



# Pre-purchase Building Inspection Report

Complies with Australian Standards AS4349.1 - 2007

Inspection Date: xxx

Inspected By: xxxx

Property Address: xxx



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If you have any queries with this report or require further information, please do not hesitate to contact the inspector.

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## Inspection Details

Client Name: xxx

Client Phone:

Client Email:

Real Estate Agent Name: xxx

Real Estate Agent Phone:

Property Address: xxx

Inspector Name: xxx

Inspector Phone: xxx

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# STRUCTURAL INSPECTIONS

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## Property Description

### Type of Building:

House (4x2)

### Style of Building:

Contemporary

### Number of Stories:

Single Storey One Storey

### Age of Building:

10 - 15 Years of Age

### Roof Covering:

Terracotta Roof Tiles

### Roof Frame:

Hardwood Timber

### External Walls:

Brick Walls

### Floor Construction:

Concrete Slab on Ground

### Internal Walls:

Brick Walls

### Building Tenancy:

Vacant

### Building Furnished:

No

### Building Frontage Faces:

North

### Prevailing Weather:

Sunny



## Inspection Summary

### Safety Hazard:

None

### Minor Defects:

Found

### Major Defects:

None

### Structural Defects:

Found

### Termite Activity:

None

### Termite Pest Damage:

Found

### Pool Safety Compliance:

Non-Compliant

### Recommended Inspection:

Termite Pest and Timber Technician / Licensed Pest Controller  
Licensed Plumber

### Summary:

The overall condition of this property is in reasonably good condition with respect to its age, type and similar other properties.



## Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior roof
- Garage
- Outdoor Shed and Patio
- Lawn and planters
- Backyard and Corridor
- Interior
- Balcony
- Living Area
- Kitchen
- Laundry Area
- Common Toilet
- Master Bedroom and attached Toilet
- Other three Bedroom
- Cabinet and Wardrobe
- Appliances
- Ceiling Space
- Spa (Barrier Safety Compliance)

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Storage Area interior

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

## Obstructions and Limitations

Building defects, termite and timber pest activity as well as conditions conducive to both, may be concealed by the following obstructions which prevented full inspection:

- Above safe working height
- Appliances and equipment



- Areas of low roof pitch preventing full inspection
- Ceiling cavity inspection due to obstructions like insulation, ducting, poor clearance and lack of safe access.
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

## Undetected defect risk assessment

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: High

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



## Structural Inspection

### Safety Hazards

No evidence was found.

### Major Defects

No evidence was found.

### Minor Defects

#### Item 1

Building:	Roof
Area:	All Sides
Findings:	Leakage was observed from Evaporative Cooler water outlet pipe and further leakage was observed from the eaves gutter.





## Item 2

Building: Garage  
Location: Front  
Findings: Garage door operation was checked and found to be working order. The Garage remote was not in working order. Minor stains were found throughout the garage floor and may need general cleaning.





### Item 3

Building: Roof  
Location: All Sides  
Findings: Backyard entrance door was not found in working order. The door was only opening half way and is considered to be bent as shown by the clearance below the door in the photograph. Rusting was also observed on the door stud and door frame. It is recommended to re install the door with stronger or more hinges on the door with greater clearance from ground.





## Item 4

Building: Spa Patio

Location: Patio

Findings: Dislocation of timber slate due to clearance from the adjacent planter wall, considered non load bearing, however, it is recommended to be supported below by a brick to prevent any accidents. Splitting of pole was observed, however, the pole is considered to be in stable condition with no structural concerns. The crack can be sealed and re painted. If the crack opens further, it is recommended to get inspected from structural consultant. It is recommended to maintain the timber floor on level surface to prevent slips and trips. The entrance to patio was observed through loose tile pavers. Further, there is possibility of water ponding during rains, hence it is recommended to provide proper drainage to this area.





## Item 5

Building: Front Lawn  
Location: Front  
Findings: Needs weeding, seeding, re patching dead surface or re surfacing of the entire lawn area. Plants on outside planter have dried and may need re conditioning.





## Item 6

Building: Water Feature

Location: Side Corridor

Findings: Water Feature shows tile stains. pump was found to be in good operating condition.





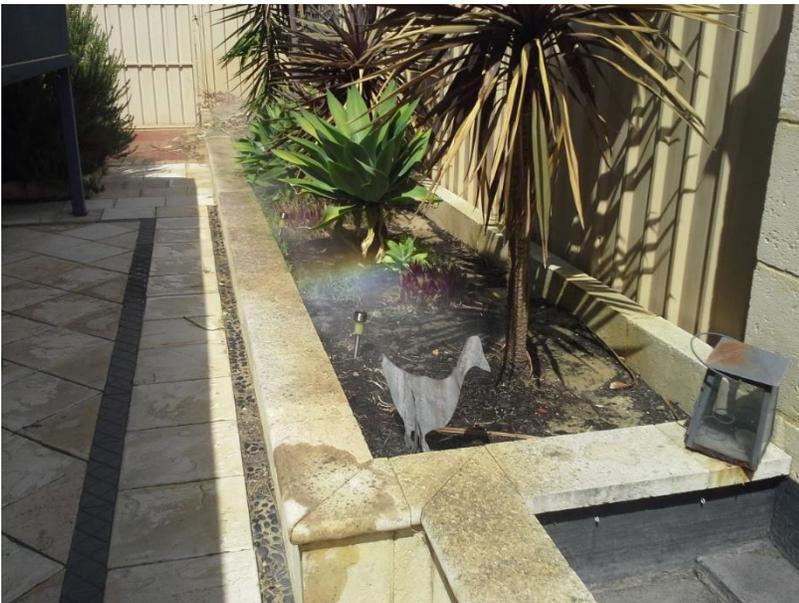
## Item 7

Building: Front Statue  
Location: Front  
Finding: Stain was found throughout the statue, may need general cleaning and re surfacing.



## Item 8

Building: Sprinklers  
Location: All areas  
Finding: Few internal sprinkler pipe on station 3 were found in blocked condition. One of the sprinkler on station 1 was not found in working order and may need replacement, similarly on station 2, two of the sprinkler were not found in working order and may need replacement.





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## Item 9

Building: Kitchen Area  
Location: Wardrobe  
Finding: Shrinkage cracks and peeling of paint surface





## Item 10

Building: Air Conditioning Louver  
Location: Ceiling  
Finding: Louver were observed to be detached from the ceiling and may require to be sealed back to the surface.





## Item 11

Building: Near wardrobe  
Location: Bedroom 1 near kitchen  
Finding: Paint peel off was observed and may require patching and re surfacing.





## Item 12

Building: Cornice  
Location: Multiple areas  
Finding: Corner of cornice and bonding to the wall was observed to be detached. It may require patching and re surfacing.





## Item 13

Building: Living area  
Location: Adjacent to kitchen  
Finding: Rejoining and sealing may be required of loose timber slate which were observed to be loose state.





## Item 14

Building: Interior  
Location: Ceiling lamp and cover  
Finding: Ceiling lamp was found in exposed state and the cover was not present as seen in living area.





## Item 15

Building: Bedroom 3 and 4  
Location: ceiling  
Finding: Radium sticker were observed in random order which may require cleaning and re surfacing.



## Item 16

Building: Master Bedroom  
Location: Bathroom  
Finding: Peeling of paint surface, Sealants from basin were exposed and may require re Sealing.





## Item 17

Building: Laundry Area  
Location: Air Condition Exhaust opening  
Finding: One of the square was found to be missing from the cover.



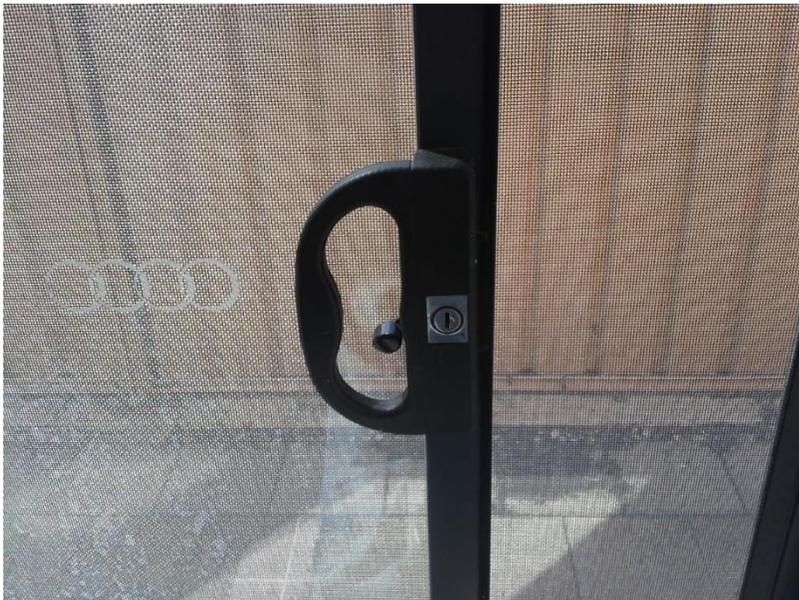
## Item 18

Building: Laundry  
Location: Wardrobe  
Finding: Peeling of paint surface



## Item 19

Building: Laundry Area  
Location: Glass Door  
Finding: Loose handle was noticed which may need to tighten to prevent further damage.





## Item 20

Building: Insulation  
Location: Ceiling  
Finding: Insulation is considered to be exposed to moisture and is considered to be significantly affected. Further specialist advise is recommended to reinstate the ceiling insulation and maintain energy efficiency.





## Item 21

Building: Timber elements and Connections  
Location: Ceiling  
Finding: Minor moisture damage was observed on timber elements, no structural damage on timber members And connections was noticed, no termite conducive activity was noticed, hence deemed to be in good condition.





## Item 22

Building: Window Frame and screen  
Location: Frame and Screen  
Finding: Tear was noticed on the window screen and the paint peel was observed on the window frame.





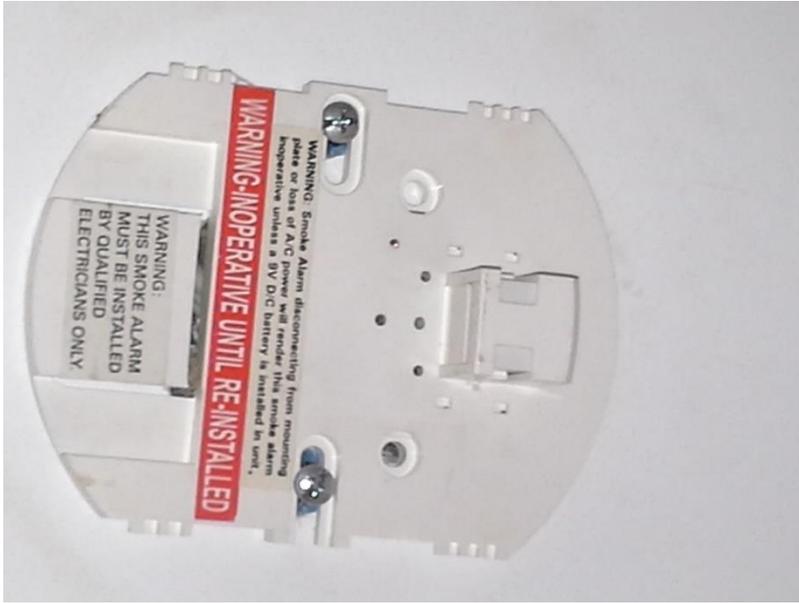
## Item 23

Building: Ceiling  
Location: Bedroom 1  
Finding: Minor crack was noticed on the ceiling which may be patched and painted. The crack may be due to minor movement or inadequate support of the air condition duct which may direct the load to ceiling. If the crack re appears after repainting, it is recommended to strengthen this area.



## Item 24

Building: Smoke Detector – 2 off  
Location: Interior  
Finding: Smoke unit was found detached from the point and was lying in kitchen wardrobe. Both the smoke detector were checked using one of the unit with battery inside and were found in working order. It is recommended to have the smoke detector installed at all the time to prevent any fire related hazard.



## Item 25

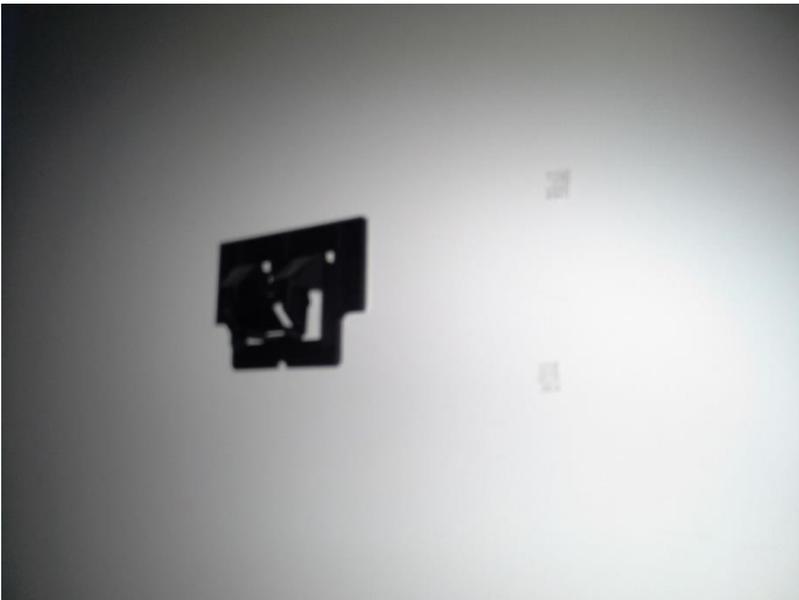
Building: Carpet  
Location: Bedrooms  
Finding: Stain, minor dents were found on all carpet which may need general cleaning and maintenance.





## Item 26

Building: Bedroom Doors  
Location: Bedrooms  
Finding: Bedroom hanger and stains were present on door.





## Item 27

Building: Bedroom Door  
Location: Master Bedroom  
Finding: Bedroom hanger and stains were present in partial condition on door which may require removal, cleaning and resurfacing.





## Item 28

Building: Bathroom  
Location: Master Bedroom  
Finding: Bathroom tile was found in cracked order and re sealing may be required at the edges





## Item 29

Building: Main entrance door  
Location: Entrance  
Finding: Paint Peel off, cracking from header was noticed and may need minor repair and resurfacing.





## Item 30

Building: Kitchen  
Location: Above Garage door  
Finding: Water stain was observed on ceiling which may be due to leakage from roof. Ceiling light located above the door was not found in working order





## Item 31

Building: Kitchen  
Location: Kitchen Cabinet  
Finding: Cabinet door shows laminate peeling off and moisture damage





## Item 32

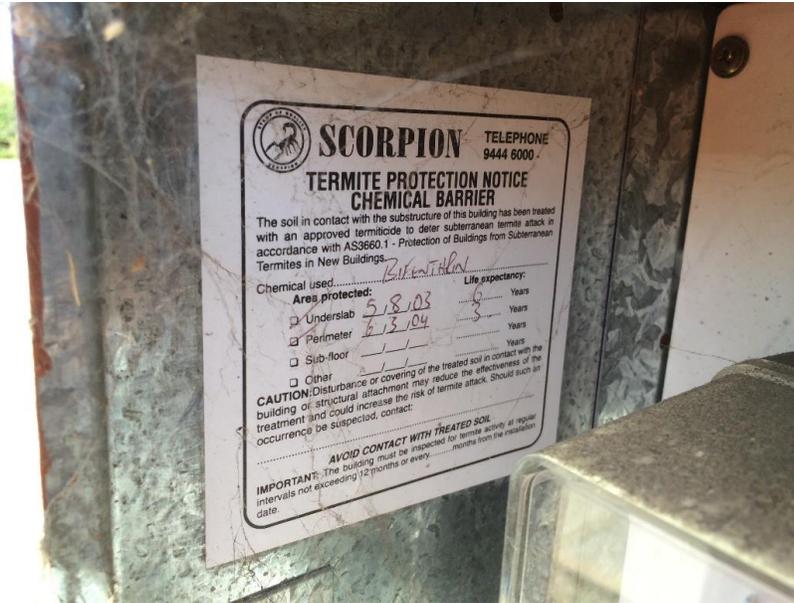
Building: Kitchen  
Location: Wardrobe  
Finding: Unfinished Paint work was observed on the wardrobe walls.





## Item 33

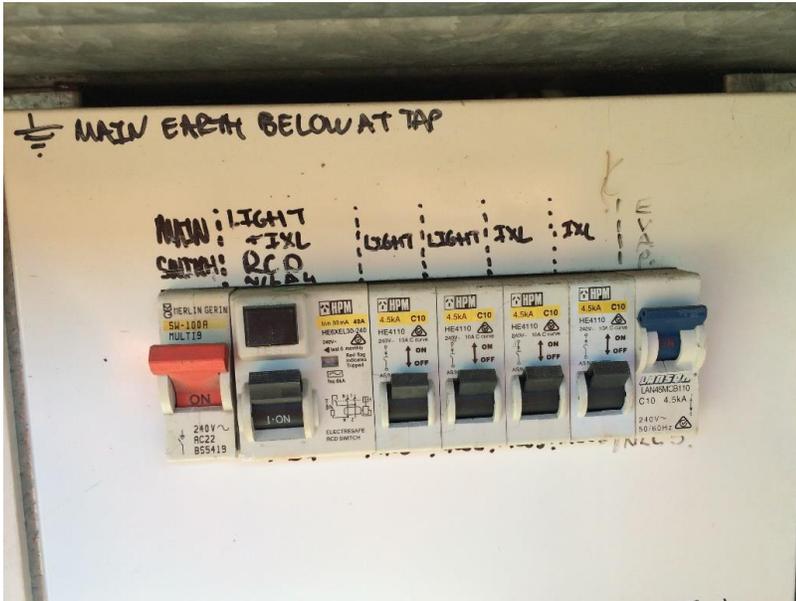
Building: Termite Protection  
Location: Switch Board  
Finding: Termite Barrier Protection has expired however, no activity conducive to termite damage was observed. It is recommended to get Termite Barrier Protection done to prevent any future damage.





## Item 34

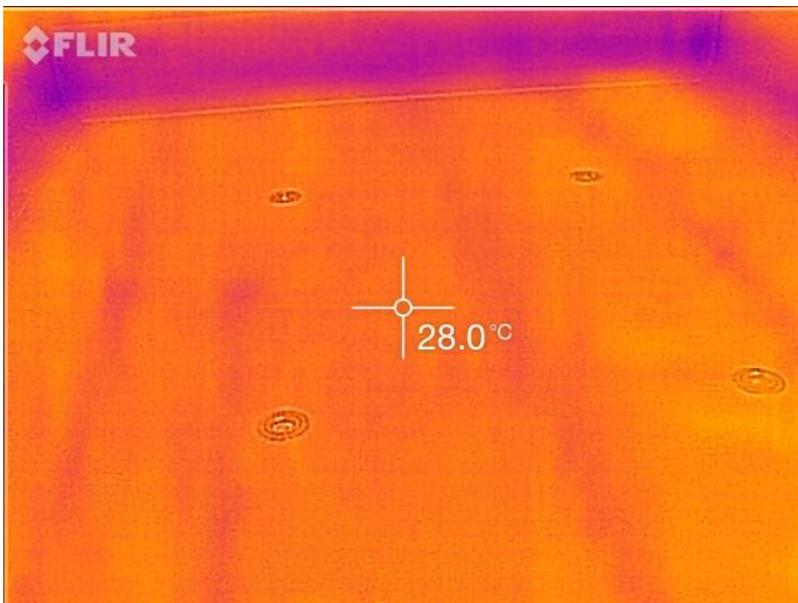
Building: Switchboard  
Location: RCD  
Finding: RCD were observed in working order.





## Item 35

Building: Interior – Thermal Imaging  
Location: All Areas  
Finding: Thermal Imaging was done for interior of house to detect ceiling insulation as well termite activities. Uniform Insulation was observed below and no termite activity was observed on ceiling surface.





## Item 36

Building: Corridor Fence  
Location: East Side of the house  
Finding: Fence bulging out of plane was observed.





## Item 37

Building: Drive way  
Location: Front  
Finding: Pavers were observed in good order, general cleaning may be required to prevent growth of weeds.



## Item 38

Building: Appliance  
Location: Heater  
Finding: Water Heater installation date was not observed on the equipment however, the manufacture date was noticed to be 2004. The useful life of water heater in general is considered to be 10 – 15 years with major maintenance every 5 year. The condition of the present heater was noticed to be rusted and may be at the end of its useful life. It is recommended to have the water heater inspected either for replacement or maintenance.



## Item 39

Building: Electric Point  
Location: Random check  
Finding: Random electric point was checked and was found in working order.



## Item 40

Building: Kitchen Appliance  
Location: Kitchen  
Finding: Stove lighter was not operational at the time of inspection, may need a battery replacement. Dishwasher and Oven was checked and found to be in working order. However, the useful life of dishwasher may be over and may need a replacement.





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## Basic Termite Inspection

### Live Timber Pest Activity

No evidence was found.

### Timber Pest Damage

No evidence was found.



## Pool Safety Inspection

### Basic checklist

1. Gates and Latches checked – Yes
2. Distance between Latches checked – Yes
3. Distance below bottom rail checked – Yes
4. Climbing object near pool enclosure – Planter wall
5. Pool fence is atleast 1200mm high – Yes
6. Horizontal rails of the pool are atleast 900mm apart – Yes
7. The gap between verticals are no more than 100mm – Yes
8. The climbable objects are atleast 900mm away – No, the planter wall is located next to the fence and is required to stop atleast 900mm away. Note, although the fence is raised, the plant provide a stepping platform to climb the fence.
9. There are no climbable objects within 300mm of the pool fence – Planter wall on the exterior side.
10. Pool door opens outwards with no obstruction – Yes
11. Latch is atleast 1500mm above ground – Yes
12. CPR Sign displayed – NO (refer to Pool Safety Sign requirement)
13. All the windows have screen fitted - Yes



The Spa barrier fence is found to be safety compliant with the current regulations provided the planter from outside is cleared for minimum of 900mm. A warning and CPR sign is recommended on the fence.





## Conclusion

The property at xxx is in reasonably good condition with some minor defects and no conditions conducive to termite activity was observed.

No evidence of live termite activity was found at the time of inspection.

The spa safety barrier is found to be compliant with current regulations with condition the planter wall is removed for atleast 900mm from the boundary of the fence.

**For further information, advice and clarification please contact the property inspector.**



## General Definitions

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Conditions Conducive to Termite Activity	Noticeable building deficiencies or environmental factors that may contribute to the presence of Termites.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
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 (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees and (d) sounding - a technique where timber is tapped with a solid object. (e) T3I - an instrument used to detect movement, moisture and changes in temperature within timber
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor defect	A defect other than a major defect.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.



## General Definitions

Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
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.
Termite Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Termites at the time of inspection.
Termite Attack	Termite Activity and/or Termite Damage.
Termite Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Termites.
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 Termites. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.



## Terms and Conditions

### SPECIAL CONDITIONS

1. The Consultant reserves the right to reject any request for inspection at the consultant's absolute discretion. In this event, any fees, deposit or other monies paid by the client will be refunded.
2. The Consultant shall not be liable for failure to perform any duty or obligation that the consultant may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, inevitable accident, inability to obtain labour or transportation, or any cause outside the reasonable control of the consultant.
3. The client acknowledges that payment is non-refundable and that First Choice Building Consultants reserve the right to withhold full payment in the event of inspections being cancelled.
4. First Choice Building Consultants remains the owner of all reports prepared on behalf of its clients. We reserve the right to use the report at the company's discretion. This can include on selling the report to a third party.

### SERVICE

As requested by the Client, i.e. the person or persons, for whom the Report is to be carried out or their Principal (i.e. the person or persons for whom the report is being obtained), the inspection is to be based solely on one of the following options:

**Option 1** A Pre-Purchase Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

**Option 2** A Special-Purpose Inspection Report must include the defined purpose, scope and acceptance criteria on which the inspection report is to be based. A Special-Purpose Inspection Report may include Option 1 as well as the particular requirements of the Client which are specified and where applicable attached to this document.

The Report will be produced for the exclusive use of the Client. The Consultant, their company or firm is not liable for any reliance placed on the report by any third party.



## ACCESSIBILITY

Unless noted in “Special Conditions or Instructions”, the inspection only covers the Readily Accessible Areas of the Building & Site.

*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);
- (b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

*Building & Site* means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

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

The inspection does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible are 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.

## PROPERTY REPORT

### Definitions

*Building Consultant* means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings.

Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

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

*Primary Elements* means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of



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## BUILDING CONSULTANTS

personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

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

- (a) *Structural Cracking and Movement* – major (full depth) cracking forming in Primary Elements resulting from
- (b) 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.
- (c) *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* means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.



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

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

*Major Defect* means 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* means a defect other than a Major Defect.

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

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

(a) *Dampness Tests* 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.

## **Purpose, Scope and Acceptance Criteria**

The Property Report ("the Report") is to be carried out by a Building Consultant ("the Consultant").

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

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

Note. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Report.

**ACCEPTANCE CRITERIA** Unless otherwise agreed and noted in "Special Conditions or Instructions" for this report request, the building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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



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

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

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report.

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

## Limitations

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.

2. The Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. Australian Standard AS4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings' recognises that a property inspection report is not a warranty against problems developing with the building in the future.

## Exclusions

The Client acknowledges that the Report does not cover or deal with:

(i) any individual Minor Defect;

(ii) solving or providing costs for any rectification or repair work;

(iii) the structural design or adequacy of any element of construction;

(iv) detection of wood destroying insects such as termites and wood borers;

(v) the operation of fireplaces and chimneys;

(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;

(vii) lighting or energy efficiency;

(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;

(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;



- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## **TIMBER PEST REPORT**

### **Definitions**

*Timber Pest Attack* means Timber Pest Activity and/or Timber Pest Damage.

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

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

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

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



*Timber Pest Detection Consultant* means 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.

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

(a) *Chemical Delignification* - the breakdown of timber through chemical action.

(b) *Fungal Decay* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.

(c) *Wood Borers* - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.

(d) *Termites* - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

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

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

(a) *electronic moisture detecting meter* - an instrument used for assessing the moisture content of building elements;

(b) *stethoscope* - an instrument used to hear sounds made by termites within building elements;

(c) *probing* - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and

(d) *sounding* - a technique where timber is tapped with a solid object.

## **Purpose, Scope and Acceptance Criteria**

The Timber Report ("the Report") is to be carried out by a Timber Pest Detection Consultant ("the Consultant").

**PURPOSE** The purpose of the inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** The 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 is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Report.

**ACCEPTANCE CRITERIA** Unless otherwise agreed and noted in "Special Conditions or Instructions" for this report request, the building being inspected is to be compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with



generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Note. If the building is not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection shall be based on the general knowledge and experience of the Consultant.

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

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

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

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report.

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

## Limitations

The Client acknowledges:

1. The Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
3. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection is limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. The Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

## Exclusions

The Client acknowledges:

The Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.