BUILDING & PEST INSPECTIONS

BPI Building and Pest Inspections Wollongong and Southern Highlands

CLIENT

Aubrey Belford

INSPECTION ADDRESS

5 Windle Street,

Lake Illawarra, NSW 2528

Report Prepared by:

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BPI BUILDING & PEST INSPECTIONS

WOLLONGONG & SOUTHERN HIGHLANDS

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BPI - INSPECTION REPORT

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Property Address:

5 Windle Street, Lake Illawarra NSW 2528.

Property Photo:

ACCOUNT & INSPECTOR DETAILS

Client:

Aubrey Belford.

Inspector:

Dean Chapman.

Insurance Accreditation No:

RAP-21-425258.

DETAILS OF INSPECTION

Type of Inspection:

BUILDING & TIMBER PEST INSPECTION REPORT TO AS4349.1-2007 & AS4349.3-2010.

Date / Time of Inspection:

5th March 2025 at 9:00 am.

Weather Conditions at time of inspection:

Sunny.

Recent weather conditions:

Raining.

Building tenancy:

Vacant.

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The Scope of the Inspection was to cover:
The building and property within 30m of the building subject to inspection.

Areas Inspected:
Building Interior, Building Exterior, Roof Space, Roof Exterior, Subfloor, The Site.

Further Inspections:
Further inspections of restricted areas and areas unable to be inspected is Essential once access has been obtained and Prior to a Decision to Purchase.

Electronic Equipment used during Inspection:
Moisture Meter - Tramex Moisture Encounter Plus.

OTHER INSPECTIONS / REPORTS RECOMMENDED

The following Inspections and Reports fall outside the guidelines for a Standard Property Report as specified in AS 4349.1-2007 and are excluded from this Report. It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property, so that the purchaser can be well equipped to make an informed decision.

Asbestos, Electrical and Plumbing Inspections.

PROPERTY DESCRIPTION

DESCRIPTION OF STRUCTURE(S) INSPECTED

Main structure:
The main building is single storey.

Main purpose:
Free standing dwelling.

Direction:
This building has a street frontage facing: N.

Ground Construction:
The main building was constructed on the following: Brick Piers.

Outer Wall Construction:
The outer walls are constructed from the following: Masonry covered in a form of Render.

Roofing:
The roof to the main building is constructed using the following: Cement Roof Tiles.

Flooring:
The flooring was made from the following: Suspended Concrete Slab(s), Timber.

Internal Linings:
The internal walls / linings are made from the following: Plasterboard & Fibrous Cement Sheet.

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BPI - INSPECTION AGREEMENT

INSPECTION AGREEMENT & FEE

Definitions:

This agreement forms part of this BPI Inspection Report.
(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)
*(Definition: **Offer and Acceptance;** analysis is a traditional approach in contract law used to determine whether an agreement exists between two parties. Agreement consists of an offer by an indication of one person (the "offeror") to another (the "offeree") of the offeror's willingness to enter into a contract on certain terms without further negotiations. A contract is said to come into existence when acceptance of an offer (agreement to the terms in it) has been communicated to the offeror by the offeree and there has been consideration bargained-for induced by promises or a promise, associated costs and performance.)*
*(Definition: **Valuable Consideration;** it is very important that the Client has had time to consider and deliberate what it is you, the inspector, is about to carry out for them as per their instructions. The benefit of carrying out this inspection is confirmed for example if Credit Card details are provided or an agreement is entered into for payment prior or on delivery of the inspection reports.)*
*(Definition: **Instructions;** the Client has given verbal or written directions to carry out this Inspection on their behalf. At times it is very difficult to obtain written directions if the inspection and report is to be carried out the same day as ordered.*

Agreement Number:
Accepted and confirmed via email.

Agreed Fee:
$550.00 Including GST.

Tax Invoice No.:
2260.

Agreed Conditions of Inspection:
https://bpibuildingandpestwollongong.com.au/inspection-agreement/

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*BPI BUILDING REPORT - EXECUTIVE SUMMARY

SUMMARY:

SUMMARY ONLY - THE REPORT MUST BE READ IN FULL.

This Summary is supplied to allow a quick and superficial overview of the inspection results. It is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the Report and not in isolation. If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

GENERAL OVERVIEW:

The overall condition is consistent with dwellings of approximately the same age and construction.

INTERIOR:

There are some internal areas / items that require attention / maintenance / minor repairs. Read the report.

ROOF VOID:

Older roof frames do not comply with current wind ratings. The roof framing is in satisfactory / typical condition for the age / construction date.

EXTERIOR:

There are some external areas / items that may / will require attention / minor repairs. Read the report.

SUBFLOOR:

The bearers and joists show few signs of distress or movement.

ROOF EXTERIOR:

The tile roofing and flashings are in generally satisfactory condition.

THE SITE:

No significant defects were detected, however some defects may/do exist, It is essential that you read the entire report in full.

ELECTRICIAL SAFETY SWITCH:

Whilst not an electrician, it appears that an electrical safety switch is present.

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SMOKE DETECTORS / ALARMS:

- Smoke alarms are noted but not tested, this is outside the scope of a standard building report & our expertise.
- A smoke alarm specialist should be consulted to test & advise on those installed or install new detectors / alarms if / where required.
- Any existing smoke alarms manufactured more than 10 years ago should be replaced with photoelectric smoke alarms which comply with Australian Standards (AS) 3786-2014.
- Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- From 1 January 2022, landlords must install interconnected photoelectric smoke alarms in residential rental properties in accordance with Australian Standards (AS) 3786-2014.

Present - Hall.

ELECTRICAL INSTALLATION / CONDITION:

The checking of any electrical items is outside the scope of a standard building inspection report & our expertise. We recommend all electrical components, wiring, meter box, smoke detectors, air-conditioning systems and appliances be inspected / tested by a qualified & insured electrician to ensure they are safe, functional & compliant.

PLUMBING INSTALLATION:

The checking of plumbing installation is outside of our expertise. We recommend all plumbing items, gas items, water pipes, waste pipes, drainage & stormwater pipes be inspected / tested by a qualified & insured plumber to ensure they are functional & compliant.

ASBESTOS PRODUCT / MATERIAL:

Please be aware that Asbestos may be contained within the residence and/or outbuildings and/or on the property. We Strongly Recommend that you obtain an Asbestos Inspection / Report to identify all areas that contain Asbestos product / material.

As a General Rule ...
if your house was built:

before the mid-1980s it is highly likely that it has asbestos-containing products

between the mid-1980s and 1990 it is likely that it has asbestos containing products

after 1990 it is unlikely that it has asbestos-containing products. *

* Some houses built in the 1990s and early 2000s may have still used asbestos cement materials until the total ban on any activity involving asbestos products became effective from December 2003.

COUNCIL APPROVALS:

The checking of local government approvals is outside the scope of a standard building report. We strongly recommend enquiries be carried out to ascertain if all relevant council approvals & final certifications have been carried out to the residence, patios, outbuildings & other structures on the property. You should contact the Regional Council for further information.

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TERMS AND CONDITIONS (Building Report)

TERMS & CONDITIONS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report. **THIS IS A VISUAL INSPECTION ONLY AND IN ACCORDANCE WITH AS4349.1 - 2007**
This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The Inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

This report does not comment on whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.*)

SCOPE OF REPORT
The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

LIMITATIONS
Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without inference with or removal of any of the structure including fixtures or fittings within the building.

This Report does not contain any assessment or opinion in relation to any item or any matter where the inspection or assessment of which is solely regulated by Statute. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues, noise levels, health and safety issues including the presence of asbestos or lead, heritage concerns, security or fire protection, analysis of site drainage apart from surface water drainage, detection and identification of illegal and unauthorised building and plumbing work and durability of exposed finishes are not included in this report. Further inspections may be required by qualified professionals.

IMPORTANT INFORMATION
Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

DISCLAIMER OF LIABILITY
No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector including but not limited to any area(s) or section(s) so specified by the Report.

THIRD PARTIES
Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.
Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

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REPORT DEFINITION
This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Report.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

This Report does not make comment on areas that may be or are concealed. This report is an assessment or detection of any defects, (including rising damp and any leaks) which may be due to certain weather conditions. It does not comment whether or not services have been used (*e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*), gas fittings, common property areas local or near noise levels, health and safety issues, security concerns, fire protection, any detection of illegal building or plumbing of electrical works. We do not comment and any areas out of our area of expertise.

All items that are considered to be concealed or latent defects are excluded.

The following information is very important and forms an integral part of this report.
Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report.

This properties site classification should be confirmed by obtaining a report from a Geotechnical Engineer. Once this report document has been received it is then deemed as being totally read and understood by the Purchasers, unless otherwise notified in writing.

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

REASONABLE ACCESS
Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1- 2007 defines reasonable access as *"areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."* Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior - Access opening = 400x 500m - Crawl Space = 600 x 600 mm - Height accessible from 2.1 m step ladder or 3.6 m ladder placed against a wall.

Roof Exterior - Must be accessible from a 3.6 m ladder.

Subfloor - Subject to inspectors discretion as to safe and reasonable access.

PURPOSE OF INSPECTION
The purpose of this inspection is to provide advice to the client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the condition of the property at the time of the inspection.

COMPLAINTS PROCEDURE
In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, fax or mail. You must allow us to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we

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may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If YOU are not satisfied with our response YOU must within twenty eight (28) days of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement.

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

IMPORTANT INFORMATION

Please Read:
- APPENDIX A - TERMS & CONDITIONS - Part II (Building Report)
- APPENDIX B - SAFETY HAZARDS
- APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY.

INTERIOR (Building Report)

The Interior of the Building - The Consultant has inspected and assessed the general condition of the following parts of the building interior.

RESTRICTIONS TO INSPECTION

Floor Coverings:

Floor coverings were present to some areas and no inspection of the flooring could be carried out in the following area(s):-

- location(s):

Various internal areas.

Further Inspections Recommended:

Further inspection of these areas is strongly recommended once access has been obtained and prior to a purchase decision.

CEILINGS

Cracking / Sagging / Defective Lining

Satisfactory.

Screws Popping

No.

Damp Damage

Satisfactory.

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WALLS

Cracking / Defective Lining

Some minor damage to wall sheeting requires touching up / repair / repainting.

Bulging / Out of Plumb

Satisfactory.

Screws Popping / Drummy Plaster

No.

Damp Damage

Satisfactory.

Skirtings and Architraves

Satisfactory.

Other (specify)

As with most buildings of this age, various paintwork / walls require touching up / repainting to improve the cosmetic appearance.

TIMBER FLOORS

Important Information

Expansion or control joints are required to allow for the potential movement of timber floors (caused by fluctuations in moisture content) during normal service condition. Generally, for floors up to 6m in width (measured at right angles to the boards), simply leaving a clear gap of 10mm between the floor edge and any structure will suffice. For continuous floor widths over 6m, intermediate expansion joints (parallel with boards) should be provided in addition to the minimum 10mm perimeter gaps.

Type and Covering

Polished timber & Tiles.

Restrictions

Some Timber floors were covered by flooring coverings and no inspection of those timber floor surfaces could be carried out.

Springy Flooring

Satisfactory.

Squeaky Flooring

Squeaky flooring to some areas.

Damp / Rot Problems

Satisfactory.

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Out of Level

There is evidence of undulations to some flooring consistent with a house of its age & construction.

CONCRETE FLOORS

Type and Covering

Timber Laminate, Tiles.

Restrictions

The concrete slabs were covered by flooring coverings and no inspection of the concrete surfaces could be carried out.

Out of Level

Slab levels vary.

Damp Problems

Satisfactory.

WINDOWS

Type

Metal.

Broken Glass

No.

Sash Operation / Fittings / Hardware

Various window slider rollers show signs of wear or are worn and require lubrication / maintenance.

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Glazing / Seals / Corrosion

Various window glazing seals have hardened / perished / shrunk and require repair / replacement.

Insect Screens

Present.

Security Screens

Not Present.

DOORS

Binding / Loose Fitting / Badly Fitted Doors

Satisfactory.

Door Hardware

Some door hardware requires adjustment.

Door Frames

Satisfactory.

Doors

Satisfactory.

ROBES / CUPBOARDS

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Doors / Sliders

Satisfactory.

KITCHEN BENCH TOPS AND CUPBOARDS

Important Information:

All Kitchen electrical appliances and wiring need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice.

Lifting

Satisfactory.

Damage

The Kitchen cabinetry / bench tops / laminate show evidence of general wear & scratches.

Water Damage

Satisfactory.

Sinks and Taps

Satisfactory.

Operation of Doors and Drawers

Satisfactory.

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TAPS

Operation

Satisfactory.

Water Flow

Satisfactory.

Waste / Traps

Satisfactory.

Leaking

No.

Water Hammer

Not detected.

TILED AREAS

Important Information

Tiles & Expansion Joins:
- Expansion Joins should not be wider than 10mm in width unless an approved preformed strip is used. They should be filled with permanently deformable material. They must be carried through the tile and the bedding material.
- Minimum joint size should be determined by the manufacturer of the selected joint material. 3-5mm is industry standard practice.
- Must be inserted over movement or contraction joints in the surface below.
- Intermediate movement joints should be inserted to accommodate induced strain in the tile system (expansion and contraction in the substrate and tile). These should be evenly spaced at approximately 4.5m centres as follows:
- in external floors, where any dimensions exceed 4.5m.
- in internal floors, not subjected to sunlight, where any dimensions exceed 9m.
- in internal floors, subjected to sunlight, where any dimensions exceed 6m.
- In suspended slab floors, stress relieving movement joints should be installed above supporting walls or beams.

Drummy / Cracked / Loose

Drummy floor tiles present to various areas. Floor tiles become drummy due to the loss of adhesion to the underside of the tiles and may become loose or cracked. I recommend that a qualified tiler be engaged for further inspection / advice.

Cracks / damage to some wall tiles to bathroom.

Grout and sealant

Some floor and wall tiles require regrouting and resealing.

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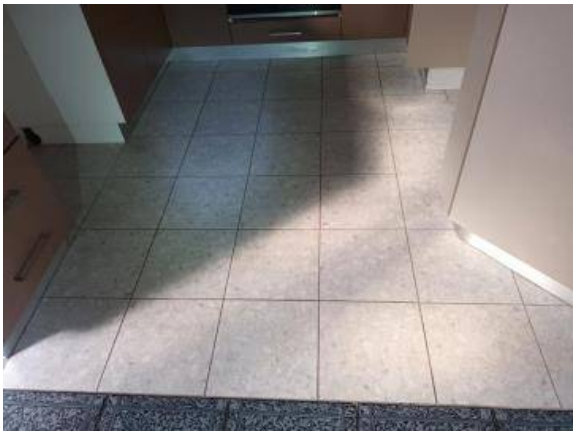

FLOOR WASTE

Grade to Floor

There was no evident grade / fall noted to the Wet Area flooring towards the floor waste(s).

Floor Waste Blocked

Whilst not a plumber, the floor wastes do not appear blocked. No inspection can be made of the concealed drain pipes.

CISTERNS AND PANS

Cracking

No.

Leaking

No.

Installation and Stability

Toilet pan base is loose and requires refixing in place.

BATHS, BASINS, SINKS AND TILES

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Damage

Signs of past water damage to Bathroom vanity cabinet.

Leakage

No leaks / moisture was detected at the time of the inspection.

Adequately Sealed

Satisfactory.

SHOWERS

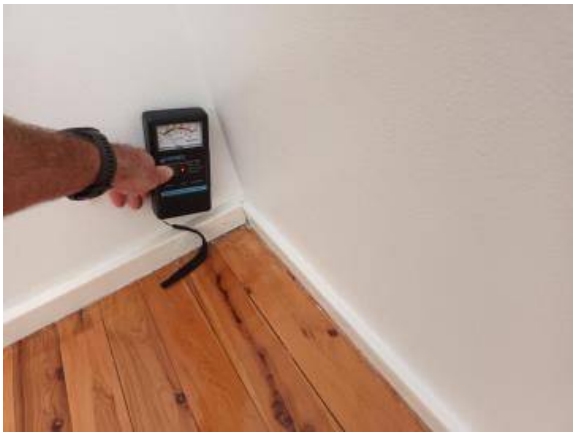
Important Information

This inspection has used a moisture meter to check for moisture issues.

In an unoccupied building, the showers / taps are run for a brief period of time for the purpose of testing. It is possible that the shower(s) may have a leak that will not show up until the shower(s) are in use repeatedly. It is recommended that a plumber be engaged for further inspection / testing of all showers.

Leakage

At the time of inspection, no high moisture levels were detected to the walls to the rear or side of the shower(s).



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Screen

Satisfactory.

Broken Glass

No.

Tiles

Crack to shower wall tile.

MIRRORS

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Condition

Cracks to mirror to shaving cabinet.

DAMP PROBLEMS

Obvious Rising and Falling

Satisfactory.

Horizontal or Lateral Penetrating Damp

Satisfactory.

ROOF VOID (Building Report)

ROOF VOID

Restrictions to Access

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance of some areas to be carried out.

Clearance within sections of the roof was too low to allow body access. Outer top wall plates and framing timbers were not inspected due to the area being too low to allow body access. This allows only a limited visual inspection from a distance of some areas to be carried out.

Restrictions to Inspection

Insulation is present in the roof cavity. This restricted inspection to some roofing & ceiling members and wall top plates. Removal of insulation is not within the scope of a standard building inspection report.

Roofing Frame - Type and Material

Stick - Hardwood.

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Roof Void & Framing - Condition

Older roof frames do not comply with the current NCC standard wind ratings. The roof framing is in satisfactory / typical condition for the age / construction date.

Insulation

Loose Wool type insulation is present in the roof cavity.

Foil Insulation

Not Present.

Sarking Paper

Not Present.

EXTERIOR (Building Report)

The Exterior of the Building - The Consultant has inspected and assessed the general condition of the following parts of the building exterior.

RESTRICTIONS TO INSPECTION

Description

Inspection to areas and sections of the exterior was restricted due to the growth of foliage. Foliage should be removed as foliage may be concealing damage.

Further inspection of these areas is strongly recommended once access has been obtained.

MASONRY WALLS

Cracking

Hairline cracks to render. *These types of cracks are normal / common and are generally due to minor settlement &/or material shrinkage consistent with the age of the building. I recommend all evident cracks be adequately sealed with a suitable sealant to aid in preventing moisture ingress.*

Differential or Rotational Settlement

Satisfactory.

Damp

Satisfactory.

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Visible Flashings, Weep Holes, Vents

Satisfactory.

Other (specify)

Render around hot water system is unfinished and requires repair.

WINDOWS / DOORS / FLASHINGS / MOULDINGS / SILLS

Condition:

Satisfactory.

PAINTING

Condition:

Some external timberwork requires touching up / repainting.

VISIBLE TIMBER (rotting or damage)

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Condition:

Some fascia timbers show signs of minor weather damage and require repair / repainting.

TIMBER STRUCTURES / DECKING / BALCONIES / VERANDAHS / PATIOS / STAIRS & HANDRAILS

Important Information:

Council Approvals:

The checking of local government approvals is outside the scope of this report. If you require information on building approvals you should contact the Regional Council.

Timber Structures:

- Timber Structures are built for normal domestic use and can fail due to a number of causes (over-loading, deterioration due to weathering).

- Timber Structures should be inspected by a competent and licensed person every 12 months to check for signs of deterioration.

- Timber Structures must be kept well sealed and ventilated to help prevent deterioration / decay. Failure to do so may / will result in future timber replacement.

- If considering a large gathering on / using the Timber Structures, you are advised to have a structural engineer inspect and advise of the safe loading capacity of the Timber Structures.

Patio Roof Joins:

Please be aware that it is common for patio / main residence joins to leak during raining conditions. As it was not raining at the time of the inspection, we strongly recommend that the flashing joins be monitored and a plumber be engaged immediately if a leak is present during raining conditions.

Condition:

Some surface cracks present to the Patio slab(s). These types of cracks are common / normal and due to minor settlement / material shrinkage.

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SUBFLOOR (Building Report)

TIMBER FLOORS

Reasonable Access Available

Yes.

Timber Floors

Satisfactory.

Bearers and Joists

Older floor frames do not comply with current wind ratings. This subfloor / frame is in satisfactory / typical condition for the age / construction date.

Piers / Stumps / Posts - Type(s)

Brick piers.

Piers / Stumps / Posts - Condition

Satisfactory.

Dampness and Drainage

Whilst not a plumber / drainer, the subfloor drainage appears Satisfactory.

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Subfloor Ventilation
Satisfactory.

Cracked or Leaking Pipes
No.

Debris
Remove loose timber and rubbish.

SUSPENDED CONCRETE FLOORS AND BALCONIES

Reasonable Access Available
Yes.

Condition of Concrete
The underside of the suspended concrete slabs are lined with iron sheeting. No inspection of those concrete surfaces could be carried out.

Dampness and Drainage
Satisfactory.

Ventilation
Satisfactory.

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Cracked or Leaking Pipes

No.

ROOF EXTERIOR (Building Report)

The Roof Exterior

IMPORTANT INFORMATION

We recommend that a qualified roofer be engaged to inspect & detail the condition of the roof exterior, gutters, downpipes & stormwater pipes and any rectification required prior to making a final purchase decision.

ROOF TILES

Condition:

Satisfactory.

SHEET ROOFING

Condition:

The Patio roof pitch is below the manufacturers recommendation of a minimum 5 degrees pitch for corrugated roof sheeting. This may cause the roof sheeting to leak / rust / deteriorate. It is recommended Trimdek / Cliplock type roof sheeting be installed for roof pitches less than 5 degrees. I recommend that a qualified roofer be engaged for further investigation / advice.

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Damaged polyurethane sheeting requires repair.

ROOF FLASHINGS

Condition:

Satisfactory.

ROOFING SCREWS / NAILS

Condition:

Many roofing screws show signs of rust and require replacement.

SKYLIGHTS / VENTS / FLUES

Condition:

Satisfactory.

VALLEYS

Condition:

Some sections of valleys are full of debris and require cleaning. Failure to do so may allow water to become blocked and back flow into the roof void causing water damage.

GUTTERS / DOWNPIPES

Restrictions:

No inspection can be made of the concealed stormwater pipes. I recommend the gutters, downpipes & stormwater be further inspected by a qualified plumber to ensure that they are functional, clear of blockages / damage / cracks and are adequate for the situation.

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Condition:

Some sections of guttering are full of debris and require cleaning. Failure to do so may allow water to become blocked and back flow into the roof void causing water damage.

Extend downpipes to discharge storm water runoff away from the perimeter of the residence or have them connected to a stormwater dispersal system.

EAVES / FASCIAS / BARGES

Condition:

Satisfactory.

THE SITE (Building Report)

CAR ACCOMMODATION

As part of / attached to the residence:

No.

Important Information:

Council Approval:

The checking of local government / building approvals is outside the scope of this report. I recommend you obtain any information regarding the appropriate approvals from the local Council.

Condition:

Some roof sheeting is rusted and require repair / replacement.

Evidence of past resealing to the roofing screws. I recommend a qualified roofer be engaged to replace the screws to prevent leaks.

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External cladding shows signs of rust and requires repair / repainting.

Roller door lock requires repair. I recommend that a qualified Garage door technician be engaged for further investigation / maintenance.

Laundry tub requires fixing to wall.

Waste pipe requires connecting / repair.

PATHS & DRIVEWAYS

Some cracks to concrete slabs.

FENCING

Restrictions:

Various fencing is covered in foliage which restricted the inspection of the fencing. There may be damage / defects where access cannot be achieved.

Condition:

Some fencing to east side shows signs of movement and requires rectification.

SURFACE WATER DRAINAGE

Important Information:

No inspection & comment can be made of concealed stormwater pipes and their functionality. I recommend the drainage systems / stormwater be further inspected by a qualified plumber to ensure that they are functional, clear of blockages / damage / cracks and are adequate for the situation.

Condition:

Whilst not a plumber it appears that at the time of the inspection, drainage seems generally adequate.

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CONCLUSION (Building Report)

This is a general appraisal only and cannot be relied on its own - read the report in its entirety. This Conclusion is supplied to allow a quick and superficial overview of the inspection results. This Conclusion is NOT the Report and cannot be relied upon on its own. This Conclusion must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in this Conclusion, the information in the Report shall override that in this Conclusion.

OVERALL CONCLUSIONS

MAJOR DEFECT:

The incidence of Major Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

TYPICAL - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

MINOR DEFECT:

The incidence of Minor Defects in this Residential Building in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

TYPICAL - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

OVERALL CONDITION:

Therefore the overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is:

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance. Read the entire report.

CONCLUSION DEFINITIONS

Please Read: APPENDIX D - BUILDING REPORT - Conclusion Definitions.

BUILDING TERMINOLOGY & DEFINITIONS

Please Read: APPENDIX E - BUILDING REPORT - Terminology & Definitions.

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* BPI TIMBER PEST REPORT - EXECUTIVE SUMMARY

SUMMARY

SUMMARY ONLY - THE REPORT MUST BE READ IN FULL.

This Summary is supplied to allow a quick and superficial overview of the inspection results. It is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the Report and not in isolation. If there should happen to be any discrepancy between anything in this Summary and anything in the Report, then the information in the Report shall override that of this Summary.

Termite Activity (active):

Building:

NO - At the time of the inspection no visible evidence of Active (live termites) Termites (White Ants) was found in the areas able to be inspected within the building.

Property:

NO - At the time of the inspection no visible evidence of Active (live termites) Termites (White Ants) was found in the areas able to be inspected on the property.

Termite Evidence (damage / workings):

Building:

NO - At the time of the inspection no visible evidence of termite activity or damage was found in the areas able to be inspected within the building.

Property:

NO - At the time of the inspection no visible evidence of termite activity or damage was found in the areas able to be inspected on the property.

Termite Barrier / Management Recommendations:

Recommendation

I recommend any prospective purchaser attempt to verify any termite treatment / barrier information and obtain copies of all relevant documentation & warranty information (if available).

12 Monthly Timber Pest Inspections should be carried out by a qualified timber pest inspector but more frequent inspections are strongly recommended.

If a current termite treatment / barrier cannot be confirmed, it is essential that one be installed immediately in accordance with AS 3660.2-2017.

Termite Nest(s) Located:

Termite Nest(s) Located:

No termite nest(s) could be located.

Borer activity and damage:

Evidence:

NO - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected within the building.

Wood Rot and damage:

Evidence:

NO - At the time of the inspection no visible evidence of wood decay fungi (wood rot) was found in the areas able to be inspected within the residence. There may be areas that need attention to prevent wood decay from taking place.

Conducive Conditions:

There are areas where the conditions are conducive to timber pest attack. These should be attended to. You should read the report for details.

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TERMS & CONDITIONS (Timber Pest Report)

TERMS & CONDITIONS

Any person relying on this report does so acknowledging that the following clauses form an important and integral part of this report. **VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-2010 - Inspection of buildings Part 3: Timber pest inspections.** Visual inspection was limited to those areas and sections of the property to which reasonable access (**See Definitions**) was available and permitted on the date and at the time of the Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, floor coverings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards and in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. **An invasive inspection will not be performed unless a separate contract is entered into.** In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. Any inspection of fences, poles and posts was restricted to those timbers above the ground that were facing into the property grounds that were not obstructed or concealed by plants or undergrowth etc or obstructed in such a manner that close access was not possible. No inspection was made of fences, poles, posts or trees above two and one half meters from the soil level.

SCOPE OF THE REPORT

This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean termites (**white ants**), dampwood termites, borers of seasoned timber and wood decay fungi (**hereinafter called "Timber Pests"**), present on the date and time 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 the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.

The inspection report will report any evidence of a termite treatment that happens to be found. Where evidence of a treatment is reported then the Client should assume that the treatment was applied as a curative and not as a preventative. 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.

AREAS WHICH CAN NOT BE INSPECTED

No inspection was made, and no report is submitted, of inaccessible areas. These areas include but are not limited to areas such as concealed timbers, eaves, area concealed by concrete, internal pipe penetrations, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks, hollow posts, etc. Furnishings, furniture and stored items were not inspected. We strongly recommend a further inspection when the property is empty of all such items.

LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found. **Australian Standard Termite management Part 2: In and around existing buildings and structures (AS 3660.2-2017) recommends that properties should be inspected at least every twelve (12) months but more frequent inspections are strongly recommended.**

DETERMINING EXTENT OF DAMAGE

This report does not and cannot state the extent of damage. It is NOT a structural damage report. We claim no expertise in building or structural engineering. If any evidence of timber pest activity or damage is reported, then it must be assumed there may be some hidden timber damage and/or structural damage. This firm takes no responsible for any damage whether disclosed by this report or not. You should obtain a qualified person such as a Builder, Engineer, or Architect to determine the full extent of the damage, and the extent of repairs that may be required.

POSSIBLE HIDDEN DAMAGE

If this Report indicates Timber Pest activity and/or damage was found, within the Structures **or** the grounds of the property, then activity and/or damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Activity and/or damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

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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 of Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted and present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from the local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You
must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.
If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.
Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:
(a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
(b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

IMPORTANT INFORMATION

Very important information - The following information forms an integral part of this report.

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

1.0 DEFINITIONS FROM AS 4349.3-2010

1.1 Active The presence of live termites, borers or fungi at the time of inspection.

NOTE: Where visual evidence of termite workings and/or damage is located but no live termites found, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

1.2 Timber Damage: Where this report includes comments in relation to the severity of timber damage, it must be understood that this is not a qualified builder's opinion. It is essential that any timber damage reported be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by an invasive inspection. This includes probing and the removal of lining materials. When this type of invasive inspection is carried out and you may find that the extent and/or severity of timber damage is much greater than is indicated in this report. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

2.0 REASONABLE ACCESS AS DEFINED IN AS 4349.3-2010

Only areas where reasonable access was available were inspected. The Australian Standard AS 3660 refers to AS 4349.3-2010which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:
Roof Interior - Access opening = 400x 500m - Crawl Space = 600 x 600 mm - Height accessible from 2.1 m step ladder

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or 3.6 m ladder placed against a wall.
Roof Exterior - Must be accessible from a 3.6 m ladder.
Subfloor - Subject to inspectors discretion as to safe and reasonable access.
Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

3.0 A MORE INVASIVE AND PHYSICAL INSPECTION IS AVAILABLE

This is a visual inspection only. As detailed above, there are many limitations to this visual inspection. With the permission of the owner of the premises we can arrange a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture, floor coverings or foliage during the inspection. We can then physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We can then gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering it a giving several days notice. The inspection time for this style of report will be greater than for our visual inspection. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price available on request.

4.0 CONCRETE SLAB HOMES (Part or full slab)

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home (in part or full) it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge.** This may involve removal of soil, gardens, lawn, paths and pavers etc. The Australian Standard AS 3660.2-2017 recommends that at least 75mm of the slab edge should be exposed at all times. This area should be regularly inspected for signs of termite entry (mud tubes). **Weep holes must be kept free of obstruction.** Termites can and do gain concealed entry around penetrations such as pipes etc and through cracks in the slab or joins between the slab and walls etc. Again such entry is often concealed by floor coverings.

5.0 EVIDENCE OF TERMITE DAMAGE

Where evidence of termite damage was noted in any structure or on the grounds of the property, you must understand that termite damage or activity may exist in concealed areas. Termites are secretive by nature and they will often temporarily desert their workings to later return. As damage or activity may exist in concealed or inaccessible areas, a further invasive inspection is strongly recommended. (see Section 3.0 above) AS 3660.2-2017 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage."

IMPORTANT INFORMATION

Conditions Conducive To Undetected Termite Entry:

A very high proportion of termite attacks are over the edge of both Infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your Conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2.

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

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2017.

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

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

INTERIOR (Timber Pest Report)

Restrictions to Inspection

Floor Coverings:

Floor coverings were present to some areas and no inspection of the flooring could be carried out in the following area(s):-

- location(s):

Various internal areas.

Further Inspections Recommended:

Further inspection of these areas is strongly recommended once access has been obtained and prior to a purchase decision.

Evidence of timber pests activity

Details

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

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ROOF VOID (Timber Pest Report)

Access to normal roof cavity areas (roof voids) are limited by such things as the method of construction, the pitch, insulation, sarking and inaccessible areas such as the eaves. In some cases stored household goods can restrict access or make inspection impossible.

Access

Access Restrictions

Inspection over the eaves was restricted due to the low pitch and construction allowing only a limited visual inspection from a distance of some areas to be carried out.

Clearance within sections of the roof was too low to allow body access. Outer top wall plates and framing timbers were not inspected due to the area being too low to allow body access. This allows only a limited visual inspection from a distance of some areas to be carried out.

Restrictions to Inspection

Restrictions to Inspection

Insulation is present in the roof cavity. This restricted inspection to some roofing & ceiling members and wall top plates. Removal of insulation is not within the scope of a standard visual timber pest inspection report.

Evidence of timber pests activity

Details

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

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SUBFLOOR (Timber Pest Report)

Evidence of timber pests activity

Details

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

Ventillation

Description

The subfloor ventilation appears to be adequate at the time of inspection.

Conducive conditions

Description

- We recommend that all untreated / loose timbers within the Subfloor area be removed or treated with termiticide as these predispose the property to termite attack and are a high attractive food source.

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EXTERNAL (Timber Pest Report)

Restrictions

Description

Inspection to areas and sections of the exterior was restricted due to the growth of foliage. Foliage should be removed as foliage may be concealing timber pest activity.

Further inspection of these areas is strongly recommended once access has been obtained.

Evidence of timber pests activity

Details

No visible evidence of timber pest activity in areas able to be inspected at the time and date of the inspection.

Conditions Conducive to a Termite infestation

Description

- We strongly recommend that all garden beds and vegetation close to or abutting the external walls of the structure be removed. Garden beds and vegetation can attract / allow concealed termite entry and should be removed.

- The air-conditioning condenser discharges adjacent to the external walls. We recommend modification so that water is discharged over a drain.

- Some gutters and/or downpipes appear to discharge rainwater directly adjacent to the foundations of the structure. These should be repaired / connected to a stormwater dispersal system away from the building.

- Tree stumps should be removed or treated with termiticide as they provide an area for termites to establish a colony.

- Some perimeter physical termite barriers are abutted / covered by some external concrete slabs. I recommend you contact the Termite Physical Barrier installer / manufacturer for further inspection to investigate whether the Physical Barriers have been breached and if the warranty is still valid. If the barrier / warranty has been breached / compromised, you should install an additional chemical termite barrier system with a warranty.

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EVIDENCE OF BARRIERS and RECOMMENDATIONS (Timber Pest Report)

IMPORTANT INFORMATION

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquires should be made and any documentation obtained to verify work carried out. In cases where no evidence of visible treatment was noted, it would be prudent for purchasers to make their own enquires in relation to any treatment or previous termite protection carried out.

EVIDENCE OF TERMITE BARRIERS

EVIDENCE OF A PREVIOUS or CURRENT BARRIER:

YES - The following termite barriers / treatments were noted during the inspection. See below:

PRE-CONSTRUCTION:

YES - We found evidence that a Termite Barrier System may have been installed to this property during construction in respect to termite control or protection. The following evidence was found during our inspection:

- Physical Barriers

Physical barriers or visual inspection zones have been used as part of the termite treatment / protection.

TERMITE BARRIER / MANAGEMENT RECOMMENDATIONS

Recommendation

I recommend any prospective purchaser attempt to verify any termite treatment / barrier information and obtain copies of all relevant documentation & warranty information (if available).

12 Monthly Timber Pest Inspections should be carried out by a qualified timber pest inspector but more frequent inspections are strongly recommended.

If a current termite treatment / barrier cannot be confirmed, I strongly recommend a barrier be installed in accordance with AS 3660.2-2017.

GENERAL RECOMMENDATIONS

Details

It is essential that all garden beds and vegetation close to or abutting the external walls of the structure be removed immediately. These can attract / allow concealed termite entry and should be removed.

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OVERALL RISK ASSESSMENT (Timber Pest Report)

ENVIRONMENTAL CONDITIONS (Environmental conditions can make a property more or less prone to timber pest attack).

DRAINAGE

ADEQUATE - Good drainage is especially important particularly in the subfloor and along sides of the outside walls of the building(s). Poor drainage increases the likelihood of timber pest attack. Whilst not a plumber it appears that at the time of the inspection, drainage seems generally adequate.

GARDENS

IMMEDIATE ATTENTION REQUIRED - It is essential that all garden beds and vegetation close to or abutting the external walls of the structure be removed immediately. These can attract / allow concealed termite entry and should be removed.

OVERALL RISK ASSESSMENT

MODERATE to HIGH - The Australian Standard AS 4349.3-2010 requires the inspector give some indication as to the risk of termite attack on the inspected property. The overall risk of termites was considered to be moderate to high. If live termites have been reported then a termite barrier or monitoring system should be installed in accordance with AS 3660.2-2017 followed by at least yearly inspections . If no live termites were found then you should install a termite barrier or monitoring system in accordance with AS 3660.2-2017 followed by at least yearly inspections. Failing this then you should arrange for at least twice yearly inspections which will help pick up activity early. Failure to follow our recommendation may well result in the property undergoing large amounts of damage caused by undiscovered termites.

GENERAL REMARKS & TIMBER PEST INFORMATION

GENERAL REMARKS & TIMBER PEST INFORMATION

Please Read: APPENDIX F - TIMBER PEST REPORT - GENERAL REMARKS & TIMBER PEST INFORMATION.

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BUILDING & TIMBER PEST REPORT - Signed for and on behalf of:

BPI Wollongong & Southern Highlands

The Inspection and Report was carried out by:
Dean Chapman.

Insurance Accreditation No:
RAP-21-425258.

Date of Inspection:
5th March 2025.

Date Report was Prepared / Written:
5th March 2025.

Signature:

Note:
This report should not be relied upon if the contract of sale becomes binding more than 30 days after the date of the initial inspection. A re-inspection after this time is recommended.

Contact the Inspector:
0432 188 663
Please feel free to contact the inspector, Dean, who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

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APPENDICES

APPENDIX A - TERMS & CONDITIONS - Part II (Building Report)

IMPORTANT INFORMATION

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

Asbestos: No inspection for asbestos was carried out at the property and no report on the presence and absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happen to be noticed then this will be noted in the general remarks section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 1990's may contain some asbestos. Sheeting should be fully sealed. If concerned or the building was built prior to 1990, you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products contains asbestos is a high health risk.

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 of Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted and present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from the local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

Timber Decks (if Present): Timber decks are built for normal domestic use and can fail due to a number of causes (over-loading, deterioration due to weathering).
Timber decks should be inspected by a competent and licensed person every 12 months to check for signs of deterioration.
Decks must be kept well sealed and ventilated to help prevent deterioration.
If considering a large gathering on / using the deck, you are advised to have a structural engineer inspect and advise of the safe loading capacity of the deck.

External Timber Walls and Structures (if Present): A detailed analysis of the construction and current structural stability of the wall or structure by an engineer or other suitably qualified person be arranged; and Annual inspections of the wall or structure by an engineer, or other suitably qualified person are recommend to ensure any maintenance that may become necessary is identified; If people will use the wall or structure for any purpose then care is taken that it is not overloaded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades (if Present): Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety. Handrails are required where a person has the potential to fall one meter or more.

Foil & Loose Insulation (if Present):
- If Foil insulation is present in the roof void it may create a potential health and safety risk. An electrical report by a licensed electrician should be carried out after the insulation has been installed and deem it to be safe. A thorough

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inspection of the roof void can only be carried out if the insulation is removed and safe access provided for the inspector. Please note if a complete inspection of these items was not possible, defects and/or other damage may exist in these areas.
- If Loose insulation is present in the roof void and is close to / in contact with the back of the recessed light fixtures, it may pose as a fire hazard. Insulation must be kept clear of the backs of recessed lights by at least 200mm or a cowl (available from all electrical supply stores) should be placed around such lights to prevent insulation from contacting lights. A thorough inspection of the roof void is not possible if insulation is present in the roof void. A thorough inspection of the roof void could only be carried out if the insulation is removed and safe access provided for the inspector. Please note since a complete inspection of these items is not possible, defects and/or other damage may exist in these areas.

Trees (if Present): Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

Air-Conditioning Units (if Present): A dwellings A/C units are not tested at the time of this visual pre-purchase inspection. We recommend the unit be serviced annually and its return air filters be cleaned on a regular basis as per the manufacturers specifications.

Timber Flooring (if Present): Some timber flooring will expand (grow) if there are moist / humid conditions in the sub-floor area. It is imperative that sub-floor areas are well ventilated and that soil is dry.

Chimneys (if Present): If evident, then all Flashings, and Brick Deterioration, Mortar Erosion, Lack of support may not be visible due to height restrictions. All fire boxes or fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and it is recommended that you have these units, if evident fully tested and inspected before purchase.

Hot Water Units: A LICENSED PLUMBER SHOULD BE CONSULTED FOR FURTHER ADVICE. Please note that we do not test the pressure relief valves on freestanding hot water units as this valve may break, seize or leak due to lack of testing over a period of time by the owners of properties. Overflow hoses should be located over drains.

Retaining Walls (if Present): (Reference to: Retaining walls supporting other structures within their vicinity and landscaped retaining walls, more than 1m high.) Where a major defect is identified in any retaining wall regardless of height it is essential that an Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. This report is NOT a structural report and should not be deemed as such under any circumstances.

Swimming Pools (if Present): Swimming Pools / Spas are not part of this Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

Pool Fencing (if Present): We strongly recommend that a qualified pool safety inspector be engaged to check all pool fencing & gates are to government standards. If a pool safety inspection has already been carried out, ensure you obtain all relevant documentation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainer.

Rooms below ground level (if Present): If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report. If any cost of work estimates are given, these are merely opinions and should be taken as a general guide only. In the

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building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item(s) from several contractors prior to purchase.

PLEASE NOTE:
No inspection will be carried out for Asbestos, Magnasite or Mould.
No inspection will be carried out of Solar Power Panels.
No inspection will be carried out of Swimming Pool, Pump & Filtration Systems.

- This report may contain notable observations, together with what is considered to be helpful information and advice.
- This building report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector (if not part of a Combined Building & Timber Pest Report).
- The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested. Should you require an inspection to be carried out on any item not specifically covered by this report by a qualified professional. No report is made on the presence, operation, installation or cabling of any free to air or pay television system.
- Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection.

APPENDIX B - SAFETY HAZARDS

SAFETY HAZARDS to be Aware Of (including STEPS):

1/ Undulating pavers and or concrete slab joins can be a trip hazard.
2/ Any uneven stair riser height and or stair tread widths can also be a trip hazard.
3/ All railings under 1m in height are potential safety / fall hazards. We recommend any railings under 1m be upgraded / increased in height.
4/ Rooms to two story properties must not have furnishings within 1.0m of an external window unless the window has penetration proof screening materials or Safety devices fitted that limit the window openings 125mm.
5/ Window and door venetians, blinds and or curtain cords can be a choke hazard if left dangling in view of toddlers.
6/ CPR charts must be clearly displayed in swimming pool and spa pool areas.
7/ All pool fence gates must be self-closing.
8/ All floor surfaces may become slippery when wet. Should you have any concerns regarding slippage to these surfaces, you should seek advice from a slip risk specialist.

APPENDIX C - GENERAL SITE NOTES & OTHER AUSTRALIAN STANDARD AS2870 REQUIREMENTS TO APPLY

Stormwater Drainage & Surface Drainage: All of this properties existing stormwater drainage and connection points and any if applicable surface drainage and or grated inlet drainage points around this dwelling, are to be checked and kept unobstructed and unblocked at all times. We recommend additional or new larger and improved surface inlet and diversion drainage be put into place, if not evident to any low lying or moss effected ground surface areas. For dwellings without visible diversion drainage this drainage must be put into place to prevent further foundation movement to this dwelling and possible destabilisation in the future, or proof by certification is to be provided that an adequate drainage system actually exists on and within this property. It is essential to prevent surface waters from entering the sub floor area of timber floored dwellings to prevent rising damp from causing peaking and cupping to the timber flooring materials. This drainage gives best results once fitted on the high side elevations of this as inspected dwelling or building. *(I refer to AS2870 for compliant instructions if required.)*

Pitched Roofs: Any pitched roofs with valley gutters and any Dutch gables we recommend that Compraband Press-tite flashings or similar be fitted between the valley gutters and the underside of the roof tiles to prevent future leaking at these points. Valley gutters must be sealed to their top ends to prevent bird or vermin entry into the roof loft area at these points. This flashing can also be required when excessive leaf and or bird entry is clearly visible and is evident within a dwellings roof loft area. High wind areas must have these flashings fitted as high levels of leaf entry into a roof void area can be a fire hazard. *(If leaves are found in a roof loft they must be removed.)*

Concrete Paths & Driveways: Any concrete paths, concrete slabs or concrete driveways that have been placed directly against any of the dwellings downpipes and or their stormwater drainage points may cause downpipe and stormwater connection slippage over time due to shrinkage within the dwellings foundations. Therefore it is essential these areas be monitored regularly to prevent stormwater leaking and foundation point saturation from occurring. *(In normal building practise there must be expansion jointing material placed around the downpipe or stormwater drainage areas before the concrete areas are poured.)*

Stored Goods: Any stored goods including building materials like bricks, fire wood stacks etc, around the perimeter of a dwelling are to be removed immediately as they could be harbouring timber pests. See Pest Report for further details. *(In the event no Pest Report is being carried out then you must remove these stored goods immediately.)* Stored goods within a sub floor area will hinder our inspection and not allow a Purchaser to make an informed decision whether they purchase this property.

Retaining Walls: Referring to retaining walls that are supporting other structures within their vicinity and landscaped

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retaining walls, more than 1000mm high. Where a major defect is identified in any retaining wall regardless of height it is essential that a Structural Engineers Inspection and Report be obtained in relation to the structural integrity of such retaining wall structure. *(This report is NOT a structural report and should not be deemed as such under any circumstances.)*

Weep Holes: Relating to concrete slab properties and also multi-level properties of brick construction. All of the weep holes are to be left completely exposed, unobstructed and clean at all times. They must be BCA code and Australian Standard compliant in relation to the time as to when the building was first built. Blocked, missing and obscured weep holes can and will cause further dampness problems within the buildings interior and within the wall cavity areas. This also includes wall areas above windows and doors are to be BCA code compliant. In recent years weep holes are required to be put into place to the underside of window sills to all windows over .900mm in width and be no more than at 1.2metre centres.

Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineers Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

Septic Tanks: It is our opinion that this item, if applicable to this site should be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

APPENDIX D - BUILDING REPORT - Conclusion Definitions

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

HIGH - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building:

ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be areas/members requiring repair or maintenance. Read the entire report.

BELOW AVERAGE - The Building and its parts show some significant defects and/or very poor non- tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

APPENDIX E - BUILDING REPORT - Terminology & Definitions

REPORT TERMINOLOGY & DEFINITIONS:

The Definitions of the Terms in the table below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas (fields) of an item:

Definitions:

Satisfactory - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Damage - The fabric of the element has ruptured or is otherwise broken.

Distortion, Warping, Twisting - An element or elements has been distorted or moved from the intended locations.

Water penetration & Damp Related - Moisture is present in unintended or unexpected locations.

Material Deterioration (rusting, rotting, corrosion, decay) - An element or component is subject to deterioration of material or materials.

Operational - An element or component does not operate as intended.

Installation (including omissions) - The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.

Accessible area: An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect: Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Building element: Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

Major Defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

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Minor Defect: A defect other than a major defect.
Safety Hazard: Any observed item that may constitute a present or imminent serious safety hazard.
Serviceability Defect: Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
Site: Allotment of land on which a building stands or is to be erected.
Structural Defect: Where in the inspectors opinion the structural performance of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.
External Timber Walls and Structures: means decks, verandahs, pergolas, balconies, handrails, stairs, retaining walls, children's play equipment, fences, garages, shed, gazebos, out buildings.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

GLOSSARY OF TERMS:

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

ACCESSIBLE AREA - An area of the site where sufficient, safe and reasonable access is available to allow an inspection within the scope of the inspection.
ACCESS HOLE - Access hole An opening in flooring or ceiling pr other part of a structure to allow for entry to carry out an inspection.
AG LINE - A perforated pipe (usually covered with a geo-textile fabric) laid behind retaining walls and other areas to catch seeping stormwater.
APPEARANCE DEFECT - Fault or deviation from the intended appearance of a building element.
ARCHITRAVE - timber moulding surrounding a door or window opening to cover the join between the frame and the wall finish.
BALUSTRADE - A series of vertical members supporting a handrail of a stair, landing, platform or bridge.
BEARER - A sub-floor structural timber member which supports the floor joists.
BRICK VENEER - A method of construction in which a single leaf of non-load bearing wall of brickwork is tied to a timber or metal framed load bearing structure to form the external enclosure.
BUILDING ELEMENT - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.
CEMENT - A finely ground inorganic powder that, mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.
CLIENT - The person or other entity for whom the inspection is being carried out.
CONCRETE - A conglomerated artificial stone made by mixing in specified proportions cement, water and aggregates and pouring the mixture into prepared forms to set and harden.
CORNICE - A moulding placed at the junction between a wall and ceiling.
DAMP- PROOF COURSE (DPC) - A continuous layer of an impervious material placed in a masonry wall or between a floor and wall to prevent the upward or downward migration of moisture.
DEFECT - Fault or deviation from the intended condition of a material, assembly or component.
DEFLECTION - Has a wavy appearance, causes the feeling of going up or down to these areas stated, lips in concrete surfaces at their joints.
EAVES - The lower part of a roof that overhangs the walls.
FASCIA - A metal profile, which is fixed to the lower ends of rafters and usually supports the guttering.
FOOTING - That part of a construction designed to transfer loads to the supporting foundation, usually constructed of reinforced concrete to support base brickwork.
FOUNDATION - The natural or built-up formation of soil, sub-soil or rock upon which a building or structure is supported.
FOUNDATION DOOR ENTRY - The door or cover access point into a dwellings sub floor area.
GABLE - The vertical triangular end of a building with a pitched roof, between the rafters from eaves level to the apex (ridge). It may be formed in brickwork or timber framed and clad with weatherboards / sheeting.
GAUGE - An indicating device usually in brickwork setting out the number of bricks to a certain measurement. E.g. 7 brick courses per 600mm in height. This gauge is adjusted to suit the brick and the site conditions.
GOING - In a stair the horizontal distance from the face of one riser to that of the next.
HANGING BEAM - A beam above the ceiling used to support ceiling joists.
HEAD - The upper horizontal member at the top of an opening or frame.
HEADER - A brick laid with its greatest dimension across a wall usually used to tie two skins together or under a door sill or window.
HEARTH - The floor of a fireplace and immediately adjacent area.
HINDERED ACCESS - The inability to access this area stated in this report.
HIP ROOF - A roof which is pyramidal in shape with sloping surfaces and level edges all round.
INSPECTION - Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

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INSPECTOR - Person of organisation responsible for carrying out the inspection.
JOIST - A timber or steel beam supported by a bearer which the flooring is fixed directly to.
LIMITATION - Any factor that prevents full or proper inspection of the building.
LINTEL - A horizontal supporting member spanning over a window or door opening. A "gal-lintel" is a steel lintel used to support brickwork over an opening.
MANHOLE ENTRY - The entry into the roof loft area by the removal of a ceiling cover or an internal wall doorway.
MAJOR DEFECT - A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
MINOR DEFECT - A defect other than a major defect.
MORTAR - A mixing of bush sand (white or yellow), cement (grey or off-white) and water for brickwork. Usually at the rate of 6 part sand to one part cement (by volume) and if required one part lime. Can have a flush, raked or round finish.
NEWEL POST - A post at the top or bottom of a stair flight to support the handrail and/or winders in the stair treads.
PARAPET - A low wall to protect the edge of a roof, balcony or terrace. Many shops have a parapet at the front of the building for signage.
PARTICLE BOARD - A flat floor sheeting of good dimensional stability made from wood flakes and synthetic resin / binder under heat and pressure. Can be produced with decorative elements for joinery work.
PELMET - A built-in head to a window to conceal the curtain rod or to a sliding door to conceal the tracks. Usually made of wood.
PERP - A vertical joint in masonry construction.
PITCH ROOF - The ratio of the height to span, usually measured in degrees.
POINTING - The completion of jointing between ridge or hip tiles with a matching colour after bedding of tiles or troweling of mortar into joints after bricks have been laid to touch up.
QUAD MOULDING - A timber moulding with a cross-section of a quadrant of a circle used to cover joints often in eaves or at junctions of walls and/or ceilings.
RAFTER - A sloping member in a roof providing the principal structural support for the roofing material.
RAFTER (**COMMON**) - A rafter spanning the full distance from the eaves to the ridge.
RAFTER (**HIP**) - A rafter forming the hip at the external line of intersection of two roof surfaces. Jack rafters meet against it.
RAFTER (**JACK**) - A rafter between a ridge and a valley or a hip rafter and the eave.
RAKED JOINT - A brick joint raked out by the bricklayer for a key for plaster or as a decorative finish.
RENDER - The covering of a brick wall with one or more coats of cement mortar consisting of Sydney Sand, cement and plasterers clay.
RIDGE - The highest part (apex) of a roof, which is usually a horizontal line.
RISER - The vertical face of a step in a stair flight.
SARKING- Silver or blue foil material under roof tiles or sheeting.
SERVICEABILITY DEFECT - Fault or deviation from the intended serviceability performance of a building element.
SEPARATION - Gapping formed between the two surfaces stated.
SIGNIFICANT ITEM - An item that is to be reported in accordance with the scope of the inspection.
SKEW NAILING - The driving of nails at an oblique angle often in different directions to improve the strength of a joint of fixing.
SKIRTING - A wooden board fixed to the bottom of a wall at the junction of the floor to prevent damage to the wall or to conceal small gaps.
SLIP JOINT - A joint designed to allow movement between two members usually in the form of two layers of sheet metal with grease installed on top of a brick wall prior to installation of a concrete slab.
SOFFIT/EAVES - The underside of a slab or an eave.
SOLDIER COURSE - A course of brickwork laid on its end.
SPROCKET - A framing timber used in eaves construction.
STRETCHER BOND - The most common masonry bond in Australia in which all bricks are laid with half overlaps and not using half bricks or cross bonds.
STRUCTURAL ELEMENT - Physically distinguishable part of a structure: NOTE: For example a wall, column, beam or connection points.
TERRAZZO - A material consisting of irregular marble or stone fragments set in a matrix of cement and mechanically abraded and polished after casting to produce a smooth hard surface.
THRESHOLD - The step or sill at an external door of usually timber tile or brickwork.
TOUGHENED GLASS - Glass made by rapidly cooling the glass to make it shatter into small pieces when broken for safety, It usually cannot be cut and needs to be made to order to size. It is unlike laminated glass which is made from layers of glass with silicon between to crack only when broken for safety and can easily be cut on site.
UNDERPINNING - The construction of new footings or concrete piers under an existing footing to prevent its collapse or failure.
VALLEY - The meeting line of two inclined roof surfaces at a re-entrant angle.
VALLEY SERIES TRUSSES - A series of timber roof Trusses that form the valley within a hip roof construction.
WEEP HOLES - Vertical joints or perpends in brickwork left open above the DPC line to allow water from behind the

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wall to escape.

PLUMBING AND DRAINAGE TERMS: (This explains Building Elements in layman terms.)

ABSORPTION TRENCH - A trench, pit or well excavated from permeable ground filled with broken stone, bricks or large granular materials and covered with earth to dispose of the discharge from a septic tank, sullage system or stormwater by absorption into the ground. GULLY TRAP (GT) - An assembly in a sanitary drainage system, consisting of a trap and other fittings. Also called **GULLY**.
JUNCTION (**PIPE**) - A pipe fitting incorporating one or more branched.
MANHOLE - A large chamber or opening on a drain, sewer or equipment to permit access for inspection, testing or clearance if obstruction.
STACK - A vertical sanitary drainage pipe, including offsets, which extends more than one story in height.
SULLAGE - Domestic waste water other than from soil fixtures.
SUMP - A pit at or below the lowest point of a structure to collect unwanted water and facilitate its removal, usually by means if a SUMP PUMP. Also called DRAIN PIT.
TRAP - **a)** A fitting usually in the shape of the letter P or S which retains water to form a "water seal" so as to prevent the passage if gases or foul air into the building. **b)** A fitting for the interception of silt, acids, grease, oils or fats.
BOUNDARY TRAP - A trap in the property service drain, usually near the boundary if a property and below the lowest inlet, to prevent the entry of air or gases from the sewer into property service drain. Also called **INTERCEPTOR TRAP**.
GREASE TRAP - A device in the shape if a box with baffle plates to slow the flow of liquid waste and prevent the passage if greasy substance into the drainage system. Also called **GREASE INTERCEPTOR TRAP.**
P-TRAP - A trap in which the inlet leg is vertical and the outer leg inclined below the horizontal to specified limits, with or without inspection opening at the lowest point.
S-TRAP - A trap in which the outer leg is vertical and parallel with the inlet leg, with or without inspection opening at the lowest point.
SILT TRAP - A trap containing a removable container for the collection if silt, sand or grit.
VALVE - A device for the control of liquid or gas flow, having an aperture which can be wholly or partially closed by a plate, disc, door, gate, piston, plug ball r the flexing if a diaphragm.
FLOAT VALVE - A valve actuated by a float (floating ball) to control the flow of liquid, used in tanks or cisterns to maintain a minimum water level. Also referred to as FLOATING **BALL VALVE**.
FLUSH VALVE - A control devise for water flow at mains pressure to a WC pan; used instead of a cistern.
MIXING VALVE - A valve which is designed to mix separate supplies of hot and cold water and direct the maximum.
PRESSURE REDUCING VALVE - A valve designed to reduce or limit the pressure of a fluid to a predetermined valve in the downstream side. Also called PRESSURE LIMITING VALVE.
PRESSURE RELIEF VALVE - A spring-loaded or weight-controlled automatic valve to limit the build-up of pressure in pipe work, fittings or vessels by discharging excessive pressure to the atmosphere.
STOP VALVE - A valve, such as a gate valve, which can be operated to stop flow in a pipeline. Also known as ISOLATING VALVE.
TEMPERATURE RELIEF - A temperature activated valve to relieve excess pressure in water heaters in the event of a thermostat failure and overheating.
VENT (VENT PIPE) - A pipe provided to limit pressure fluctuations within a discharge pipe system by the induction or discharge of air and/or to facilitate the discharge of gases.

APPENDIX F - TIMBER PEST REPORT - General Remarks & Timber Pest Information

Please read the following information.

Where any current visible evidence of Timber Pest activity is found within the **building** it is recommended that a more invasive inspection is performed. Trees on the property have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

It is strongly recommended that as a minimum a full Inspection and Report be carried out every six months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur by detecting problems early.

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2017 for pre-construction termite work or 3660.2-2014 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the

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recommendations in this report are essential in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY:- No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:- Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk."

SUBTERRANEAN TERMITES INFORMATION

Important Maintenance Advice regarding Integrated Pest Management for Protecting against Termites
Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data shows that up 3 in every 4 homes will be attacked by termites at some stage in its life. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

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

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

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

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

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of

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a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

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

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.
We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2017 for pre-construction termite work or 3660.2-2014 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

Borers of Seasoned Timbers

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.
Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

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

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

TIMBER DECAY FUNGI

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

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