



Members Master  
Builders Association

# N.S.W. MASTER BUILDING INSPECTORS

ABN 89 098 140 197  
www.buildinginspectors.com.au



Members Institute  
of Strata Management

Level 5, 203 New South Head Road, Edgecliff, NSW, 2027  
Phone: 9369 2787, Fax: 9388 2423  
advice@buildinginspectors.com.au

Building Consultants Licence BC211



***Address Deleted***



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## STANDARD BUILDING INSPECTION REPORT

<b>CLIENT:</b>	<i>Name deleted</i>
<b>PURCHASER:</b>	<i>Name deleted</i>
<b>ADDRESS:</b>	<i>Address deleted</i>
<b>TELEPHONE:</b>	<i>Telephone deleted</i>
<b>DATE:</b>	<i>Date deleted</i>

<b>ADDRESS OF PROPERTY:</b>	<i>Address deleted</i>
<b>OWNER'S NAME:</b>	<i>Name deleted</i>
<b>AGENT:</b>	<i>Name deleted</i>
<b>GENERAL DESCRIPTION OF PROPERTY:</b>	Double brick house constructed on timber beam and pier flooring with a timber framed fibro section at the rear exhibiting sagging of the roof, deterioration of the roof tiles and requiring a number of other repairs as detailed
<b>ACCOMMODATION:</b>	Three to four bedrooms depending on the configuration of rooms
<b>AGE OF PROPERTY:</b>	Appears to be approximately 85 years old
<b>NEIGHBOURING PROPERTIES:</b>	Houses of varying styles and ages
<b>WEATHER CONDITIONS ON DAY OF INSPECTION:</b>	Rain

## **HOW TO READ THIS REPORT**

1. Go to the **Summary Sheet** on the next page for an easy to read list of all the repairs required to this property and their estimated costs.
2. Go to the **Summary** box of the Visual Timber Pest Inspection and Report to find out if there are any termites or borers on the property.
3. Go to the **Recommendations** box of the Visual Timber Pest Inspection and Report for an assessment of the risk of termite attack to this property.
4. Go to the **Detailed Description Of The Property** section for a detailed description of each section of the property and the defects present.
5. Go to the beginning of the **Visual Timber Pest Inspection and Report** for a detailed description of any insect pest infestation or damage to each section of the property.
6. Carefully read **These Notes Form Part Of This Report And Are Specific To This Property** after the photos.
7. Carefully read the **Important Conditions Which Form Part Of This Building Report** at the end of the Building Report.
8. Carefully read the **Important Notes Which Form Part Of This Pest Report** at the end of the Pest Report.
9. After reading the **Building and Pest Reports** you will be able to decide:
  - a) whether this property **suits** you.
  - b) whether you want to undertake the **repairs** required to the property.
  - c) whether you have the **money** to undertake the repairs required to the property.
  - d) whether you should adjust your **offer** in relation to the **purchase price**.
  - e) whether you are still **interested** in purchasing the property.
  - f) whether you should **not purchase** this property and look for **another** property.
10. Please keep in mind that **most** properties **need repairs** and that the function of a Building and Pest Report is to identify the **defects** in the property not highlight its attractive aspects.

## **SUMMARY SHEET**

### **FAULTS**

1. Considerable repairs are required to the roof:
  - i. The timber roof framing is sagging below the purlins, being the timber members that support the rafters as visible from within the ceiling cavity and although no immediate instability has resulted, reinforcement of the timberwork should be undertaken by a carpenter with costs involved being in the order of \$1,000.
  - ii. All the terra-cotta roof tiles are old and in poor condition with the glaze to the tiles worn and the cement between the ridge tiles deteriorated and these tiles may now be porous and at the limits of their life. Restoration re-glazing and re-pointing of the tiles at least should now be undertaken to prevent rainwater penetration through the roof with costs being in the order of \$4,000 or replacement of the tiles will soon be necessary with costs being in the order of \$12,000 to \$15,000.
  - iii. Timber battens, being the sections of the roof frame that supports the roof tiles are deteriorated due to delignification which is the breakdown of the timberwork over a large number of years as a result of the heat and moisture generated in the ceiling cavity and replacement of the battens will be necessary when the roof tiles are renewed with costs involved in this repair being in the order of \$2500.
  - iv. Metal gutters are full of leaves and dirt and will rust and overflow, possibly allowing rain water entry through the roof if not cleaned out.
  - v. Downpipes collecting rainwater from some gutters are not connected into the stormwater system, discharging their contents on to the surface of the ground contrary to Council and water authority regulations. Rectification of this condition can be enforced by these authorities at the owners expense at some time in the future and costs involved can be in the order of a few thousand dollars depending on the location of the existing stormwater system.
  - vi. The metal roof is rusted and requires extensive restoration and securing into position to prolong its life and to prevent rainwater seepage through the roof with costs involved in this repair being in the order of \$1,800 or replacement will be necessary.

Repairs to the roof as detailed above should now be undertaken as soon as possible to prevent rainwater entry through the roof.

Furthermore, the ceilings in most rooms are sagging, flaking, cracked and irregular, due to rainwater entry through the roof and extensive restoration and securing of the ceilings into position is now required with costs involved being in the order of \$2,500 depending on the quality of workmanship performed.

Nevertheless, should repairs to the roof as detailed above not be undertaken in the near future, further rainwater seepage through the roof and into the house can be expected and further damage to the ceilings may result, in which case replacement of some ceilings may become necessary with costs involved in the supply and installation of each ceiling being in the order of 5,000.

2. The following conditions were noted in relation to the exterior of the house:
  - i. Cracking is visible in the exterior walls due to the movement of the walls on their footings and although these cracks are not severe or extensive, with no torsional or rotational movement present and no instability resulting, there is some risk that cracking may increase in extent and severity in the future or that other cracks may appear elsewhere but this is difficult to predict.
  - ii. Mortar joints between the brickwork in the exterior walls are deteriorated in areas and now requires patching, a process known as tuckpointing that can normally be undertaken by a bricklayer with costs involved being in the order of \$500.  
(Photo 2)
  - iii. Some timber windows are old and weathered and restoration of the windows is now required to prolong their life, prevent rainwater penetration through the windows and allow the windows to work smoothly, with costs involved in these repair being in the order of \$1,200 depending on the quality of workmanship performed.
  - iv. Concrete beams above some windows are cracked due to rusting of the steel reinforcement in the concrete and repair is now required with costs being in the order of \$500. Should repair of the beams not be undertaken in the near future, replacement will soon be necessary with costs involved in the renewal of each beam being in the order of \$3,000.
3. The floors are exhibiting a number of irregularities:
  - i. No antcaps have been installed on top of the brick piers in the subfloor below this house for proper termite identification with costs involved in the supply and installation of antcaps being in the order of \$1,800.
  - ii. The floors in some rooms are sloping out of level because some of the brick piers have subsided and reinforcement should be undertaken with costs being in the order of \$1,000.
  - iii. No door has been installed to the opening to the subfloor below this house with costs involved in supply and installation of door being in the order of \$600.
  - iv. Ventilation in the subfloor below this house is poor and the installation of additional vents in the exterior walls should be undertaken with costs involved being in the order of \$1,800.
  - v. Rubble under the building should be removed.
4. The plumbing installation is in poor condition:
  - i. Iron waste plumbing pipes are corroding. (Photo 5)
  - ii. Clay sewer pipes in the subfloor below this house are old and may soon require some modernisation.

A plumbing contractor should now be engaged to rectify the plumbing in this property with costs being in the order of a three thousand dollars, however, should replacement of the sewerage pipes be required, costs involved can be in the order of \$15,000.

5. The internal rendered walls in some rooms are cracked, conditions due to the slight movement of the brickwork however no torsional or rotational movement has occurred and no instability has resulted and no reconstruction of the walls is necessary and only patching and re-painting is required to rectify although further movements of the walls can be expected and further cracking at these locations or in other areas may appear and continual patching and re-painting may be necessary to maintain a good surface finish.
6. Repairs are required to the bathrooms:
  - i. Ceramic tiles in the shower areas in both bathrooms are exhibiting wear and tear, a condition that may allow water penetration through the bathroom wall and floor and at least re-grouting of the tiles should now be undertaken with costs being in the order of \$500, however, should evidence of seepage through the bathroom wall or floor appear, replacement of the tiles and renewal of the waterproof membranes will be necessary with costs being in the order of \$1,500 for each shower.
  - ii. The handbasin in the bathroom drains slowly, a condition that may be due to a partial blockage in the waste pipe below the handbasin in which case costs involved in rectification will be in the order of \$120, however, should the blockage be in the sewer line, costs involved in repair can be in the order of several thousands of dollars and a plumbing contractor should be engaged to further investigate and rectify this condition. (Photo 4)
  - iii. Plumbing in the bathroom is old.
7. The steel laundry tub is old and rusting but still usable at present.
8. The following conditions were noted in relation to the kitchen:
  - i. The seal at the junction of the ceramic wall tiles in the kitchen where they meet the top of the benchtop is deteriorated, a condition that can allow seepage into the cabinetry below and the installation of a new flexible sealer at this location should be undertaken with costs involved being in the order of \$250.
  - ii. The kitchen cabinetry is exhibiting wear and tear but is still usable in its present form at this point in time.
9. Repairs are required to the exterior grounds:
  - i. Concrete paths are deteriorated and require reconstruction in large areas.
  - ii. Timber fencing is deteriorated and requires replacement in large areas.
  - iii. Ceramic floor tiles to the front porch are cracked and drummy and will soon require replacement but not as a matter of urgency, however, costs involved in renewal can be in the order of \$4,000 or \$5,000 if similar heritage tiles are selected.
  - iv. The metal gate in the front yard is rusted and requires replacement.
10. The garage is in poor condition:
  - i. The brick walls are cracked and leaning.
  - ii. The roof is sagging.

- iii. The roof tiles are in poor condition.
- iv. The corrugated asbestos cement roof to the garage is in poor condition and requires replacement, however, this roof contains asbestos and costs involved in renewal can be in the order of several thousand dollars depending on the type of replacement roof selected. Furthermore, the asbestos in this section of the property is regarded as being unsafe because asbestos fibres can dislodge away from the surface and be breathed in by the occupants of the property and for this reason, removal should be undertaken by a WorkCover licenced contractor with costs involved being in the order of \$2,500.

This garage is really only suitable for demolition, however, costs involved in removal can be in the order of \$6,000 or \$7,000 because of the asbestos content in the fibro walls and roof and costs involved in construction of a new garage can be in the order of \$20,000 depending on the style and quality of garage selected.

## **STRUCTURAL DEFECTS**

1. Cracks in the exterior walls are not severe or extensive and would not constitute structural defects in their present form at this point in time, however, cracking can increase in extent and severity in the future but this is difficult to predict.
2. Cracks in the internal walls are also not severe or extensive and would not constitute structural defects in their present form at this point in time, but once again, cracking can increase in extent and severity in the future.
3. The floors are exhibiting a number of irregularities and although still stable at present, a number of repairs are required as detailed in an earlier section of this report.
4. The roof is weak but still stable although some reinforcement would be recommended.
5. Repairs to the ceilings should now be undertaken as soon as possible to prevent these ceilings from dislodging away from the supporting timber framework and presenting a safety risk to the occupants.

### **Definition**

#### **Home Building Regulation 2004**

##### **71 Meaning of “structural defect”**

(1) For the purposes of section 103B (2) of the Act, *structural defect* means any defect in a structural element of a building that is attributable to defective design, defective or faulty workmanship or defective materials (or any combination of these) and that:

(a) results in, or is likely to result in, the building or any part of the building being required by or under any law to be closed or prohibited from being used, or

(b) prevents, or is likely to prevent, the continued practical use of the building or any part of the building, or

(c) results in, or is likely to result in:

(i) the destruction of the building or any part of the building, or

(ii) physical damage to the building or any part of the building, or

(d) results in, or is likely to result in, a threat of imminent collapse that may reasonably be considered to cause destruction of the building or physical damage to the building or any part of the building.

(2) In subclause (1):

*structural element of a building* means:

(a) any internal or external load-bearing component of the building that is essential to the stability of the building or any part of it, including things such as foundations, floors, walls, roofs, columns and beams, and

(b) any component (including weatherproofing) that forms part of the external walls or roof of the building.



## **DAMPNESS**

Damp penetration into this property may occur at the following locations:

1. Damp meter readings taken about the surfaces of the internal wall linings at the rear of the house revealed a high level of moisture in the walls consistent with the presence of damp, termite infestation and/or termite damage. Further investigation should be undertaken to determine whether termite infestation or damage is present in the concealed timber framework by way of thermal imaging\* or a boroscope test.\*\* (Photo 7)

**\*Thermal imaging** is a process that uses a specialised camera that may detect termite infestation in concealed timbers. This method is non-intrusive and therefore preferred over a boroscope inspection.

**\*\*A boroscope inspection** is an intrusive inspection involving the insertion of a probe through holes that are made in the ceilings, walls and floors so that the concealed timbers in these areas can be examined to determine whether termite damage or termite infestation is present. Permission should be obtained from the owner because this process causes damage to the property.

2. Ventilation in the subfloor below the house is poor and seepage may accumulate on the ground during wet weather periods.
3. A number of repairs are required to the roof to prevent rain water seepage through the roof as detailed in an earlier section of this report.
4. Patching of the cracks, gaps and irregularities in the exterior walls is required to prevent damp penetration through the walls.
5. Restoration of the windows in this house is required to prevent rainwater seepage through the windows.
6. No weep holes, being vertical gaps in the exterior base walls, have been installed to allow any moisture penetrating through the walls to escape out of the walls instead of entering internally and should damp entry appear internally, drilling out of weep holes will be necessary.
7. Damp courses are installed in walls at the time that buildings are constructed so that rising damp does not enter into the property. You should be aware however, that damp courses can deteriorate after 30 years. Rising damp could not be identified inside this property at the time of the inspection but may appear at any time. When the installation of a new damp course be required, costs involved can be in the order of thousands of dollars depending on the type of damp course selected, method of installation used and quality of workmanship performed. Taking into consideration the age of the property, we strongly recommend that you should budget for the installation of a damp course in the near future.



**Photo 1.**

**Downpipes are not connected into the stormwater system, discharging their contents onto the ground contrary to Council and Water Board regulations.**



**Photo 2.**

**Mortar joints between the brickwork in the exterior walls are deteriorated.**



**Photo 3.**

**The handbasin in the bathroom drains slowly.**



**Photo 4.**

**Iron plumbing waste pipes are old and in poor condition.**





**Photo 5.**

**View of the timber roof frame.**



**Photo 6.**

**Damp meter readings taken along the surfaces of the fibro walls at the rear of the house revealed a high level of moisture in the walls.**

## **THESE NOTES FORM PART OF THIS REPORT AND ARE SPECIFIC TO THIS PROPERTY**

1. Estimates of repair costs stated in this report should be used as a guide only and cannot be relied on. For accurate costings, quotes must be obtained from a number of qualified tradesmen or builders.
2. This building inspection has been performed in accordance with the Australian Standards AS4349.0-2007 Inspection of Buildings Part 0: General Requirements and AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings, and accordingly we have not:-
  - (a) tested or checked the operation and condition of appliances and fixtures, including ovens, stoves, dishwashers, exhausts, air conditioners, ducted vacuum systems, garage doors, fireplaces, chimneys or any other electrical or mechanical appliances or fixtures that may be present, including whether these appliances are correctly ducted or unducted. We recommend you ask your solicitor or conveyancer to check if the vendors still have current warranties for these which can be assigned to you; and
  - (b) determined whether the ground on which the building rests has been filled, is liable to slide, is subject to landslip, earthquakes, tidal inundation or if it is flood prone and we take no responsibility for any damage to the building or loss suffered due to any of these conditions or resulting from any of these causes.
3. This building report must be read in conjunction with the information and conditions in the section contained in the report and headed “Important Conditions Which Form Part of This Building Report.”
4. You should be aware and note that this inspection does not report on minor faults and irregularities that are consistent with a property of this age and type of construction.
5. This Report will not disclose defects in inaccessible areas or areas that are not reasonably visible, defects which are only apparent in weather conditions different to those at the time of this inspection and latent defects which have not yet manifested themselves, and no responsibility is taken for defects of these kinds.
6. Our inspection is only of areas which are readily accessible and readily visible. Accordingly we take no responsibility and accept no liability for any damage that may be present in concealed timber wall, floor and roof framing.
7. This report is based on the condition of the building at the time of the inspection and we accept no responsibility for any damage or deterioration that may occur in the future which could not be foreseen by a visual inspection of the readily accessible and readily visible areas of the property.
8. The interior and exterior walls in this building were carefully examined for cracking in the walls. Any cracks that were present at the time of the inspection were noted and their extent and severity explained. Because of the current drought, moisture in the soil is continually evaporating causing the ground to contract. This condition is resulting in movement of the footings that support the walls and cracking in the walls. Cracks may appear in the internal and external walls in this building at any time. It is not possible to predict whether cracks will appear in the walls or whether any cracks present at the time of our inspection will increase in extent and severity. Please note carefully that we accept no responsibility for any cracking in the walls that may appear or any increase in extent or severity in any cracks that are present.



9. We do not, as part of this inspection, check with Council whether the alterations and additions undertaken to this property have been approved and recommend that you contacted Council to determine whether approval has been obtained for the work performed.
10. Some rooms inside this property are full of personal effects which should be removed so that a proper inspection of the areas concealed by the personal effects can be completed.
11. Although the plumbing in this property is working sufficiently, there is some risk that the sewerage pipes may be old and damaged in which case modernisation may be necessary and costs involved can be substantial.
12. Because of the age of this property there is a risk that it may have been painted using lead based paints, a condition that poses a health risk and can involve substantial costs in removal or repainting. It is not possible to test whether the paint contains lead during the course of an inspection of this kind and we therefore accept no responsibility if it is discovered that the paint does in fact contain lead.
13. An inspection of the ceiling cavity revealed the presence of thick dust which may contain lead, a condition that can pose a health risk, and removal of the dust is recommended.
14. Glass installed in some windows and doors in this property extends close to the floor and should be safety glass. If safety glass has not been used, replacement with safety glass should be undertaken.
15. Ceramic floor tiles in this property are satisfactory but you need to be aware that that these can lift or crack due to the expansion of the tiles, deterioration of the tile adhesive or movements in the floors supporting the tile. If this occurs we can take no responsibility and accept no liability.
16. Ceramic wall tiles in this property are satisfactory but you need to be aware that these tiles can crack and dislodge away from the wall due to the deterioration of the adhesive that secures the tiles to the walls, moisture penetration between the tiles and walls and movements in the walls. If this occurs we can take no responsibility and accept no liability.
17. The roots of trees on this property can cause damage to paths, fences, retaining walls, plumbing pipes and the building itself and should be monitored carefully at all times. This Company will accept no responsibility for any damage caused by tress and an arborist (tree specialist) should be contacted to determine whether tree roots on this property pose a danger to damaging the property.
18. The retaining walls and fences on this property that were sound at the time of this inspection can crack, bend or collapse for any number of reasons including soil movement, pressure of tree roots and build up of water behind the retaining walls or fences, and, because it is not uncommon for retaining walls and fences to deteriorate, we take no responsibility for any damage to the retaining walls and fences.
19. Sections of the retaining walls and fences on this property were not visible and their condition could not be ascertained but these retaining walls and fences may be cracked, deteriorated or leaning and require repair or reconstruction. Please note carefully that we do not accept responsibility for the condition of the retaining walls and fences and are not liable for their repair which can involve substantial costs.

20. The hot water tank may be at the end of its warranty which is often only 1 to 5 years and should replacement be requires, costs involved in the supply or installation of a new hot water tank can be in the order of \$1,000.

## **DETAILED DESCRIPTION OF PROPERTY**

### **INTERIOR**

#### **ENTRY**

<b>FRONT DOOR:</b>	Timber door in satisfactory order and condition
<b>DOOR LOCKS:</b>	Door lock satisfactory
<b>CEILING:</b>	Painted ceiling cracked and requires repair
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor feels firm
<b>WALLS:</b>	Rendered walls cracked but no instability present
<b>WINDOWS &amp; DOORS:</b>	Nil
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:*</b>	In satisfactory working order

\* An electric meter is used to test the correct wiring of powerpoints.

#### **LOUNGEROOM**

<b>CEILING:</b>	Painted ceiling satisfactory
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor is out of level but still stable
<b>WALLS:</b>	Rendered walls cracked but no instability present
<b>WINDOWS &amp; DOORS:</b>	Timber window satisfactory. Door closes squarely in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

#### **DINING ROOM**

<b>CEILING:</b>	Painted ceiling sagging and requires repair
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor feels firm
<b>WALLS:</b>	Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber window satisfactory. Door closes squarely in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **MAIN BEDROOM**

<b>BUILT-IN WARDROBES:</b>	Nil
<b>CEILING:</b>	Painted ceiling cracked and requires repair
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor is out of level
<b>WALLS:</b>	Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber windows require maintenance for satisfactory operation. Door closes square in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **SECOND BEDROOM**

<b>BUILT-IN WARDROBES:</b>	Nil
<b>CEILING:</b>	Painted ceiling sagging and requires repair
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor feels firm
<b>WALLS:</b>	Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber window satisfactory. Door closes squarely in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **THIRD BEDROOM**

<b>BUILT-IN WARDROBES:</b>	Nil
<b>CEILING:</b>	Painted ceiling flaking and irregular and requires restoration
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor feels firm
<b>WALLS:</b>	Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber window satisfactory. Door closes squarely in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **BATHROOM**

<b>GENERAL DESCRIPTION:</b>	Bathroom installation and facilities require repairs
<b>CEILING:</b>	Painted ceiling sagging and requires repair
<b>FLOOR:</b>	Ceramic tiles on concrete floor satisfactory
<b>WALLS:</b>	Tiles in the shower enclosure are exhibiting wear and tear and at least re-grouting is required to prevent water seepage through the bathroom walls and floor or replacement of the tiles and renewal of the waterproof membrane will be necessary. Rendered walls sound
<b>TOILET:</b>	In satisfactory working order
<b>BATH/SHOWER:</b>	Combination bath and shower in satisfactory working order
<b>TAPS:</b>	Plastic and metal taps satisfactory
<b>PLUMBING:</b>	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure. The handbasin drains slowly
<b>CUPBOARDS:</b>	The vanity is satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order
<b>LIGHTS:</b>	In satisfactory working order
<b>HEATING &amp; EXHAUST:</b>	Exhaust installed but not tested
<b>WINDOWS:</b>	Timber windows satisfactory
<b>WATER PRESSURE:</b>	Satisfactory for hot and cold
<b>DRAINAGE:</b>	Satisfactory, a drain has been installed in the floor

## **BATHROOM**

<b>GENERAL DESCRIPTION:</b>	Shower room at rear of house
<b>CEILING:</b>	Fibro ceiling satisfactory
<b>FLOOR:</b>	Vinyl floorcovering in poor condition. The timber floor is out of level
<b>WALLS:</b>	Tiles in the shower enclosure are exhibiting wear and tear and at least re-grouting is required to prevent water seepage through the bathroom walls and floor or replacement of the tiles and renewal of the waterproof membrane will be necessary. Fibro walls sound
<b>TOILET:</b>	In satisfactory working order
<b>BATH/SHOWER:</b>	Shower in satisfactory working order
<b>TAPS:</b>	Metal taps satisfactory
<b>PLUMBING:</b>	Working satisfactorily but iron waste pipes are old
<b>CUPBOARDS:</b>	The vanity is basic but still usable
<b>POWERPOINTS:</b>	In satisfactory working order
<b>LIGHTS:</b>	In satisfactory working order
<b>HEATING &amp; EXHAUST:</b>	Nil
<b>WINDOWS:</b>	Timber windows require maintenance for satisfactory operation
<b>WATER PRESSURE:</b>	Satisfactory for hot and cold
<b>DRAINAGE:</b>	No drain visible in the floor

## **LAUNDRY**

<b>GENERAL DESCRIPTION:</b>	Laundry room and facilities in satisfactory working order
<b>CEILING:</b>	Fibro ceiling satisfactory
<b>FLOOR:</b>	Concrete sound
<b>WALLS:</b>	Rendered walls sound
<b>PLUMBING:</b>	Working satisfactorily. PVC waste pipes and connections only visible and are all secure
<b>DRAINAGE:</b>	Appears satisfactory towards the door to the exterior
<b>TUB:</b>	Steel tub rusting but still usable
<b>WASHING MACHINE CONNECTIONS:</b>	Appear satisfactorily installed
<b>POWERPOINTS:</b>	In satisfactory working order

## **KITCHEN**

<b>GENERAL DESCRIPTION:</b>	Kitchen installation and facilities in satisfactory working order
<b>CEILING:</b>	Painted ceiling sagging and requires repair
<b>FLOOR:</b>	Vinyl floorcovering in poor condition. Timber floor feels firm
<b>WALLS:</b>	Ceramic wall tiles satisfactory but sealing of tiles to top of benchtop required to prevent seepage of water into cabinetry below. Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber windows require maintenance for satisfactory operation
<b>CUPBOARDS:</b>	Laminated cabinetry exhibiting wear and tear but still usable
<b>OVEN/HOTPLATE:</b>	A separate gas hotplate and wall oven installed was not tested
<b>SINK:</b>	The sink is satisfactory
<b>PLUMBING:</b>	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure
<b>WATER PRESSURE:</b>	Satisfactory for hot and cold
<b>EXHAUST:</b>	Rangehood installed but not tested
<b>LIGHTING:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **FAMILY ROOM**

<b>GENERAL DESCRIPTION:</b>	Area at end of hall could be the fourth bedroom
<b>CEILING:</b>	Painted ceiling satisfactory
<b>FLOORS:</b>	Wall to wall carpet basic. The timber floor feels firm
<b>WALLS:</b>	Rendered walls sound
<b>WINDOWS &amp; DOORS:</b>	Timber windows require maintenance for satisfactory operation. Door closes square in its frame
<b>LIGHT FITTINGS:</b>	In satisfactory working order
<b>NATURAL LIGHT:</b>	Satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order

## **CEILING CAVITY**

<b>GENERAL DESCRIPTION:</b>	Timber roof framing poorly supported below purlins and reinforcement required. Timber roof framing to sloping roof at rear not exposed to view
<b>BEARERS:</b>	Weak
<b>RAFTERS:</b>	Poorly supported
<b>BATTENS:</b>	Deteriorated due to delignification
<b>INSULATION:</b>	Nil
<b>WATER ENTRY:</b>	Inevitable through the terracotta roof tiles which are at the limits of their life. An old hot water tank is present in the ceiling cavity



## **EXTERIOR OF PROPERTY**

### **CLADDING**

<b>WALLS:</b>	Exterior brick walls exhibiting a number of cracks, gaps and irregularities but no instability resulted at this point in time. Mortar joints are deteriorated in areas and require patching. Fibro walls at rear satisfactory
<b>WINDOWS:</b>	Timber windows are old and weathered and require continual maintenance to prolong their life and allow the windows to work satisfactorily
<b>DOORS:</b>	Timber doors satisfactory
<b>LINTELS:</b>	Concrete beams are cracked and require repair or replacement will soon be necessary
<b>DAMP COURSE:</b>	Visible
<b>DAMPNESS:</b>	Nil but no weep holes present

### **ROOF**

<b>CONSTRUCTION TYPE:</b>	Hipped roof poorly supported and requires reinforcement. Sloping roof at rear appears satisfactory as far as visible
<b>ROOF COVERING:</b>	The roof tiles are in poor condition and the metal roof is exhibiting wear and tear
<b>GUTTERING:</b>	Metal gutters satisfactory but are full of leaves and dirt and will rust and overflow if not cleaned out
<b>DOWNPIPES:</b>	Satisfactory but not connected into the stormwater
<b>EAVES:</b>	Fibro eaves satisfactory

### **SUBFLOOR (Area Under the Floor)**

<b>GENERAL DESCRIPTION:</b>	Area below house exhibiting a number of irregularities. No trap door present
<b>BEARERS:</b>	Satisfactory in size and construction
<b>FLOORING:</b>	Floorboards satisfactory but some floors are out of level
<b>PIERS:</b>	Some piers require reinforcement
<b>ANTCAPS:</b>	Nil
<b>DAMPNESS:</b>	Nil but ventilation is poor and seepage may accumulate on the surface of the soil during certain weather conditions. Rubble on the ground should be removed.

## **ELECTRICAL SYSTEM**

<b>FUSE BOX:</b>	Fuse area satisfactory
<b>LIGHTS:</b>	All in satisfactory working order
<b>POWERPOINTS:</b>	All in satisfactory working order
<b>SMOKE DETECTOR:</b>	Installed at various locations but not tested
<b>CONDITION OF WIRING:</b>	Generally satisfactory in sections exposed to view but the condition of concealed cables not visible

## **PLUMBING SYSTEM**

<b>HOT &amp; COLD WATER PIPES:</b>	Copper water supply pipes and PVC waste pipes satisfactory where visible. Iron waste pipes and clay sewer pipes are old
<b>WATER PRESSURE:</b>	Satisfactory for hot and cold
<b>PLUMBING CONNECTIONS:</b>	All secure
<b>CONDITION OF PLUMBING:</b>	Some modernisation at least required

## **HOT WATER SYSTEM**

<b>MAKE:</b>	Rheem at exterior side yard
<b>TYPE:</b>	Mains pressure gas system
<b>CAPACITY:</b>	Approx 150 litres
<b>CONDITION:</b>	Appears satisfactory but may be at the end of its warranty which is often one to five years

## **BACK YARD**

<b>GENERAL DESCRIPTION:</b>	Sloping yard. The rear toilet is in satisfactory working order
<b>PATHS:</b>	Concrete deteriorated
<b>FENCING:</b>	Timber fencing deteriorated in areas
<b>TAPS:</b>	Satisfactory working order
<b>WATER DRAINAGE:</b>	Appears satisfactory away from the property where the level of the internal floor is above the ground

## **FRONT YARD**

<b>GENERAL DESCRIPTION:</b>	Sloping yard
<b>PATHS:</b>	Concrete deteriorated in areas. Ceramic floor tiles to front porch cracked and drummy and will soon require reinforcement
<b>FENCING:</b>	Timber fencing deteriorated in areas. The metal gate is rusted
<b>TAPS:</b>	Satisfactory working order
<b>WATER DRAINAGE:</b>	Appears satisfactory away from the property where the level of the internal floor is above the ground

## **GARAGE**

<b>GENERAL DESCRIPTION:</b>	Brick and fibro garage in poor condition and suitable only for demolition
<b>GARAGE DOOR:</b>	Timber doors old but not tested
<b>FLOOR:</b>	Concrete and timber floor satisfactory
<b>WALLS:</b>	Brick walls cracked and leaning. Internal fibro walls satisfactory
<b>WINDOWS:</b>	Nil
<b>CEILING:</b>	Fibro ceiling satisfactory
<b>POWERPOINTS:</b>	In satisfactory working order
<b>LIGHTS:</b>	In satisfactory working order
<b>ROOF:</b>	The roof is sagging and the terracotta tiles and corrugated asbestos cement are in poor condition
<b>DRIVEWAY:</b>	Concrete satisfactory
<b>ACCESS:</b>	Satisfactory from street

## **IMPORTANT CONDITIONS WHICH FORM PART OF THIS BUILDING REPORT**

1. **AUSTRALIAN STANDARD:** This Report must be read as subject to the Australian Standard AS4349.0-2007 Inspection of Buildings Part 0: General Requirements 1.2 APPLICATION and the Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections—Residential Buildings 1.2 LIMITATIONS OF STANDARD which say that a Report prepared in accordance with these Standards is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

And,

That the Standard does not include the identification of unauthorized building work or of work not compliant with building regulations. The Standard also assumes that the existing use of the building will continue.

Accordingly, this Report does not warrant that any section of the building or property complies with the Building Code of Australia or any Australian Standards. Any section of the Report that comments on the compliance or non-compliance of this building or property must be read subject to these exclusions and this disclaimer of liability.

2. **COMPLIANCE:** The houses, units and building we inspect vary widely in age and type of construction. Please note carefully that it is not the purpose of this Report to determine whether these buildings comply with the current building codes, regulations, Australian Standards or Council requirements. Accordingly, we accept no responsibility for any aspect of this building that may not comply with current building codes, regulations, Australian Standards or Council requirements and accept no responsibility for the repair or upgrading of any section of this building so that it does comply with current building codes, regulations, Australian Standards or Council requirements.
3. **PURPOSE OF INSPECTION:** The Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings states in section 2.2 Purpose of Inspection that the purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection. Accordingly, this Report is a Report on the condition of the property at the time of the inspection and we accept no responsibility for any defects that may appear at any time in the future.
4. **SAMPLE OF REPORT:** In accordance with the Australian Standard AS4349.0 Part 0: General requirements Section 2 Inspection Agreement, 2.1 General, C2.1, you confirm that you, or your Solicitor or Conveyancer, have seen a sample of our Report on our website, or elsewhere, and acknowledge that you are satisfied with the aspects covered in the Sample Report and the extent of reporting in the Sample Report which is similar to the Report you have received.
5. **INSPECTION AGREEMENT:** In accordance with the Australian Standard 4349.0 Part 0: General requirements Section 2 Inspection Agreement, 2.1 General, C2.1, you confirm that you have not signed an Inspection Agreement as time was not available for the signing of an Inspection Agreement.
6. **ASBESTOS:** Please note carefully that this inspection Report is not an asbestos inspection Report and does not include an inspection of asbestos. The inspector is not qualified to inspect for asbestos. We therefore take no responsibility for asbestos matters and any comments on asbestos must be read subject to these exclusions and this disclaimer of liability. Asbestos containing materials, including fibro, were in common use in buildings that are fifteen years or more old. There are a large number of buildings in Australia that contain asbestos but without specialised testing, which is outside our area of expertise and the scope of this report, and having access to parts of the building not readily visible, it is difficult to accurately determine whether asbestos is present in a building and we are therefore unable to reliably state whether or not this building contains asbestos. Nevertheless, the general consensus in the building industry is that buildings with asbestos that is in good condition pose no danger to their occupants unless the material that contains asbestos is disturbed. You should be aware that removal of building materials containing asbestos such as corrugated asbestos cement roofing or internal or external fibro wall sheeting will almost certainly involve substantial costs

because of stringent safety rules in relation to handling of asbestos imposed by Government authorities. For further information about asbestos see [www.asbestosinspections.com.au](http://www.asbestosinspections.com.au)

7. **ASBESTOS INSPECTION:** If you are contemplating any alterations or additions to the property, most Councils will require you to undertake an asbestos inspection before work commences so that any sections of the building that contain asbestos can be removed to eliminate a health risk to the owners and the building contractors. For further information about asbestos see [www.asbestosinspections.com.au](http://www.asbestosinspections.com.au)
8. **PLUMBING & ELECTRICAL:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that the inspector is not required to check the adequacy of the plumbing or electrical installation. We therefore take no responsibility for these matters and our Report on the plumbing and electrical installation must be read subject to these exclusions and this disclaimer of liability.
9. **HOT WATER TANK:** The condition of the hot water tank and its adequacy is not part of a pre purchase inspection and Report in accordance with the Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings which states that the inspector is not required to check the adequacy of any section of the plumbing. Additionally, the Department of Fair Trading states the following on their website - "Property Inspections, Things Not Included - plumbing." We therefore take no responsibility for the condition of the hot water tank. Should the inspector mention the hot water tank in the Report, its condition and adequacy must be read subject to these exclusions and this disclaimer of liability.
10. **PLUMBING BLOCKAGES:** An inspection of the plumbing in this building has been made by examining the exposed plumbing pipes, testing the water pressure at all the taps and flushing the toilets if the water supply is on. Blockages in sewer lines can sometimes be identified by toilets that do not drain quickly when flushed but often this condition only becomes apparent after continual use over a period of time and in these cases blockages in sewer and stormwater pipes cannot be identified during the course of an inspection. Blockages in sewer and stormwater pipes can also occur at any time because of tree roots entering into sewer and stormwater pipes below the ground. For these reasons we cannot accept responsibility if there are, or if there develops, any blockages in sewer and stormwater pipes and this Company cannot be held liable for any repairs made necessary by such blockage.
11. **STORMWATER:** Sydney Water does not allow downpipes collecting rainwater from the gutters to discharge into the sewer system. It is impossible to determine simply by visual inspection whether the downpipes are connected into the sewer pipes. This can only be determined by smoke testing using specialised equipment which is outside our area of expertise and accordingly outside the scope of this Report. This Company therefore takes no responsibility for the cost of rectification where downpipes discharge into the sewer or into the ground.
12. **SHOWERS:** Shower enclosures are examined for evidence of seepage but it is not possible to determine whether a waterproof membrane has been installed or it's condition because the membrane is not exposed to view. Should seepage through the bathroom walls or floors appear, replacement of the tiles and renewal of the membrane will be necessary and in some cases damage to the timber wall and floor framing can occur. Leaking showers and damage to the timber wall and floor framing is therefore outside the scope of this Report and this Company cannot be held liable for repairs to leaking showers or damage to the timber wall and floor framing.
13. **EXCLUSIONS:** The client acknowledges that this Report does not deal with the following items in accordance with the Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings:
  - (a) Footings below ground.
  - (b) Concealed damp-proof course.
  - (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
  - (d) Concealed plumbing.
  - (e) Adequacy of roof drainage as installed.

- (f) Gas fittings and fixtures.
- (g) Air conditioning.
- (h) Automatic garage door mechanisms.
- (i) Swimming pools and associated filtration and similar equipment.
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- (k) Alarm systems.
- (l) Intercom systems.
- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (such as gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor cover.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency.

14. **PEST INSPECTION:** This Building Inspection Report is not and should not be confused with a Pest Inspection Report. This Company is not responsible for and cannot be held liable if there is any infestation of termites, borers or any other pests in the property or for any damage that such infestation may cause.

The NSW Office of Fair Trading states the following in its publication, Pre-purchase building inspections: A home buyer's guide: "It is also useful to get a separate pest inspection report before you buy the property."

15. **OTHER PESTS:** This Company is not responsible for and cannot be held liable if there is any infestation of other pests in the property including, but not limited to, possums, birds, cockroaches, rats, mice, wasps, bees, fleas, ants snakes and spiders, or for any damage that such pests may cause to the property.
16. **CONCEALED TIMBERS:** No liability will be accepted for any damage whatsoever that may be present in areas in this property where the timber wall, floor and roof framing is not exposed to view and this Company cannot be held responsible for any damage to concealed timber wall, floor and roof framing.
17. **ACCESSIBILITY:** Only the readily accessible and readily visible areas of this building were inspected and reported on. The Report therefore does not extend to any areas where there were physical limitations which inhibit or prevent access and inspection, including but not limited to fixed ceilings, wall linings, floors covered by floor coverings, fixtures, fittings and furniture containing clothes and other stored articles/materials, thermal insulation, sarking, pipe/duct work, and areas covered by or containing builders debris, vegetation, pavements or earth. Any section of the building that is not readily accessible, such as garages, laundries, sheds, other rooms, manholes to ceiling cavities, trapdoors to subfloor areas or any other areas that are locked, including

concealed hot water tanks, cannot be reported on and no responsibility will therefore be taken in respect of defects that may be present in these parts of the building. The client will be charged an additional fee to inspect these areas if access becomes available at a later date.

18. **RIGHT OF ENTRY:** In accordance with the Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings, please note that Section 2.3.2 Areas for inspection says that the inspection covers accessible areas only. The Australian Standard also states that the client must arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of the inspection. Accordingly, any areas of the building that are not accessible will be excluded from the Report and the client will be charged an additional fee if those areas become accessible and an inspection of those areas are requested.
19. **SAFE ACCESS:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access is defined as areas where safe unobstructed access is provided. Reasonable access does not include removing screws or bolts to access covers. Reasonable access does not include destructive or invasive inspection methods nor does it include cutting or making access traps or moving furniture, floor coverings or stored goods. Access to any areas of the building as detailed above must be made by the owner. We recommend you arrange for us to gain access to any areas of the building that were not accessible to determine whether any repairs are required in these areas. However, we advise that this will require a second visit to the property at an additional fee.
20. **REASONABLE ACCESS:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access constitutes access from a ladder no higher than 3.6 metres, manhole access to the ceiling cavity no smaller than 450mm x 400mm, crawl space in the ceiling cavity no less than 600mm x 600mm, manhole access to the subfloor no less than 500mm x 400mm and vertical clearance in the subfloor not less than 400mm to the underside of the bearers. Special arrangements will be required for access to any of the above areas that are outside these dimensions.
21. **RESTRICTED ACCESS:** Our inspectors are not authorised to move any items on the properties we inspect including but not limited to furniture, fittings, floor coverings, white goods, debris, vegetation or any personal effects. These items can sometimes conceal access to the subfloor below the property, access to the manhole into the ceiling area and access to other areas of the property. Accordingly, the client will be charged an additional fee to inspect these areas if access becomes available at a later date as a result of the movement of these items.
22. **FURTHER ACCESS:** Where we recommend that further access to sections of the property be arranged for us, you should urgently arrange for such further access to be provided so that further inspections of those sections can be carried out BEFORE you proceed with a purchase of this property. No inspection of any areas concealed by furnishings or household items was made for the purposes of this Report.
23. **OBSTRUCTIONS:** Where we state that areas of the property are concealed by certain items including, but not limited to furniture, person effects, stored goods, building materials, foliage and debris, those items should be removed so that an inspection of the concealed areas can be undertaken before the purchase of the property proceeds.
24. **VISIBILITY:** Where we state in our Report that a section of a property is "satisfactory as far as visible", that section of the property that is not visible must be made accessible so that it becomes visible and can be inspected before the purchase proceeds. Please note carefully that we take no responsibility for any defects that are present, or any repairs that are required, to any section of the property that we state is not visible and that is not made accessible for inspection before you purchase the property.

25. **MINOR DEFECTS:** The Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings states Section C4.2.8 says that minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance. It is neither intended nor expected that the Report will include details of specific minor defects.
- Accordingly, this Report does not report on minor defects or matters unlikely to significantly affect the use or value of the property or which it would be reasonable to expect would be repaired or replaced during the course of regular and prudent maintenance of the property including, but not limited to, minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors, the quality of paint work and normal wear and tear.
26. **COMPARISON OF BUILDINGS:** The inspection and Report compares the inspected building 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 durability.
27. **ALTERATIONS & ADDITIONS:** This Building Report is the result of the inspection of the readily accessible and readily visible areas of this building only. Please note carefully that should you undertake any alterations or additions to this property and discover any other defects that were not noted in the Report, we will accept no responsibility for the presence of these defects or for the repair of the defects.
28. **OCCUPIED PROPERTIES:** If the property to be inspected is occupied then you must be aware that furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed. Where the Report says the property is occupied you agree to:
- a) Obtain a statement from the owner as to
    - i. any Timber Pest activity or damage;
    - ii. timber repairs or other repairs
    - iii. alterations or other problems to the property known to them
    - iv. any other work carried out to the property including Timber Pest treatments
    - v. obtain copies of any paperwork issued and the details of all work carried out
  - b) Indemnify the Inspector from any loss incurred by you relating to the items listed in clause a) above where no such statement is obtained.
29. **MOVEMENT OF OBJECTS:** We cannot, as part of our inspection, dig, gouge, break apart, dismantle, remove or move any objects including but not limited to furnishings, floor and wall coverings, insulation, appliances, foliage and personal possessions. Accordingly, we will accept no responsibility for the presence of any defects or for the repair of any defects that may become apparent when any of the actions stated above take place as is often the case when former occupants of the property vacate the property.
30. **CONCEALED DEFECTS:** You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the building being inspected and you agree to indemnify us for any failure to find such concealed defects.
31. **RESTRICTED VISIBILITY:** Where we state in our Report that a section of the property is "satisfactory as far as visible", you must make access to those areas that are not visible before you purchase the property so that an inspection of those areas can be completed. Should access to those areas not be made by you, we cannot accept any liability for our failure to report on any defects in those areas that may become apparent when access becomes available.



32. **EXISTING USAGE:** The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue in its current usage.
33. **INSULATION HAZARD:** Please note carefully that when we state that there is insulation present in the ceiling area, we strongly recommend that you engage an electrician to check that the insulation has not been placed over lights or electric cables since this condition can present a substantial fire risk.
34. **SAFETY GLASS:** Glass installed in the windows and doors in this property may not be safety glass. A glazier should be engaged to replace any glass in the windows and doors which is not safety glass since glass which is not safety glass can cause serious injury to persons if broken.
35. **GUTTERS:** The gutters in this building were inspected in relation to their condition. Any corrosion of the gutters was noted in the report, however, we did not inspect the gutters in relation the adequacy of the fall of the gutters towards the downpipes or whether the gutters overflow during certain weather conditions. Accordingly, we do not accept any responsibility for water damage to the property that may have occurred in the past or that may occur in the future as a result of incorrectly graded gutters or gutters that overflow due to the faulty design of the gutters or incorrect installation of the gutters. Should you observe that the gutters or downpipes in this property are not functioning properly you should engage a suitably qualified contractor to immediately repair the gutters and downpipes and any damage that the gutters and downpipes may have caused.
36. **ENCROACHMENTS:** This Report is not concerned with the position of any buildings on the land in relation to the boundaries. Accordingly, this company accepts no responsibility for any encroachments that may exist or any buildings that have been constructed too close to the boundaries in contravention of Local Government, State Government or Federal Government Regulations. We strongly recommend that a survey of the property should be obtained by a qualified surveyor to confirm that no encroachments are present and no Regulations have been contravened.
37. **NSW OFFICE OF FAIR TRADING:** The NSW Office of Fair Trading states the following in their publication "Pre-purchase building inspections: A home buyer's guide,"
- a) The report is not a guarantee that the building complies with current standards or building codes or that the building will not develop problems in the future.
  - b) A building inspection report shouldn't be seen as an all-encompassing report dealing with every aspect of the property. Rather it should be seen as a reasonable attempt to identify any significant problems visible at the time of the inspection.
  - c) A building inspection report will usually not include:
    - parts of the property that weren't or couldn't be inspected.
    - matters outside the consultant's expertise.
    - an estimate of repair costs.
    - a full description of minor defects.
    - termite detection.
  - d) A building inspection report shouldn't be seen as an all-encompassing report dealing with every aspect of the property. Rather it should be seen as a reasonable attempt to identify any significant problems visible at the time of the inspection.
  - e) The consultant normally wouldn't check things such as:
    - footings
    - concealed damp-proofing
    - electrical wiring and smoke detectors
    - plumbing
    - drainage (including site drainage)
    - gasfitting
    - air conditioning
    - garage door locks and door mechanisms
    - swimming pools and pool equipment
    - watering systems

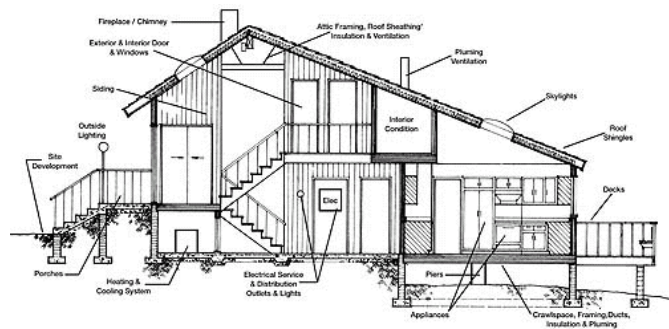
- fireplaces and chimneys
  - alarm systems
  - intercom systems
  - carpet and linoleum
  - appliances such as dishwashers, insinkers, ovens, ducted vacuum systems, hot plates and range hoods
- f) While the report will give you valuable expert advice, it won't cover every detail about the property. Pre-purchase building inspections do not include:
- paint coatings
  - hazards eg. the presence of lead or asbestos
  - every opening window
  - television reception
  - concealed framing, bracing, tie downs, etc.
  - environmental matters (basix and the like).
  - energy and lighting efficiency.
- g) With strata scheme and company title properties, the consultant will only inspect and assess the condition of the interior and immediate exterior of the unit you are thinking of buying. You should contact the Secretary of the Owners' Corporation or Company to ask about the history and cost of repairs to other units and the common property. This information is important as the cost of repairs and maintenance to common property can sometimes be substantial. Owners normally share the cost of these repairs.
- h) It is up to you (or your representative) to arrange access to the property for the inspection to take place.

Accordingly, we take no responsibility for the inspection or condition of any areas noted above. Should we make note of any of the above areas in our Report, those areas of the Report must be read subject to these exclusions and this disclaimer of liability.

38. **VERBAL REPORT:** This Report overrides any verbal report provided by our inspectors or any conversation that may take place between our inspectors and the client. We strongly recommend that you do not exchange contracts on the strength of a verbal report with the inspector and that every section of the Report is thoroughly read before the purchase proceeds.
39. **DISPUTES:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice then either party may refer the dispute or claim to a Mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then this Company may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The mediation and arbitration fees will be shared equally by the Company and the client and the client is required to forward half of the cost of the mediation and arbitration fees to the Company before the mediation and arbitration is commenced. The Arbitrator will also determine what costs each of the parties are to pay.
40. **CONDITIONS:** The client agrees that they accept the report with all the conditions stated therein. Should the Client not agree to any condition in this Report, a written Notice must be received in the Company's registered office within 7 days of the date of the Report.
41. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** This Report is made for the use and benefit of the client named on the front of the Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report, wholly or in part. Any third party seeking to rely or acting in reliance on this Report, whether in whole or in part, does so at their own risk.

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Phone: 9369 2787, Fax: 9388 2423

advice@buildinginspectors.com.au

## VISUAL TIMBER PEST INSPECTION AND REPORT

<b>CLIENT:</b>	<i>Name deleted Address deleted</i>
<b>PURCHASER:</b>	<i>Name deleted</i>
<b>PROPERTY:</b>	<i>Address deleted</i>
<b>VENDOR:</b>	
<b>DESCRIPTION OF PROPERTY:</b>	Single storey brick house. Tiled roof. Timber floors
<b>DATE:</b>	<i>Date deleted</i>
<b>SUMMARY:</b>	NO EVIDENCE of active Timber Insect Pests to main dwelling where accessible at time of this inspection. NON-ACTIVE LYCTUS BORER WORKINGS to front and rear fences. Damage is minor. Minor to damage due to wood rot is visible to these fences. Considerable damage due to wood rot is visible to external timbers in this house.

**IMPORTANT:** The above summary is strictly a brief summary only, supplied to allow a quick overview of the inspection results. It is **NOT** the report. It **MUST NOT** be relied upon and must be read in conjunction with the detailed report **AND** notes which follow. 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 overrides the summary.

<b><u>INTERIOR:</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. No inspection of timbers and areas concealed by wall coverings, floor coverings, furniture and fireplace. .
<b><u>ROOF CAVITY:</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. No inspection of timbers and areas concealed by thick dust which may be concealing Termite and/or borer activity and damage. No access to eaves. No access to timber roof framing in sloping sections of roof. Moderate damage due to delignification is visible to roofing timbers.
<b><u>SUBFLOOR: (Area under the floor)</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Concrete slab on ground to rear toilet room and verandah may conceal Termite entry and exterior walls should be kept clear of all bridging materials.
<b><u>VENTILATION:</u></b>	Poor flow through ventilation. Soil is dry. Insufficient vents in exterior walls.
<b><u>EXTERIOR:</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Timber retaining walls are present in rear yard and may conceal Termite activity. Garden beds and concreted areas are abutting exterior walls of house and the edge of the concrete slab is not exposed to view, highly undesirable conditions which may allow concealed Termite entry and water penetration internally. Dense vegetation abutting exterior walls of house may conceal Termite entry. Considerable damage due to wood rot is visible to external timbers in this house.
<b><u>FENCING:</u></b>	Visual inspection revealed LYCTUS BORER WORKINGS, non-active at this time to front and rear fences. Damage is minor. Minor to moderate damage due to wood rot is visible to these fences. Dense vegetation abutting rear fences severely restricted inspection and may conceal Termite activity and damage.
<b><u>TREES AND STUMPS:</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Borer infestation was visible to small trees in rear yard.
<b><u>OUTBUILDINGS:</u></b>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Concrete slab on ground to garage may conceal Termite entry. Storage inside garage severely restricted inspection.
<b><u>INACCESSIBLE AREAS:</u></b>	No access to eaves. No access to sloping sections of roof. And as stated in each section above and these areas may conceal activity and damage.
<b><u>RECOMMENDATIONS:</u></b>	Remove loose timbers on ground in subfloor. Replace antcaps. Install adequate vents in exterior walls. Expose the edge of the concrete slab to main dwelling and garage. Remove dense vegetation abutting fencing. Reinspect in six months. This premises has conditions highly conducive to Termite attack. We recommend preventative treatment to subfloor and foundation perimeter by a licenced pest controller. Preventative treatments can cost \$3,000 to \$5,000 depending on the area of the property and type of treatment. Risk of concealed activity/damage is high due to the many inaccessible areas in this building. Risk of imminent attack is high.

**PLEASE NOTE CAREFULLY:**

**This property has conditions that present a risk that concealed termite infestation or damage may be present in the timber framework not exposed to view. Furthermore, this report has identified a number of conditions that are attractive to termite infestation and ALL the recommendations listed in this report, including a boroscope test or thermal imaging (see last page of report) must now be completed immediately to reduce the risk of termite entry and damage and identify any concealed termite infestation and damage. This company will not accept any responsibility and cannot be held liable for any termite infestation or damage that may be present in any concealed timbers in any section of this property because the inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or other concealed areas. Furthermore, the inspector DID NOT dig, gouge, break apart, dismantle, remove or move any objects including but not limited to furnishings, floor and wall coverings, insulation, appliances, foliage and personal possessions.**

**Where recommendations are made for further access to be gained, such access AND further inspections subsequent to access being gained must be carried out BEFORE this purchase proceeds.**

## **IMPORTANT NOTES WHICH FORM PART OF THIS PEST REPORT**

1. **AUSTRALIAN STANDARD.** This Inspection and Report have been undertaken and prepared strictly in accordance with the Australian Standards AS4349.3-1998 Inspection Of Buildings Part 3. Timber Pest Inspections, AS4349.0-2007 Inspection of Buildings Part 0: General Requirements and AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings
2. **THIS REPORT IS CONFINED** to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of dry seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests") present on the date of the inspection. It is based solely upon a visual inspection of those areas of the property readily visible and fully accessible to the inspector on the date of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (Family: Kalotermitidae) were excluded from this inspection.
3. **THIS REPORT IS A VISUAL TIMBER PEST INSPECTION REPORT** which reports on the existence of Timber Pest infestation and Timber Pest caused damage in the visually observable and readily accessible parts of the property. This Company will not accept any responsibility and cannot be held liable for any Timber Pest infestation or Timber Pest caused damage that may be present in any concealed timbers or non- readily accessible sections of the property. The inspector CANNOT SEE and accordingly CANNOT REPORT on Timber Pest infestation and Timber Pest caused damage in the areas inside walls, between floors, inside skillion roofing and inside the eaves; areas behind or concealed by fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements or earth; areas accessible only through manholes and trapdoors where these are locked or otherwise not readily accessible and areas located in rooms such as garages or laundries which are locked or also otherwise inaccessible at the time of our inspection. The client will be charged an additional fee to inspect these areas if access becomes available at a later date. We cannot, as part of our inspection, dig gouge, break apart, dismantle, remove or move any objects including but not limited to furnishings, floor and wall coverings, insulation, appliances, foliage and personal possessions. Accordingly, even where we report that no evidence of Timber Pests infestation or Timber Pests caused damage was identified, this should no be taken as warranting or representing that no such infestation or damage exists in the parts of the property not readily visible or readily accessible at the time of our inspection.
4. **CONCEALED TIMBERS.** It is possible to examine concealed timber floor, wall and roof framing by use of thermal imaging. Examination using this technique is outside the scope of this Report. As this building has concealed timber areas which cannot be visually inspected, we recommend that a thermal imaging inspection be undertaken (see explanation last page of Report).
5. **FURTHER ACCESS.** Where we recommend that further access to sections of the property be arranged for us, you should urgently arrange for such further access to be provided so that further inspections of those sections can be carried out BEFORE you proceed with a purchase of this property. No inspection of any areas concealed by furnishings or household items was made for the purposes of this Report.

6. **THIS REPORT ONLY REPORTS ON** Timber Pests infestations and Timber Pests caused damage of the visually observable and readily accessible parts of the property at the time of the inspection and no warranty can be given that pest infestation will not occur in the future.
7. **PEST DAMAGE.** Where damage in a visually observable and readily accessible area caused by Timber Pests exists, the existence of that damage is noted but the Report is NOT a structural damage Report. We claim no expertise in building and any inexperienced opinion we give on timber damage cannot be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'minor', 'moderate', 'moderate to severe' or 'severe'. This information is not the opinion of an expert. If any evidence of Timber pest activity and/or damage resulting from Timber Pest activity is reported, either in the structure or the grounds of the property, then you must assume that there may be concealed structural damage within the building and you should arrange for a qualified person such as a builder, engineer, architect or other qualified expert in the building trade to carry out a structural inspection and to determine the full extent of damage, the extent of repairs required and the likely costs of the repairs required.
8. **OUR ABILITY TO VISUALLY INSPECT** built in timber store spaces such as kitchen, bathroom, linen and laundry cupboards is limited by the contents stored in those cupboards which we do not have permission to move. The report relating to cupboards must be understood as limited to those areas observable without moving the contents of the cupboards.
9. **IT IS NOT PART OF OUR ENGAGEMENT** to undertake any treatment where Timber Pests infestation is found and it is not part of our engagement to undertake any repairs where damage caused by Timber Pests is discovered.
10. **WHERE THERE IS EVIDENCE** or grounds for believing that there has been a previous treatment for Timber Pests, we recommend you obtain all documents relating to that treatment including any warranties and advice regarding maintenance or continuity of the treatment. If such documents or if evidence that the recommended maintenance or continuity of treatment has been undertaken cannot be obtained we recommend you assume that the pest infestation may still be active in a concealed or inaccessible parts of the property.
11. **WHERE EVIDENCE OF A TREATMENT** is reported then you should assume that the treatment was applied as a curative measure and not as a preventative measure. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.
12. **THIS REPORT HAS IDENTIFIED** a number of conditions that are conducive to termite infestation and ALL the recommendations listed in the Report must be fully implemented immediately to reduce the risk of Timber Pests entry and damage.
13. **WE HAVE CATEGORISED THIS PROPERTY** as being of high risk that termite damage or infestation may be present in any timber floor, wall and roof framing not exposed to view. Please note carefully that should you undertake any alterations or additions to this property and discover any termite damage or infestation, we will accept no responsibility for the presence of any termite damage or infestation.
14. **PLEASE BE AWARE** that termites can attack, infest and cause structural damage to a property in a very short period of time, often in a matter of weeks, and for this reason this Visual Timber Pest Inspection and Report is only valid for 6 weeks from the date on the Report.



15. **PLEASE NOTE CAREFULLY** that where we state that non-active Termite damage is present in any section of this property, the likelihood that active Termites are also present in this area or other areas of the property is extremely high.
16. **THIS REPORT OVERRIDES ANY VERBAL REPORT** provided by our inspectors or any conversation that may take place between our inspectors and the Client. We strongly recommend that every section of the Report is thoroughly read before the purchase proceeds.
17. **IN THE EVENT OF ANY DISPUTE** or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice then either party may refer the dispute or claim to a Mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then one or the other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The mediation and arbitration fees will be shared equally by the Company and the Client and the client is required to forward half of the cost of the mediation and arbitration fees to the Company before the mediation and arbitration is commenced. The Arbitrator will also determine what costs each of the parties are to pay.
18. **REASONABLE ACCESS.** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access is defined as "areas where safe unobstructed access is provided". Reasonable access does not include removing screws or bolts to access covers. Reasonable access does not include destructive or invasive inspection methods nor does it include cutting or making access traps or moving furniture, floor coverings or stored goods. Access to any areas of the building as detailed above must be made by the owner. We recommend you arrange for us to gain access to any areas of the building that were not accessible to determine whether any repairs are required in these areas. However, we advise that this will require a second visit to the property at an additional fee.
19. **OBSTRUCTIONS:** Where we state that areas of the property are concealed by certain items including, but not limited to furniture, person effects, stored goods, building materials, foliage and debris, those items should be removed so that an inspection of the concealed areas can be undertaken before the purchase of the property proceeds.
20. **ACCESS DIMENSIONS.** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access constitutes access from a ladder no higher than 3.6 metres, manhole access to the ceiling cavity no smaller than 450mm x 400mm, crawl space in the ceiling cavity no less than 600mm x 600mm, manhole access to the subfloor no less than 500mm x 400mm and vertical clearance in the subfloor not less than 400mm to the underside of the bearers. Special arrangements will be required for access to any of the above areas that are outside these dimensions.
21. **MOULD.** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest.. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local

Council, State or Commonwealth Government Health Department or a qualified expert such as an Occupational Hygienist.

22. **DISCLAIMER OF LIABILITY TO THIRD PARTIES.** This report is made for the use and benefit of the client named on the front of this report and no liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk.
23. **NOT A GUARANTEE.** Nothing contained in the Report implies that any inaccessible areas or sections of the property being inspected by the Inspector on the date of the inspection were not, or have not been, infested by Timber Pests. Accordingly, this Report is NOT A GUARANTEE that an infestation and/or damage does not exist in any inaccessible or partly inaccessible area or section of the property, nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. The Australian Standard for Termite Management Part 2: In and Around Existing Buildings And Structures, AS 3660.2-2000, recommends that properties should be inspected at least every 12 months but more frequent inspections are strongly recommended.
24. **OTHER PESTS:** This Company is not responsible for and cannot be held liable if there is any infestation of other pests in the property including, but not limited to, possums, birds, cockroaches, rats, mice, wasps, bees, fleas, ants snakes and spiders, or for any damage that such pests may cause to the property.
25. **PLEASE NOTE CAREFULLY** that the only way to protect a property from being attacked by Timber Pests is to have a complete preventative treatment carried out in accordance with Australian Standard AS3660. Non-active Timber Pests can re-infest at any time unless a treatment is carried out regularly and in accordance with the Australian Standard by a reputable Pest Control firm.
26. **ACCEPTANCE OF THIS REPORT.** The Client agrees that they accept the report with all the conditions stated therein. Should the Client not agree to any condition in this Report, a written Notice must be received in the Company's registered office within 7 days of the date of the Report.

**WARNING:- This building has conditions that present a considerable risk that termite damage or termite infestation is present in the concealed timber floor, wall and roof framing not exposed to view. This Report has been compiled at the completion of a Visual Timber Pest Inspection. This means that we have inspected all timber members exposed to view. We did not, and could not inspect any concealed timbers. For this reason, and because we have categorised this property as being of high risk of concealed termite damage and termite infestation, we strongly recommend that before your purchase proceeds it is important to examine these timbers by inspecting them with a thermal imaging camera (see [www.thermalimage.com.au](http://www.thermalimage.com.au) and the explanation on the last page of this Report). Alternatively, the internal or external enclosures that conceal the timbers in this property should be removed to determine whether any Timber Pests infestation or Timber Pests caused damage is present. Please note carefully that this company will accept no responsibility and cannot be held liable for any Timber Pests infestation or Timber Pests caused damage that may be present in sections of the property not readily visible and readily accessible at the time of our inspection.**

## TIMBER INSECT PESTS

### TERMITES

**Description:** Termites, commonly known as White Ants, vary in size and colour depending on the species. The majority encountered as timber pests in Sydney appear white/transparent to brown in colour and range from 3mm to 7mm long in the soldier cast. Unlike common ants, Termite workers have beaded antennae rather than elbowed, no eyes and two obvious body segments as compared with three.

**Habits:** Subterranean Termites operate from a central colony (nest) explained in four categories: above ground mounds, below ground, arboreal nest (in trees above ground), and in the root crown and trunks of trees and tree stumps. Depending on the species, they radiate out from this central colony up to fifty (50) meters through tunnels in the ground, usually in the first 20cms of the soil to reach a source of food. They then construct earthen mud shelter tubes up vertical surfaces (e.g. foundation walls and piers). Once in contact with the timber they excavate it leaving only a thin layer on the outside intact. The established Termites, if undiscovered can cause tens of thousands of dollars of damage and costs \$3,500 to \$6,000 to treat.

**Non-chemical Prevention:** Poor subfloor ventilation accompanied by a high level of soil moisture are forerunners of wood decay and Termite attack. Large subfloor ventilators are recommended and the maintenance of plumbing and shower recess leakage's vital. Leftover building materials such as off cuts and forming timbers should be removed and regular inspections should be undertaken every 6-12 months by an experienced person in the field of Termite detection. In the instance of buildings constructed on concrete foundations, the external perimeter walls and slab edge should not be bridged by garden soils, landscaping timbers, stored goods, paths, pavers or foliage growth.

**Chemical Prevention:** Subterranean Termites make their tunnels underground from the nest or colony, often over 50m to a food source. Subterranean Termites must pass through the soil or fill at the base of piers, foundation walls and under suspended floors to reach the timber of the main structure. From the soil, shelter tubes are constructed to timbers. By treating the soil or fill immediately adjacent to vertical surfaces, access to the main part of the building is prevented, thus isolating structural and interior joinery timbers from Termite attack.

**Treatment:** Treatment to active Termite infestation to existing buildings takes in both non-chemical and chemical preventative measures as well as the technique of eradication by the application of toxic dusts into the active woodwork or shelter tubes with the intention of coating the active Termites in the hope of eradicating the entire nest by means of Termite grooming and cannibalism traits.

### ANOBIUM BORERS (Furniture Beetle)

**Description:** The adult Anobium Borer is 2mm to 5mm in length and brown in colour with a thick body. The larvae (the stage of life is when the damage is caused) is approximately the same size and white in colour (similar to a grain of rice). The exit holes left in the outer surface of the timber are 1mm to 2mm in diameter.

**Habits:** The Anobium Borer is the Borer that has been responsible for instances of flooring collapse often triggered by a heavy object being placed on the floor. Pine timbers are favoured by this Borer and while the sapwood is preferred, the heartwood is also entered. Attack by the Anobium Borer is usually observed in timbers that have been in service for over 20 years and mostly involves flooring and timber wall paneling. The dust from the flight holes (faeces and chewed wood) is fine and gritty and much coarser than that caused by the Lyctus Borer. Wood attacked by the Anobium Borer is often honeycombed.

**Non-Chemical Prevention:** Use of naturally resistant timbers, e.g. hardwoods, white cypress pine or American redwood.

**Chemical Prevention:** The use of pre-treated and preserved timbers.

**Treatment:** The most common treatment applied to this type of infestation is by the application of an absorbent insecticide sprayed on the underside of floor boards taking in three treatments annually. Replacement of Anobium Borer affected timbers is also an option depending on the extent of damage.

### **LYCTUS BORER (Powder post beetle)**

**Description:** The Lyctus Borer is 2mm to 5mm in length, brown in colour with a narrow body. The larvae is white, 2.5mm in length with an enlarged spiracle on the 2nd last abdominal segment. The exit holes are 1mm to 2mm in diameter. This type of Borer usually attack only the sap wood edge or sides of hardwood timbers. Damage is often minor but sometimes warrants replacement of the affected timbers.

**Habits:** As only the sapwood is destroyed, larger dimensional timbers such as rafters supporting the roof and bearers and joists supporting the floors are seldom weakened significantly to cause collapse but this is not always the case and in some instances the timbers are damaged sufficiently to warrant reconstruction.

**Non-Chemical Prevention:** The use of naturally resistant timber e.g. true pines (conifers) or heartwood of hardwood.

**Chemical Prevention:** A reputable pest controller should be engaged to apply a chemical treatment.

### **TIMBER DECAY FUNGI**

**Description/habits:** The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors below wet areas of the home and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved.

**Prevention:** Larger subfloor ventilators or the installation of subfloor fans. Eliminate moisture from leaking shower recesses. Poor/unmaintained plumbing pipes and gutters and the reduction of natural water flow from below the building.

## **Thermal Imaging**

**Since this property has been categorised as having conditions that present a high risk that concealed termite infestation or damage may be present in the timber framework not exposed to view, we strongly recommend that thermal imaging is undertaken as detailed below, before the purchase proceeds:**

**Thermal imaging** is a process that uses an infrared camera that may detect termite infestation in the concealed timbers. The thermal imaging procedure is non-intrusive and non-destructive.

Costs involved in undertaking thermal imaging of a property are in the order of \$400 to \$500. See [www.thermalimage.com.au](http://www.thermalimage.com.au)