conductor, it is extremely important that these conductors are connected the right way around, within all electrical accessories such as wall sockets or plugs. To ensure this, polarity test is done at each relevant point.

The test instrument should indicate full voltage (230V) between Line-Neutral and Line-Earth conductors. No voltage should be detected between Neutral-Earth.

Note – Whilst I performed safety switch testing with my tester and manually tested the trip safety switch button, further electrical testing to the entire installation is recommended at the owners discretion.

For your information 4.07

Location: Site Reference

Finding: Gas & Electrical Appliances - Inspection & Servicing

We highly recommend that the gas and electrical appliances be regularly serviced and maintained in good order.

While we do note and comment on visually apparent defects, it is important to comply with legislation that requires licensed plumbers to check and document compliance for plumbing requirements to ensure proper functioning.

To ensure safety, we strongly suggest that a registered plumber inspects all gas appliances and the gas installation for any defective workmanship or potential carbon monoxide or gas leaks.
Plumbing inspections are not within the scope of the building inspection and must be conducted by a Licensed and Registered Tradesperson. It is highly recommended that the client arranges for a licensed gas plumber to check the appliances and plumbing to ensure they are working safely and efficiently. A registered plumber with the necessary instrumentation can detect gas leaks that may not be apparent otherwise. The plumber will inspect all appliances, including ovens, heaters, hot water services, and similar, as well as the plumbing installation.

Similarly, any electrical appliances and services should be maintained and serviced by a qualified electrician or appropriate technician or manufacturer service agent.

It is important to note that some properties may have both gas and electrical appliances, while others may only have one or the other.

For your information 4.08

Location:

Finding:

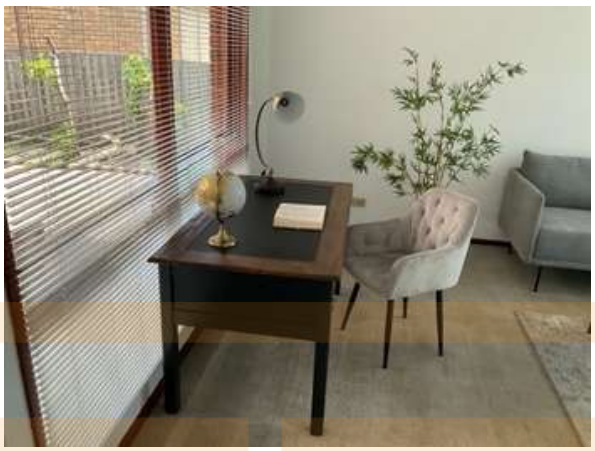
Site Reference Obstructions and Limitations During the inspection of this property, we encountered obstructions and limitations that hindered a thorough examination.

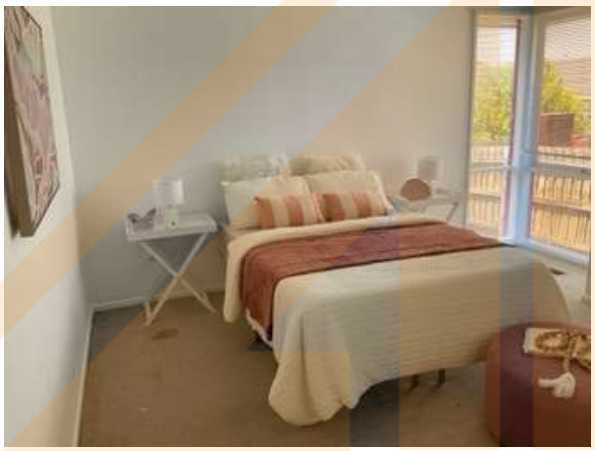
These photographs provide a glimpse of the obstacles we faced, but it is important to note that there may be areas not captured due to their difficulty or inaccessibility. These obstructions can potentially conceal a range of defects, including minor and major issues, safety hazards, termite activity, and environments conducive to termite infestation, among others.

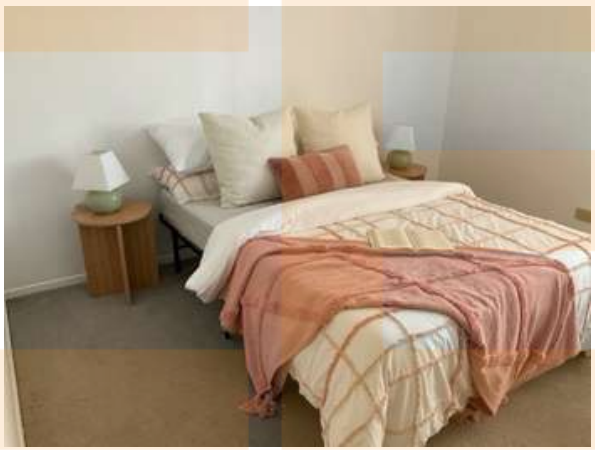
We acknowledge that obstructions and limitations are common in our industry, and we strive to work within these constraints.
At your discretion, when a property has residents, furniture, stored items and various other items on-site we recommend a re-inspection once the property is vacant and/or emptied, allowing for a more comprehensive assessment without furniture, belongings, or storage obstructing our view. This will enable us to possibly provide you with a more accurate and detailed report.

We encourage you to review the report thoroughly and reach out to us for any necessary discussions or clarifications.

BUILDING AND PEST INSPECTION







For your information 4.09

Location: Site Reference

Finding: 2 x Smokes Detectors - Recommend Battery Replacement.

Upon moving into a property, it is highly recommended that the battery of a smoke detector be replaced. By replacing the battery of a smoke detector you will now have a reference point as to when the new battery was installed.

A Smoke detector battery should be replaced within 12 month intervals.

It is highly recommended that the replacement date of a battery be kept in a log book.

Pre-purchase building inspections do not require testing of smoke detectors.

It is easy to make the assumption that testing a smoke detector is simply by pressing the test button, and yes this is a test, but it is not a complete test for a smoke detector.
There are other forms of testing in order for a complete assessment of a smoke detector, and it is highly recommended to engage a qualified electrician to test the complete operation of a smoke detector.

ADDITIONAL INFORMATION :-

Whilst this information is for new building codes and standards, it is highly recommended to follow this information for any property with occupants.
In a Class 1a building, smoke alarms must be located in—
(a) Any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor
or hallway, in an area between the bedrooms and the remainder of the building.
and
(b) Each other storey not containing bedrooms.

For your information 4.10

Location: Perimeter Of Building - Exterior

Finding: Sink Hole - Possibly

A sinkhole is a depression in the ground that has no natural external surface drainage. Basically, this means that when it rains, all of the water stays inside the sinkhole and typically drains into the subsurface.

Sinkholes are formed when the land surface above collapses or sinks into the cavities or when surface material is carried downward into the voids. Drought, along with resulting high groundwater withdrawals, can make conditions favorable for sinkholes to form.

Possible warning signs of a sink hole ?

Fresh cracks in the foundations of houses and buildings.
Cracks in interior walls.
Cracks in the ground outside.
Depressions in the ground.
Trees or fence posts that tilt or fall.
Doors or windows become difficult to open or close.
Rapid appearance of a hole in the ground.

What to do if you have a sinkhole in your backyard?

Actions To Take if You Believe You Have a Sinkhole

Step #1: Keep Away. ...

Step #2: Leave Your Impacted House Immediately. ...
Step #3: Fence or Rope Off the Area. ...
Step #4: Contact Your Insurance Company. ...
Step #5: Consult with a Soil Testing Firm (geotechnical engineer) or Engineering Company.
Step #6: Monitor the Sinkhole for Signs of Growth.

For your information 4.11

Location: Site Reference

Finding: Paint & Plaster Condition - Overall

Reporting on visual cosmetic damages to the building materials, paint finishes, plaster and timber surfaces is not in the scope of a pre-purchase report, however, I would like to provide this extra information for your consideration.

There are many type damages to the plaster work and timber work. The various damages are generally cosmetic.
Whilst numerous, the paint and plaster surface damages remain generally consistent and typical with general wear and tear.
It was observed that the property has undergone painting and paint repairs to areas.

It is unknown how severe hidden plaster and/or timber cracks may have been before the plaster & paint work was performed. Generally time brings out cracking with ongoing movement to the property.

Whilst our inspections are as careful and methodical as we can be, it is sometimes impossible to know how serious some of the damages / cracking were prior to the painting and patching repairs, so there is always the possibility that the plaster or timber cracks in part or full will come back.
We do recommend a further inspection in approximately 12 months for further assessment by a building consultant or a registered builder to determine if there are significant signs of movement/cracking reappearing.

BUILDING AND PEST INSPECTION

ACE
BUILDING AND PEST INSPECTION

For your information 4.12

Location: Added Structure

Finding: Additional Structure - Suspected To Be Built Without A Permit

I highly recommend that you further investigate this home as the Pergola may or may not have the correct permits / paperwork through the council, architects, engineers, etc regardless if the works have been done to a quality tradesmens like manner or not.

This information is outside the scope of my works to give advice and/or comment, however I would like to recommend that you contact your legal representative, whether it is a lawyer or conveyancer as they will be able to advise you further on this matter as they are the experts to assist and give you further information on this topic.

The Victorian building authority states that a permit is required for the following. -

- A permit is required for any closed roofed structure such as a steel or acrylic roof pergola.

- Footings, and specifically their depth, construction and ability to cope with the load of the deck or pergola roof.

- Any structures attached to the house.

- Structures located high up where there may be a need for a fence or rail to prevent falling injuries.

People incorrectly state that if a structure has been built for seven years without a permit then a permit is no longer required. This is not the case, wheather it has been built for two years or ten years, a permit may still be required.

The possibility of the Shire investigating a structure built without a permit after seven years is minimal. Neighbour disputes are the most common way for councils to be alerted to structures built without a permit.

In the event that the local council does become aware of this structure being built without a permit the responsibility falls on the current owner of the property. The council will then offer 2 alternatives 1/ Obtain the necessary permit for the structure or 2/ Remove the structure. (Fines can also be issued)

TITLE INSURANCE —

Please note that my report does not cover substandard and/or any structures that may not have been built through the appropriate processes and/or may not have the appropriate building permits.

I have provided this information as a guide, but I highly recommend you contact your solicitor or conveyancer assisting with the purchase of this property, as they are the experts with the appropriate legal advice.

How title insurance works -

Once you have settled on your property, you may become exposed to risks on the title or building structures, however, and the title search will not necessarily reveal that something is amiss.

Unfortunately for a homeowner, any number of issues could potentially rear their ugly heads sometime down the track, even years later. If, for example, the previous owner or earlier owners added a carport, pergola, decking, certain sheds or other significant structures that didn't meet council building standards and do not have a building permit, you could suddenly find yourself with a building notice for thousands of dollars to make something compliant for a building permit to be obtained or to demolish the structure.

For your information 4.13

Location: Perimeter Of Building - Exterior

Finding: Water storage heater

During the inspection, I observed an active leak in the water storage tank, which appears to have been an ongoing issue as the surrounding wall area was noticeably saturated. Additionally, there was evidence of ponding near these regions, and the brickwork exhibited high moisture readings. This leak poses an immediate concern and should be addressed urgently to prevent further damage to the walls. I recommend engaging a licensed plumber to assess the situation and carry out the necessary repairs to the water storage tank and any affected areas. Prompt action is essential to mitigate the risk of structural damage to the property.

Conclusion

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

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:
There are higher major defects than average for this type of property

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:
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:
Slightly below average with repairs required

Building consultant's summary

OBLIGATIONS.

Nationwide building and pest inspections is not an advocate for the client and all statements and information within this report are completely from an objective and unbiased professional opinion.
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BUILDING INFORMATION

Note : The Australian Standards for
prepurchase building inspections (AS 4349.1-2007) does not require our inspections to cover items such as footings belowground, concrete slabs belowground, concealed plumbing, appliances such as air-conditioners, ovens and the like, carpet, quality of paint and typical paint defects, fixtures and fittings, mirrors and all other typical minor defects to the interior of the home and the exterior of the home including landscaping.
In saying the above, we do go over much more then the minimum Australian Standards in our inspections & reports to provide information on certain items above or not listed for a better understanding of the property.
Minor defects such as paint quality, plaster quality, damaged or worn items / materials can be repaired at your discretion, however minor defects such as caulking, silicon and water related damage should be repaired at your very earliest convenience to prevent and/or stop any damages or further damages. (it's important to know that if defect is categorised as a minor defect, that does not mean it is not of great importance.)
——————————————————————

PROCEDURE FOR ALL REPAIRS, IN THIS REPORT

Before the defects in this report can be repaired, it is first important to discover and repair the cause or source of the defects, otherwise the defects will re-occur and cause further damages.
(Note the cause or source of the defect items, is the actual problem that is causing the damage)
——————————————————————

OVERALL GENERAL CONDITION

Overall Property Internally is in Average to Slightly Below Average Condition, for the properties type and age.
Note important repairs as detailed in this report.
Overall Property Externally is in Poor Condition, for the properties type and age.
Note important repairs as detailed in this report.

IMPORTANT - Please do not underestimate items listed in this report under 'For Your Information' or 'Minor Defect.' Items that may appear minor under Australian Standards can develop into major defects. The intent is

IMPORTANT - Please do not underestimate items listed in this report under 'For Your Information' or 'Minor Defect.' Items that may appear minor under Australian Standards can develop into major defects. The intent is to address minor defects or even 'For Your Information' items to prevent potential or ongoing building damage. Do not focus only on major defects or safety hazards. Please ensure you understand the 'For Your Information' and 'Minor Defect' items in this report.
Of course, certain items with wear and tear or even substandard work at a handyman level may be repaired at your discretion. However, it is important to distinguish between a cosmetic or aesthetic item and one that requires attention.
If you are unsure about anything, do not hesitate to contact the Master Property Inspections, inspector that is responsible for this report.
————————————————————

RECOMMEND CCTV UNDERGROUND DRAIN / SEWAGE INSPECTIONS

It would be prudent to check the plumbing services around and beneath the property. Ideally, these checks should include camera detection, static testing and/or flood testing. Any leaks or insufficiencies should be rectified immediately. It should also be ensured that the plumbing services around and beneath this building are maintained in good working order over the life of the building. The consequences of underground plumbing leaking can create significant soil and building movement.

Engaging a company that perform CCTV Drain Camera Inspections to stormwater and sewage pipes to identify any blocked and/or damaged underground pipes. These companies provide photos and footage to identify all areas of concern.

Once the stormwater/sewage/drain pipe invasive inspection has been performed, the next step would be to engage a geotechnical engineer and/or a structural engineer to make their further assessments (PENDING ON DAMAGED OR BLOCKED UNDERGROUND PIPES), however it would be the preferred order that all the camera detection be completed to the underground pipes first.
If underground plumbing/sewage pipes have been determined to be blocked and/or damaged, then a geotechnical engineer and/or structural engineer will then make further assessments and determine the scope and procedure of works that will be required.
————————————————————

SUB-FLOOR CONCERNS.

It is very important to note that the subfloor area has concerns, as detailed in this report that need attention as a matter of urgency, in relation to the dampness and mould, but certainly not limited to.
————————————————————

TERMITE / TIMBER PEST INFORMATION

Termite / Timber pest damage WAS FOUND on the property as detailed within this report.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.
It is impossible to identify all areas for termites, timber pest and timber pest damage, however keeping the garden clean, dry and taking away all mulch, mulching, bark and heavy and over grown areas will certainly reduce the risk and help identify termite evidence.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.
As there appears to be NO termite timber pest control system, the client is HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication treatment which should be treated as HIGH PRIORITY.

Summary

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

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

Undetected timber pest defect risk assessment

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

HIGH

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.
Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.
For further information including advice on how to help protect against financial loss due to timber pest attack.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Timber pest attack

ACTIVE (LIVE) TERMITES

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

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

ACE BUILDING AND PEST INSPECTION

Timber pest attack 5.01

Location:

Site Reference

Finding:

Termite - Damage Identified.

It is suspected that termite activity is occurring or has occurred as there is evidence of termite damage to the tree stump but the termite damage would certainly not be limited to these areas.

It is very difficult to determine termite activity and/or damage to all areas of the garden in particular.

Some may argue that termite damage has not been found on the building itself and has only been found in the garden areas, so the concern is not needed to be taken so serious, however, this is a very inaccurate statement as under pre-purchase standards, termite damage to the building itself or in the garden areas is the same risk factor. Remember we may only have identified termite damage in the garden, but that does not mean that termite activity is not in other areas as termites are and/or can be subterranean.

A termite management system with a property such high risk and with termite damage found must have a termite management system installed.

The property is a HIGH risk for termites as the environments to the property are very conducive with many susceptible areas as noted in this report.

I can not stress how important it is to reduce and keep clean the trees, vegetation, timber and/or all other debri and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

The client IS HIGHLY RECOMMEND gaining further advice from a licensed pest controller as to the costs and procedures involved with application of a termite management system and/or eradication, which should be treated as HIGH PRIORITY.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

Whilst we have identified and added photos in areas detected with termite damage, please understand that the possibility of other areas within the property having potential termite damage is high.

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

Conditions conducive to timber pest attack 5.02

Location:

Finding:

Roofing - Exterior Gutters - Requiring Clean Up And Removal Of Vegitation. Gutters are a critical part of the building`s management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

Unclean Gutters prevent building elements from operating as intended, detracting from the overall function of the affected building elements. Additionally, the lack of general maintenance may lead to the development of more significant defects, such as damage to surrounding building materials.
Blockages should be removed and addressed promptly, as they will lead to the development of secondary building defects. The blockage should be removed as the primary rectification works. Secondly, check for any secondary or concealed damage, and then attempt to address the cause of the blockage to prevent recurrence or any water damage to associated structures.

Depending on the location of the blockage and the building elements affected, a licensed plumber may be required to perform necessary remedial works.
This type of environment creates a conducive environment for termites.

Please read the report carefully and Maintenace to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.
Immediate clean up is required.

Photos added are only minor examples of the gutter system, and I highly recommend that the entire roofing and gutters be inspected and cleaned.
Please note you should engage the appropriate professional to clean gutters that are perhaps

on the double story or in high risk areas.

Conditions conducive to timber pest attack 5.03

Location: Garden - Perimeter Area's

Finding: Garden Beds - Conditions Conducive to Termites

Garden beds were found to be evident in areas of garden areas.

These garden beds can include untreated timber, bark, excessive old vegetation and with a combination of moisutre from watering hosing can make conditions very conducive to termite activity and termite ingress.
It is always important to keep the garden beds as clean as possible and take out excess old bark from the trees, leaves and keep bark mulch to a minimum or better introduce rocks or some item that does not create an conducive environment for termites and hold excess moisture.

Photos added are only samples of the garden.

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Conditions conducive to timber pest attack 5.04

Location: Garden - Perimeter Area's

Finding: Timbers - In ground contact

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

When met with excessive moisture timber begins to decay and develop wood rot. Any timbers that are in direct contact with external grounds, sub-floor area's, sheds or similar especially if left untreated or non-durable also provide ingress for subterranean termites into that particular element.

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

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

Photos added are only samples of the garden.

OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

No evidence was found

Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

For your information 5.05

Location: Site Reference

Finding: NO Termite Management System Appears To Be Protecting The Property

At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

The client may consider gaining further advice from a pest controller as to the costs and procedures involved with various termite management applications, as there are numerous termite treatments on the market and each property may require a different management system. It is important to gain further professional advice on the termite management system from companies that can provide all the various treatments on the market because if you gain professional advice from a company who only provides one specific system, you may be limiting your best treatment for the property.

♦It is recommended that obtaining such advice be of HIGH PRIORITY.

♦IMPORTANT– As we have identified termite activity and/or damage within the property area, whether it is to the building itself, or the surrounding property areas, this is further reason to engage further professional advice with a licensed Company to provide the appropriate treatment as a HIGH PRIORITY.

The application of a post-construction chemical termite barrier and/or baiting stations or the like is highly recommended for all properties, particularly if :-
Building or garden damage/activity to various timbers, tree stumps, etc has been found on the site previously and/or within this report.
When the perimeter garden is very conducive with high moisture areas in timbers and soil areas.
Sub-Floor buildings.
Yes concrete slab buildings as well with any of the above concerns.
Neighbouring properties, high risk environments for termites.

Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be on the property building to indicate current termite barriers.

A durable notice must be permanently fixed to the building in a prominent location, such as in a meter box, switchboard or the like,
indicating—
the termite management system used; and
(a) the date of installation of the system; and
(b) where a chemical is used, its life expectancy as listed on the appropriate authority's register label; and
(c) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite
activity

ACE
BUILDING AND PEST INSPECTION

For your information 5.06

Location:

Finding:

Site Reference Identification Procedures - Moisture Readings & Timber Risk Timber Damage Detected, related to timber pest.
Wood rot, known as fungal decay is not related to this statement.

All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

In attempt to identify the presence of hidden timber pest activity , a variety of techniques are adopted to identify irregularities including, a moisture meter for digital moisture meter assessments, thermal imaging where we feel appropriate to be performed, sounding of timber elements using a device called a '' donga'' for comparative analysis of various timbers, visual assessments of materials affected by moisture or signs of deformity, trails and bridging constructed by termites , irregular and regular shaped holes in timber elements indicating pest destruction in general overall visual inspection by an experienced inspector.

♦Identification Procedures to find High Moisture Readings —

The identification procedures to identify above average hidden moisture readings of over 20% WAS IDENTIFIED.
The above average moisture readings should be attended to by the appropriate proffesionals, in order to determine the cause or source of the high risk area's, in order to stop further deterioration to associated building materials and prevent high risk environments that termites are normally attracted to.
Note - There may be other areas of high risk and conducive environments for termites noted in other areas of this report.

♦It is also important to note that the —

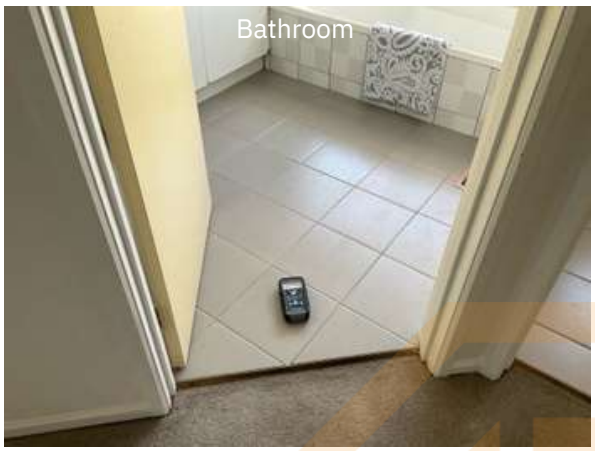
subfloor area was wet and damp.
subfloor has damp rising
the garden and timbers in gardens and soils creates conducive environments for termites.
high moisture in gutters generally that need to be cleaned.
generally other hidden type area's around a property, obtaining moisture to create conducive environments should be altered, cleaned or other methods simply to keep the property as less inviting or conducive to termites as possible .
there are various timber's with high moisture readings and/or decay, know as wood rot.
Wood rot, also known as Fungal Decay, which occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis.
drainage concerns, which hold above average moisture and water pooling to the surrounding property.
#The above are various types of conditions that create conducive environments for termites which are great examples and real risk areas, however these areas are only some areas to provide you guidance.
————————————————————————-

♦TERMITE/ TIMBER PEST DETECTED - At the time of the inspection there was evidence of (timber pest) damage and/or activity to the visually accessible timber, that we believe has been caused by termites and/or timber pest.

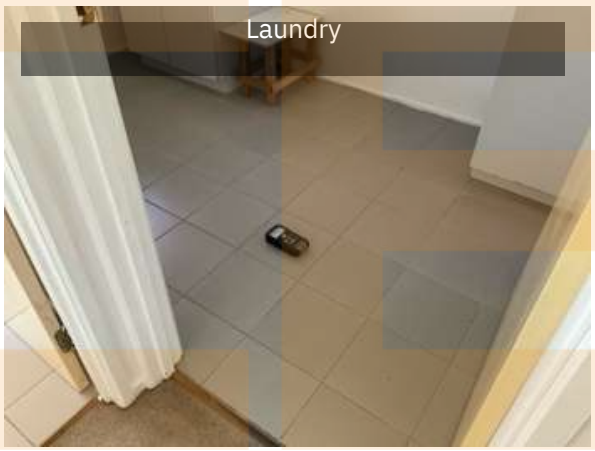
As all areas are not able to be inspected due obstructions and limitations, we therefore can not rule out the possibility of concealed timber pest activity.

Ensuite

Bathroom



Laundry



PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

Conclusion

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

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.

2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.

3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.

4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in

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.

Signature of consultant -

ACE BUILDING AND PEST INSPECTION

Definitions to help you better understand this report

————————- PROPERTY INSPECTION REPORT ———————— “Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained). “Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable. “Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries. “Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. “Structure” The loadbearing part of the building, comprising the Primary Elements. “Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to- floor access such as stairways; and the structural flooring of the building such as floorboards. “Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories: (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs. (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s). (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements. (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites. “Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage. “Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non- essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors. “Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and

tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino. “Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. “Minor Defect” A defect other than a Major Defect. “Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed. “Tests” Where appropriate the carrying out of tests using the following procedures and instruments: (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed. (b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

————————- TIMBER PEST INSPECTION REPORT ———————— “Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage. “Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection. “Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests. “Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed. “Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests. “Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and (b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide). “Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained). “Timber Pest Detection Consultant” A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable. “Building and Site” The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s). “Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its structural properties:
(a) Chemical Delignification - the breakdown of timber through chemical action
(b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
(c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
(d) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
"Tests" Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.
"Instrument Testing" Where appropriate the carrying out of Tests using the following techniques and instruments:
(a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
(b) stethoscope - an instrument used to hear sounds made by termites within building elements;
(a) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
(d) sounding - a technique where timber is tapped with a solid object.
"Subterranean Termite Management Proposal" A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

Terms on which this report was prepared

————————- PROPERTY INSPECTION REPORT ————————— Service 1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection. 2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings. 3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party. Scope of the Report 4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report. 5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection: (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and (c) any Serious Safety Hazard. 6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
(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;
(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; and
(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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.

Exclusions

11. This Report does not consider or deal with the following:
(a) any individual Minor Defect;
(b) solving or providing costs for any rectification or repair work;
(c) the structural design or adequacy of any element of construction;
(d) detection of wood destroying insects such as termites and wood borers;
(e) the operation of fireplaces and chimneys;
(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(g) lighting or energy efficiency;
(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(k) a review of environmental or health or biological risks such as toxic mould;
(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(m) 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
(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.
12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.
15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.
17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.
18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.
19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.
20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.
21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.
22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.
23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

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

Service

1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of this Report

other party can rely on the Report nor is the Report intended for any other party. Scope of this Report 4. This Report is limited to the findings of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report. 5. This Report expressly addresses only the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection. 6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection. Inspection Limitations 7. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests. 8. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas. 9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report. 10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of: (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a 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; Exclusions 11. This Report does not consider or deal with the following: (a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and (b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues. 12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report or management proposal which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report. Workplace Safety 13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern. Acceptance Criteria

Acceptance Criteria 14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life. 15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions. 16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species: (a) Drywood termites. This species has extremely small colonies and is difficult to detect; and (b) European House Borer (Hylotrupes bajulus). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface. Acknowledgements 17. The Client acknowledges that the contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection. 18. The Client acknowledges that this Report does not assess the structural integrity of the building or site. 19. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report. 20. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency unless specified otherwise. 21. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector. 22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 (“Hello Inspections”) nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause. 23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

BUILDING AND PEST INSPECTION