Pre-Purchase Building Inspection Report

Property address:

Prepared for

Prepared by

Rotaru Building Consultants
ABN 20 668 407 525
www.rotaru.com.au

Revision History

Rev.	Revision Date	Details	Authorised for and on behalf of Rotaru Building Consultants	
0	26-Nov-2019	Issued to Client		

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1. Inspection Summary

Inspector	
Date of inspection	8:30am, 26 November 2019
Weather Conditions	Prevailing conditions at the time of the inspection: sunny, 20 degrees Celsius
Description of the property inspected	The property inspected was constructed circa 1974 and consists of 4 bedrooms and 3 bathrooms. The property has a detached steel carport, brick storage shed and a swimming pool. The dwelling was constructed using double brick walls on concrete foundation. The roof is tiled with timber frame. The dwelling is constructed on a reactive clay site.
Purpose of inspection	The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection.
Scope of inspection	The inspection comprised of a visual assessment of accessible areas of the property to identify major defects to the building

	structure and to form an opinion regarding the general condition of the structure of the property. The inspection and reporting is limited to Australian Standard 4349 Part 1: Pre-purchase inspections – Residential Buildings. This report is to be read in its entirety.
Safety issues/hazards	1. Deviation from verticality in walls exceeds tolerances in AS3700 and the main dwelling is not structurally adequate. Refer section 7.1 of this report. 2. The absence of junction boxes in the roof space poses as an electrical safety hazard, providing risk of electrocution. This must be rectified before settlement (refer section 9.1 in this report). 3. Adequate fencing or balustrading is required to meet the requirements of section 3.9.2.3 of the National Construction Code (2019 edition). Refer section 9.2 in this report. 4. Balcony balustrading corrosion presents a risk of falling from heights and this is to be rectified as a matter of urgency. Refer section 9.3 in this report. 5. The external staircase leading to the balcony is experiencing advanced corrosion, it is not safe to use and should be replaced as a matter of urgency. Refer section 9.4 in this report. 6. Stacked roof insulation can overload the ceilings and could lead to a partial collapse. This must be rectified urgently (refer section 9.5 of the report).

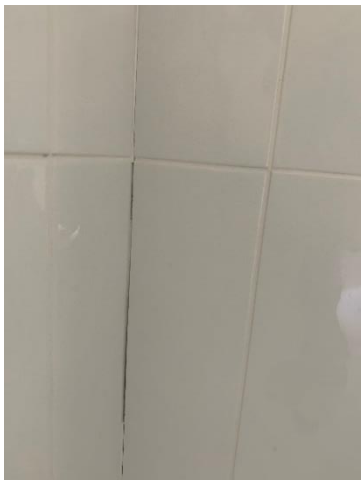
2. Building Interior Observations

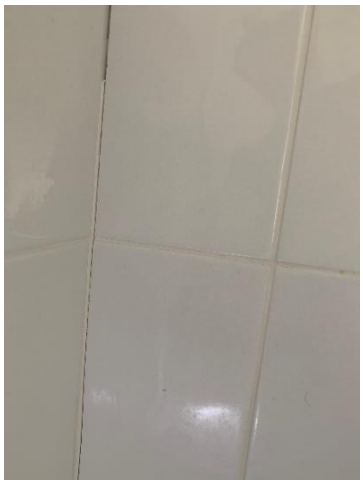
Some movement in the ceilings was noted, particularly in the living/kitchen area. These undulations are likely to be caused by movement in the structure.

High moisture readings were measured in the wall between the two garage roller doors ion.

Generally, throughout the interior of the building, it was observed that repairs to cracking have been undertaken. Minor internal cracking and foundation movement will occur in a significant proportion of buildings, particularly those on reactive clays. In most cases, this cracking that appears on your walls is not a structural concern and does not mean that the structural integrity of the dwelling is affected. Crack widths and depths should be monitored where there is a concern.

While no cracks were observed in the shower tiles, it was noted in the master ensuite shower that the grout is showing signs of deterioration. This will require maintenance in the short term to prevent water damage.





3. Building Exterior Observations

3.1 Water damage

There is some visible water damage which is affecting the timber doors leading up to the backyard.

Adequate site grading and drainage is an essential requirement to prevent excessive moisture from causing damage to foundations.

There is evidence that a subsoil drain exists along the front elevation. The presence of two soakwells and minor settlement in paving attributed to the digging of a trench supports our observation. However, upon inspection, it was not possible to determine where the water collected by this subsoil drain is discharged. Furthermore, the pits where found to be full of sand which is undesirable. It is important to ensure that subsoil drains are fully maintained and in working order (this will require maintenance in the short term).

In the vicinity of the subsoil drain it was noted that the grade in the pavement is inadequate. The following image shows that the grade is 2mm/m and falls towards the foundation rather than directing water away from the building:

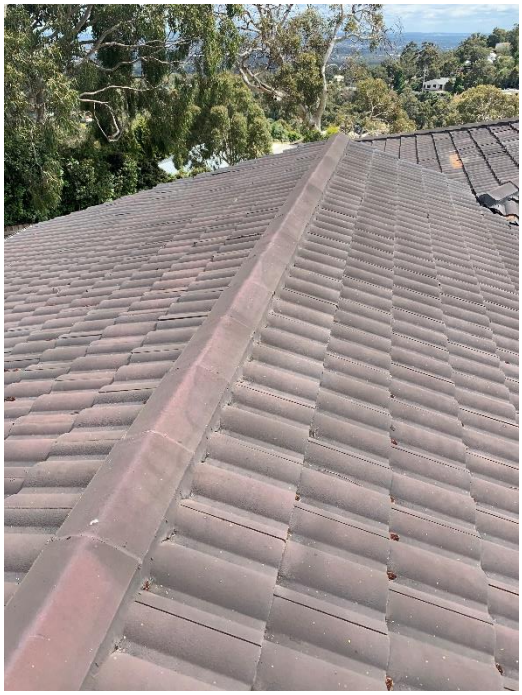
The is evidence of window lintel corrosion. The worst case was observed on the western elevation (window to toilet). Material deterioration such as corrosion needs to be addressed with ongoing maintenance. This particular example should be remediated as soon as possible (it will require the removal of brickwork and a new lintel installed).

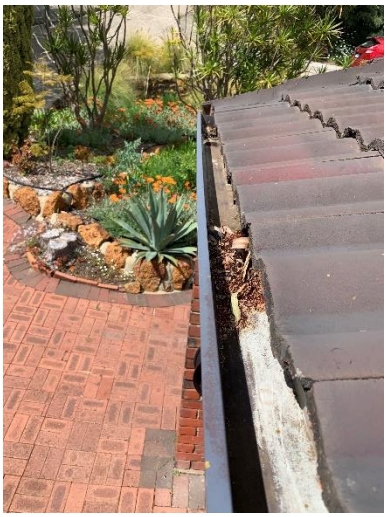
Mortar fretting and deterioration in mortar joints was also observed thought the exterior of the main dwelling. This will require ongoing maintenance to prevent water penetration. Re-pointing should be undertaken in the short term.

4. Roof Exterior Observations

Generally, gutters need regular cleaning of leaf matter. Decaying leaf matter causes corrosion in gutters and blocks water flow. Overhanging trees to gutters and valleys can cause rapid build-up of leaf matter, restrict water flow, and may damage the roof covering. Keeping them trimmed back or removed may be a worthwhile consideration and would help prevent water ingress from blocked water flow.

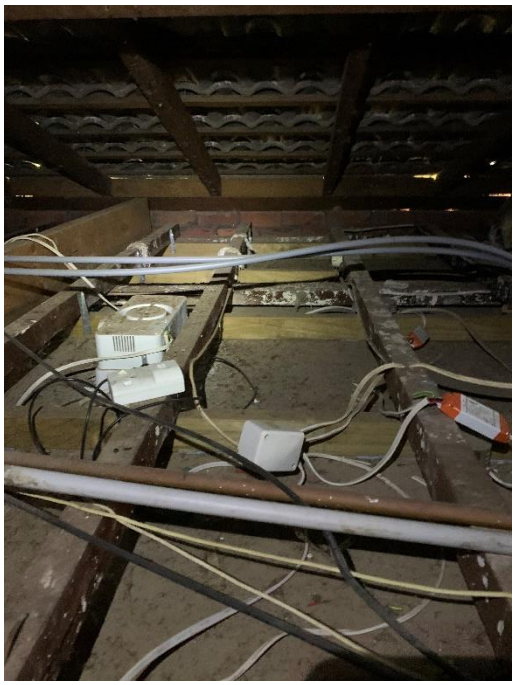
Overall the timber fascia is in very poor condition. Some maintenance is required in the short term to replace cracked tiles and to prevent water ingress.






5. Roof Space Observations

It was noted that insulation was not in place across the entire ceiling space. Concerns relating to wiring are highlighted in Safety Hazards.

6. Subfloor Space Observations

Not applicable (dwelling constructed on concrete slab).

7. Major defects

7.1 Brick walls verticality

When a wall is out of plumb or there is a deviation from verticality, additional stresses could be induced exceeding the capacity of the structural system.

Tolerances in masonry construction is provided in the Australian Standard 3700 - Masonry Structures:

TOLERANCES IN MASONRY CONSTRUCTION

	Item	Tolerance
(a)	Horizontal position of any masonry element specified or shown in plan at its base or at each storey level	±15 mm
(b)	Relative displacement between loadbearing walls in adjacent storeys intended to be in vertical alignment	±10 mm
(c)	Maximum deviation from plumb within a storey from a vertical line through the base of the member	The lesser of ±10 mm per 3 m of height or 0.05 times the thickness of the leaf
(d)	Maximum deviation from plumb in the total height of the building (from the base)	±25 mm

It can be seen from the table above that the maximum deviation from plumb in the total height of the building is 25mm. The eastern elevation is experiencing cracking and movement which was measured using a calibrated electronic spirit level.

Image 1 - Eastern Elevation

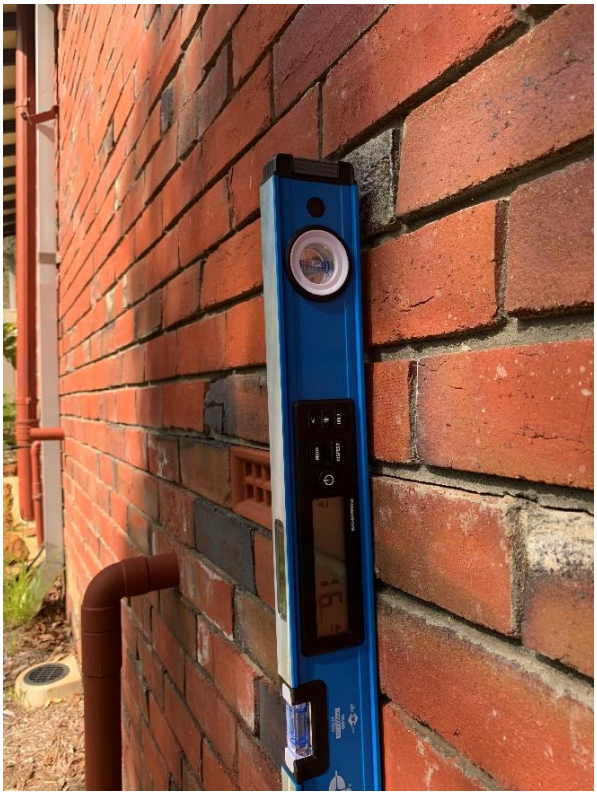


Image 2 - Deviation from verticality below slab of 16mm/m inwards

Image 3 - Deviation from verticality above concrete slab of 27mm/m inwards

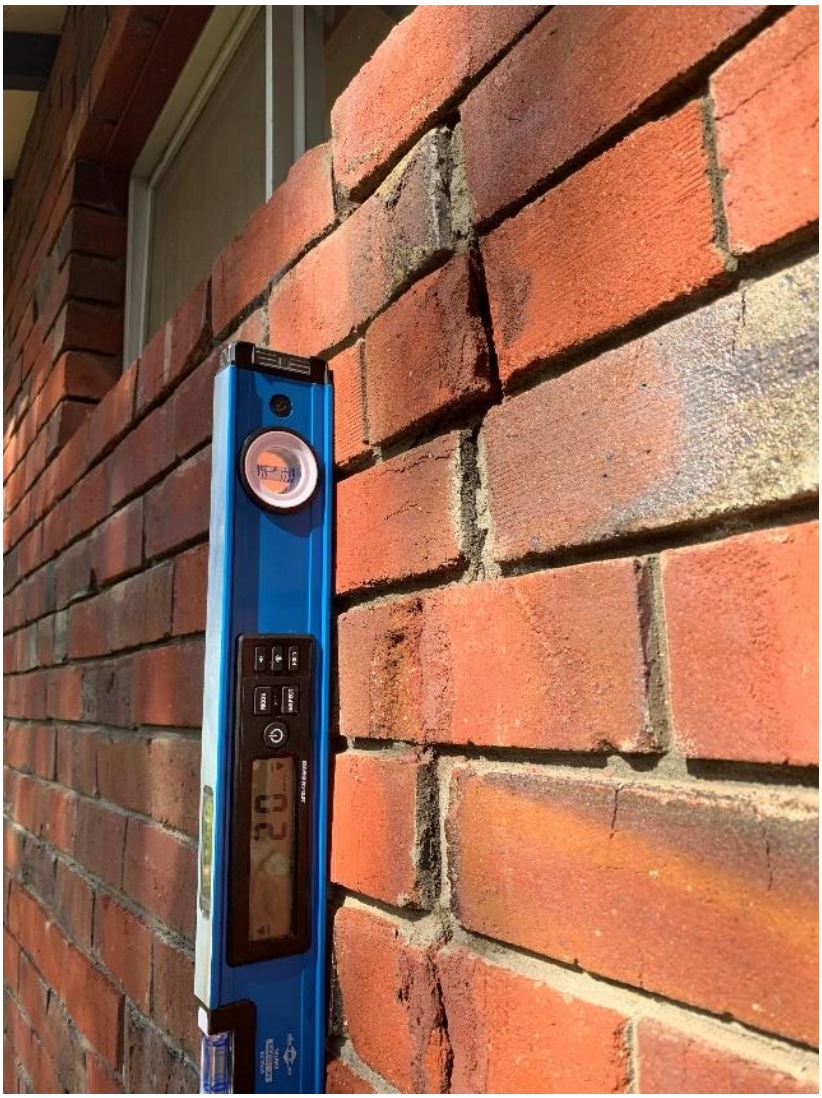


Image 4 - Deviation from verticality below window of 20mm/m inwards

The movement in the wall below the suspended concrete slab is outward while the movement in the wall above the suspended slab is inward. It is likely that the footings are experiencing a rotation due to soil movements while the roof is retaining the top of the walls, hence the inward movement. A distinctive crack in the mortar joint in line with the top of the weep holes (just above the suspended slab) can be seen externally.

Brick as a material has a tendency to swell over time (in all directions). However, in reactive clay sites, movement in the foundation will depend on the moisture conditions which vary seasonally. This can exacerbate the expected cracking commonly seen on brick construction.

The measured deviation in verticality was measured at other locations on the eastern, northern and western elevations:

Image 5 - measurement along northern elevation

Image 6 - measurement along western elevation

If, for example, we have a maximum wall height of approximately 4.8m (along the 2 storey section of the dwelling), the maximum allowable deviation from verticality is 25mm. This means that over 1m, the deviation from verticality would be maximum 5.2mm/m. It is evident from the images and measurements above that the tolerances stated in AS3700 have been exceeded. Rectifying walls with this level of deviation from verticality is not an easy task.

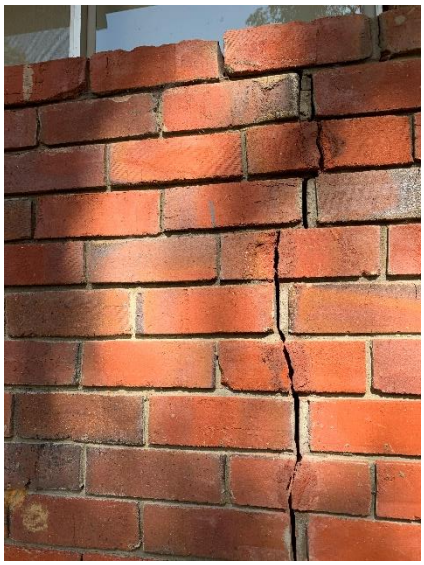
<u>Recommendation:</u>

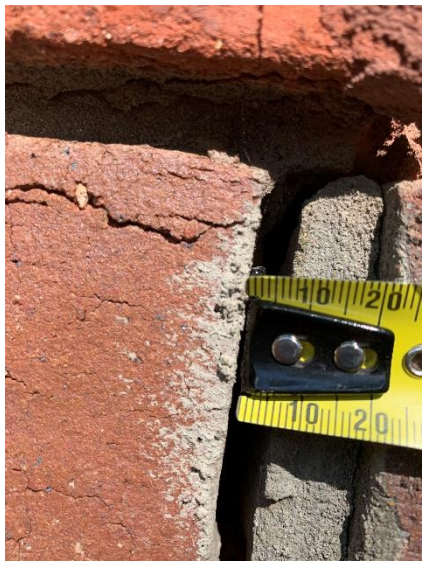
- The local Shire should be approached to obtain copies of the original geotechnical report and structural details. If the geotechnical information is not available, a soil classification report should be commissioned in accordance with AS2870 Residential Slabs and Footings (this would confirm the expected movement in the soil over time and enable a better methodology to rectify the out-of-plumb movement);
- It is recommended that registered builders are approached to provide budget estimates & methodology to rectify the leaning walls. This may require removal of bricks and partial demolition of wall sections.
- The addition of control or articulation joins is also recommended in accordance with the provisions of the National Construction Code (section 3.3.5.13). The services of a specialist geotechnical contractor should also be sought to discuss methods for underpinning using proprietary or pre-engineered products.

7.2 Wall cracking

Cracking up to 8mm was observed was observed in the external walls. The most significant cracking is present in the eastern elevation. It is likely that these cracks are caused by one or a combination of the following factors:

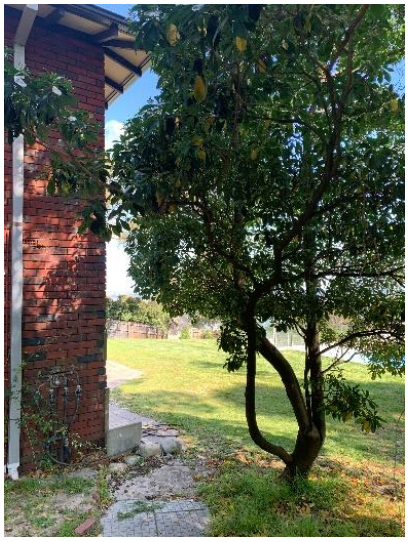
1. Inadequate soil compaction prior to construction of the dwelling;
2. Design, construction and/or settlement in the concrete foundation;
3. Shrinkage in the suspended concrete slab;
4. Trees altering the moisture conditions over time;
5. Expansive and shrinkage movement in the reactive soil.





Hand excavation was undertaken to confirm the footing depth. A pit was dug to approximately 400mm after which very hard and dry clay was uncovered. Presence of rocks and rouble as well as tree roots was also found. Hand excavation could not penetrate further than 400mm.

A large tree approximately 800mm in diameter and greater than 20m in height is located approximately 7.7m form the eastern wall. Available literature suggests that the tree roots can extended anywhere from 0.4 to 2.0 x the height of a tree which could cause foundation issues.



It is recommended that cracks are sealed with a flexible sealant or a polyurethane sealant which is colour matched to preserve the aesthetics & to prevent moisture penetration. Crack development should be monitored and structural repairs to the footing system such as deep underpinning should be considered if cracking in excess of 2mm re-appears.

The reader of this report should consult the CSIRO Building Technology File 18-2011 Foundation Maintenance and Footing Performance: A Homeowner's Guide which provides some further explanation, guidance with relevance to cracking (for more information visit https://www.publish.csiro.au/book/7076/

7.3 Retaining wall

A retaining wall is currently located on the western side, near the clothes line. This retaining wall was measured to be approximately 940mm high. The wall is leaning approximately 106mm/m which exceeds allowable tolerance (20mm/m maximum)

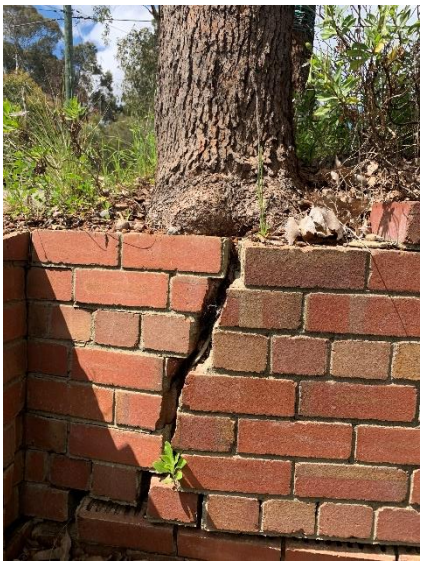
7.4 Site grade and drainage

The paving outside the under croft room at the rear of the dwelling is directing water towards the foundation. This is problematic because the two downpipes from the balcony are making the situation worse. Considering the observed movement and cracking in the building, this is a major defect that needs to be rectified urgently.

8. Minor Defects:

8.1 Retaining walls

There are other retaining and screen walls which were found to be defective that will require maintenance in the short to medium term.



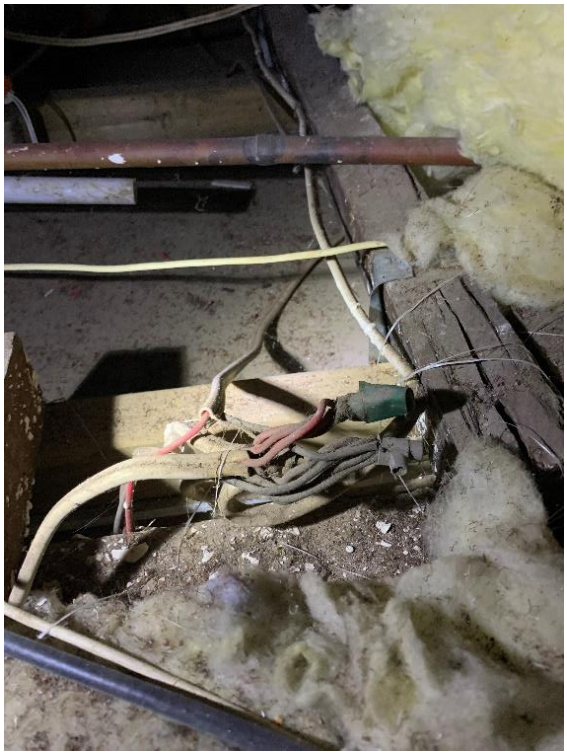
9. Safety hazards

9.1 Wiring connections

Several wiring connections in the roof space are not adequately protected by a junction box. This is an installation defect. Junction boxes provide a second insulation barrier to adequately seal off and protect the wires, increasing the safety of the immediate environment and ensuring that the wiring is not damaged.

The absence of junction boxes in the roof space poses as an electrical safety hazard, providing risk of electrocution. Appointment of a licensed electrician is highly advised to provide additional information on the risks of unprotected wiring and to install junction boxes and any other elements as required.

Such works should be carried out as a matter of urgency; until this time, any persons within the roof space should exercise a high level of caution.



Recessed luminaires such as downlights and their auxiliary equipment (such as transformers) need to be installed in a manner designed to minimise temperature rise and prevent the risk of fire. We recommend that a licenced electrician is appointed to inspect the roof space and certify that all wiring connections, downlights and transformers are correctly installed and have enough clearance to insulation.

9.2 Swimming pool fencing

The swimming pool area does not have adequate fencing of balustrading to prevent falls. We recommend that adequate facing or balustrading is installed to meet the requirements of section 3.9.2.3 of the National Construction Code (2019 edition).

9.3 Balcony balustrading corrosion

There is evidence of advanced corrosion in the posts supporting the balcony balustrade. It is recommended that this is urgently remediated. It is likely that sections of the balustrade will need replacement.

9.4 Balcony access staircase

There is evidence of advanced corrosion in access staircase to balcony. The reinforcement in the precast concrete steps has also corroded.

Recommendation: replace the staircase as a matter of urgency.

9.5 Stacked roof insulation

It was noted that battens of insulation were stacked on top of each other. This will most likely overload the ceilings and can result in collapse of the ceiling(s). We recommend that this stacked insulation is removed as soon as possible before settlement.

10.Limitations

There were some inaccessible areas such as the double brick cavity and roof space in low pitch area which could not be inspected.

The inspection and report was conducted in accordance with AS4349.1 - 2007 (Standard) which sets out the requirements for building inspections. Please note that the Standard and this report does not constitute compliance with existing building regulations.

A report prepared in accordance with the Standard is not a certificate of compliance of the property with the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future.

The Standard does not include the identification of unauthorised building work or work non-compliant with building regulations. The standard also provides advice with regard to non-standard inspections that the purchaser should consider and these were excluded from the scope of works associated with this report.

10.1 Recommendations for further inspection

It is recommended that the purchaser undertakes the following additional inspections:

a. Pest Inspection - (in areas where termites are a problem all prospective purchases should have a pest inspection carried out);
b. Electrical installation - (in the interest of safety, all new owners should have a report on the electrical installation carried out by a suitably qualified person);

10.2 Smoke Alarms and RCD's

We recommend that the Seller provide an Electrical Safety Certificate from a licensed electrician to certify that the smoke alarms and RCD's comply with the current Electricity Regulations. The Seller is to provide this certificate before settlement.

11.Conclusion

The structure inspected is approximately 45 years old and this inspection has identified several major defects and safety hazards.

Considering the provisions of the National Construction Code (NCC) with regards to *structural stability and resistance, a building or structure, during and use, with appropriate degrees of reliability, must perform adequately under all reasonably expected design actions.*

The deviation from verticality in the main dwelling walls is of significant concern. AS3700 provides guidance on tolerances for out-of-plumb movement and in this case the deviation is up to 27mm/m which is more than 5 times the limit. Based on this interpretation, the main dwelling is not structurally adequate and does not meet the requirements of NCC. It is expected that substantial structural remediation would be required to restore the structure within acceptable tolerances.

Should you have any queries regarding this report, please do not hesitate to contact us.

Yours Sincerely,

Rotaru Building Consultants
www.rotaru.com.au
ABN 20 668 407 525

12.Appendix A - Definitions

Access hole (cover)

An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

Accessible area

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

Appearance defect

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

Building element

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

NOTE: For example supporting, enclosing, furnishing or servicing building space.

Client

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

Defect

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

Inspection

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

Inspector

Person or organization responsible for carrying out the inspection.

Limitation

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

Major defect

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

Minor defect

A defect other than a major defect.

Serviceability defect

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

Significant item

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

Structural defect

Fault or deviation from the intended structural performance of a building element.

Structural element

Physically distinguishable part of a structure.

NOTE: For example wall, columns, beam, connection.

Subfloor space

Space between the underside of a suspended floor and the ground.

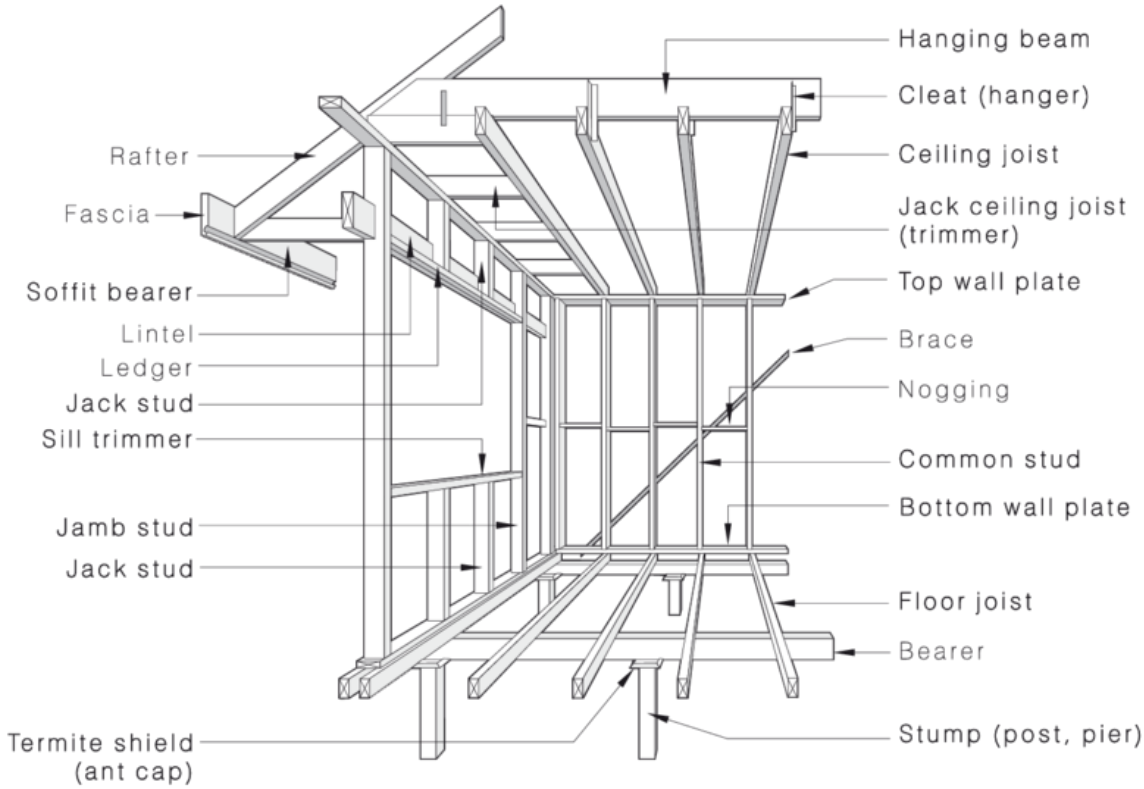
Roof space

Space between the roof covering and the ceiling immediately below the roof covering.

Site

Allotment of land on which a building stands or is to be erected.

13.Appendix B - Timber framing



14.Appendix C – Condition for the provision of the report

1. The Report is expressly produced for the sole use of the Client and in accordance with the Australian Standard 4349.1 – 2007 Pre-purchase inspections – Residential buildings – Appendix A (Standard). Legal liability is limited to the Client.
2. The report comments on only those features which were reasonably visible and reasonably accessible at the time of the inspection without alternative to viewing platforms, the removal, or moving of building components, or any other materials of any kind or any other unusual methodology including measuring or testing of building components to confirm structural soundness or major defects.
3. The inspector gives no undertaking that they will inspect all items on the day of the inspection;
4. The report is confirmation of a visual inspection of the Property carried out by the Inspector on the day of the inspection and only covers those items which could reasonably be detected by such visual inspection at the time of such inspection.
5. To the extent permitted by law, liability under any condition to warranty which cannot legally be excluded in limited to:
   a) Supplying the report again; or,
   b) Paying the cost of having the report supplied again.
6. If the report fails to conform in any material respect to the terms and conditions set out herein then
   a) The inspector is not liable unless the Client notifies the Inspector of the failure within 90 days after the date of delivery of the Report; and
   b) The liability of the inspector is in any case limited to the cost of providing the inspection and the inspector is not liable for any consequential damage.
7. These are the standard terms and conditions under which we provide our service to you. When we provide you our service, we do so on the basis that (a) these terms and conditions make up the terms of the contract between you and us (b) and, you agree to be bound by these terms and conditions. If you do not agree to be bound by these terms and conditions then you must contact us prior to us providing you our service to advise us that (a) you do not want to make contract with us and (b) do not want us to provide services to you.

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Timber Pest Inspection Report

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

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INFORMATION

Property Information

Property Address:

Client Information

Client Name:

Phone:

Email:

Inspection Company

Inspectors name:

Company name:

Inspector's Licence:

Address:

Phone:

Email:

Date of Inspection

Inspection Date:

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PROPERTY INFORMATION

Building type:	Detached House
Number of storey's:	Double storey
Main building - floor construction:	Suspended Timber Flooring with infilled concrete areas
Main building - wall construction:	Brick cavity
Main building - roof construction:	Timber frame
Other (timber) building elements:	Door frames, skirting, window frames, cupboards, internal timber joinery, fascia boards & decking.
Occupancy status:	Occupied and Fully Furnished
Strata or company title properties:	No
Weather Conditions:	Dry
Orientation (to establish the way the property was viewed)	North East

Note. For the purpose of this report the façade of the building contains the main entrance door

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DEFINITIONS TO HELP YOU UNDERSTAND THIS REPORT

Timber Pest Attack	Timber Pest Activity and/or Timber Pest Damage.
Timber Pest Activity	Tell-tale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.
Timber Pest Damage	Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber
Pests Major Safety Hazard risk to	Any item that may constitute an immediate or imminent life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.
Conditions Conducive to Timber Pest Attack	Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: a. Accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and b. areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).
Client	The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained)

DEFINITIONS TO HELP YOU UNDERSTAND THIS REPORT – CONT.

Timber Pest Detection Consultant	A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Timber Pests attack	One or more of the following wood destroying agents which timber in service and affect its structural properties: a Chemical Delignification - the breakdown of timber through chemical action. b Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood c Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber. d Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.
Tests	Additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

DEFINITIONS TO HELP YOU UNDERSTAND THIS REPORT - CONT.

Instrument Testing	Where appropriate the carrying out of Tests using the following techniques and instruments a electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements; b stethoscope - an instrument used to hear sounds made by termites within building elements c probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and d Sounding - a technique where timber is tapped with a solid object.
Subterranean Termite	Management Proposal A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

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TERMS ON WHICH THIS REPORT WAS PREPARED

Service	As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".
Purpose	The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection
Scope of Inspection	This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.
Acceptance Criteria	Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation. Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

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

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

TERMS ON WHICH THIS REPORT WAS PREPARED - CONT.

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

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

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

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

**

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

RBC

EXCLUSIONS

The Client acknowledges that:

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

SPECIAL CONDITIONS OR INSTRUCTIONS

Acceptance Criteria	The building was comparable to a similar building (e.g. due to construction techniques), the inspection was based on the general knowledge and experience of the Consultant
Disclaimer of Liability to third parties	This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.

RBC

RESULTS OF INPSECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary

In respect of significant items:

Evidence of active (live) termites

*Not Found

Active (live) termites – include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found.

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

Evidence of termite activity (including workings) and/or damage
* Not Found

RBC

RESULTS OF INSPECTION - SUMMARY - CONT.

Evidence of a possible previous termite management program

*Found - drill holes 500mm apart (expired), Preconstruction treatment for extension (undetermined time frame)

The next inspection to help detect any future termite attack is recommended

*in 12 months

Frequency of future inspections - the next inspection to help detect termite attack is recommended in 12 months.

Important Note - Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help with the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Evidence of chemical delignification damage

*Not Found

Evidence of fungal decay activity and/or damage

*Found - garden timber, fascia boards, stored timbers.

Evidence of wood borer activity and/or damage

*Not Found

Conditions conducive to timber Pest attack - The consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations

RBC

RESULTS OF INSPECTION - SUMMARY - CONT.

Evidence of conditions conducive to timber pest attack

*Found – downpipe not connected to main drain pipe, hot water system and air conditioning system.

Obstructions

*Earth & mulch, vegetation, pipe work, paving, and fencing.

CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations

Lack of adequate sub floor ventilation

*Undetermined

The presence of excessive moisture

*Found - Hot water system, air conditioning system

Bridging or breaching of termite barriers and inspection zones

*Earth & mulch, step & ramps, driveway, pipework, in filled concrete, paving, pergola, fences.

Untreated or non-durable timber used in hazardous environment

*Untreated pine timber used in roof construction in extension area.

Other conditions conducive to timber pest attack

*Undetermined

ACCESSIBILITY

Areas Inspected:
The inspection covered the Readily Accessible Areas of the Building and Site including the house interior; house exterior; roof exterior; roof space; sub-floor space; the site, sheds, including fences & outbuildings

Areas not inspected:
The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas which are not normally accessible (such as under slabs on ground) were not inspected, as it is not "considered practical" to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed access has been provided.

Inaccessible areas:
*No access to subfloor area & limited access to roof space in extension

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

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see above.

This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Risk Management Options.

MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

Major safety hazards

*Undetermined

CONCLUSION

The following Timber Pest remediation actions are recommended:

1. Treatment for Timber Pest Attack is required and recommended to be applied.
2. In addition to this Report, a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures.
3. Removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 12 months.

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

RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report.
The Client should further investigate any high risk area where access was not gained. It is

strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and those thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

ADDITIONAL COMMENTS

Remove all timber in contact with soil.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Risk Management Options.

RECOMMENDATIONS/QUOTE

- Highly recommended - Termite Barrier using Fipronil $1430inc gst including 8 year conditional warranty.
- Termite Barrier using Bifenthrin $990 inc gst including 5 year conditional warranty.
- Remove all timber in contact with Soil.
- General Pest Spray Internal/External/ Roff Cavity with Ants Treatment $370.00 inc gst, 6- month warranty.

CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Authorised Signatory:

Name:

Date of Issue: