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BUILDING & PEST INSPECTION REPORT

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BYB
11/11/2026

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1: BUILDING REPORT - CONCLUSION AND SUMMARY

Information

Conclusion and Summary: Important

Pre-Purchase Inspection - Residential Building Report

Pre-Purchase Building Inspection Residential Building Complies with Australian Standard AS 4349.1–2007 (Appendix C — Major Defects and Safety Hazards).

Purpose: To identify major defects, minor defects, and safety hazards visible at the time of inspection. This is a visual assessment of accessible areas in accordance with the Standard. The inspection will not report on items listed in Appendix D (Exclusions).

Important Notes:

This summary is **not the full report** and cannot be relied upon in isolation.

If any difference exists between this summary and the full report, the full report prevails.

Limitations, inaccessible areas, and recommendations are outlined in detail in the report body.

Clients should arrange re-inspection of inaccessible areas **before purchase**.

Where a defect is recorded as a safety hazard, it is classified as a **Major Defect** under AS 4349.1.

This report does not provide cost estimates; clients should obtain quotations from licensed contractors before making financial decisions.

Conclusion and Summary: Incidence of Major Defects

Low

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

Conclusion and Summary: Incidence of Minor Defects

Typical

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

Conclusion and Summary: The overall condition

Average

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

2: TIMBER PEST REPORT - CONCLUSION AND SUMMARY

Information

Conclusion and Summary: Important

Visual Timber Pest Inspection & Report in accordance with AS 4349.3-2010

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Visual Timber Pest Inspection & Report **Complies with Australian Standard AS 4349.3–2010** (Visual Inspection for Timber Pest Activity and Damage).

Purpose: To provide advice on the presence or risk of subterranean termites, borers, wood decay fungi, and conditions conducive to timber pest activity, based on a visual inspection of accessible areas.

Important Notes:

This summary is **not the full report** and must be read with the complete pest inspection section.

If there is any difference between this summary and the report, the report takes precedence.

Limitations, inaccessible areas, and recommendations are detailed in the report.

This inspection does not include treatment or removal of pests; it is advisory only.

Conducive conditions significantly increase pest risk and must be addressed promptly.

Overall Assessment of the Property: Summary of timber pest findings

No Active (Live) Termites Were Observed, No termite damage observed in the building

Ongoing maintenance and monitoring of the property is required.

It is recommended to investigate any timber pest activity further.

IMPORTANT: This summary must be read in conjunction with the full report. Seek urgent advice from a licensed pest management professional, as concealed or undetected timber pest activity may exist and could cause significant structural damage if not addressed promptly.

Degree of risk of subterranean termite infestation to the overall property was considered to be: Moderate to High

Please read the report in full.

Termite Management Systems can help address the risks of this type of building. Consult a Pest Control Specialist regarding options for ongoing monitoring and maintenance.

Subterranean termite treatment recommendation: Was a current termite management system found at the property

No

Subterranean termite treatment recommendation: Strongly Recommended

A management program in accord with AS 3660 is considered to be strongly recommended.

Note: A termite management system is a system designed to reduce the risk of termites damaging a structure.

Typically a system consists of one or more of the following:

- a treated zone created by a termiticidal chemical applied to the soil under or around a building (e.g.Biflex, Premise, Termidor)
- an inspection zone created by a chemical-physical barrier system (e.g. Kordon, Homeguard)
- an inspection zone created by a physical barrier system (e.g. Granitgard, TermiMesh, Termiglass)
- a termite monitoring and baiting system (e.g., Exterra, Nemesis, Sentricon)
- Ongoing Inspections as per recommendations of the system

Please read the report in full.

An inspection is recommended every: 6 - 12 Months

AS 3660.2:2017 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest pressure is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Borers: Was timber borer activity or damage observed?

No

Please read the report in full

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3: PROPERTY DETAILS

Information

Description and Identification of the Property Inspected: Building Type
Free Standing Domestic House

Description and Identification of the Property Inspected: Style:
Two Storey

Description and Identification of the Property Inspected: Approximate Age of the Building
35 Years

Description and Identification of the Property Inspected: Building faces approximately
South

We will describe the locations of this property, left or right, as though viewing it facing the front door.

Description and Identification of the Property Inspected: Primary Roof covering(s):
Concrete Tile

Description and Identification of the Property Inspected: Roofing structure:
Timber Truss roof

Description and Identification of the Property Inspected: Primary External Wall Materials:
Brick base / Brick Veneer upper

Description and Identification of the Property Inspected: Primary foundation type(s):
Concrete Slab on Ground

Description and Identification of the Property Inspected: Vehicle Accommodation
Garage (under main roof)

Description and Identification of the Property Inspected: Platforms / Improvements / Additions
Swimming Pool, Patio roof

Description and Identification of the Property Inspected: Outbuildings:
Garden shed(s) -Excluded, Lawn locker

General: Records

The client should make independent enquiries with the relevant local authority to confirm:

- Whether the land on which the building is constructed has been filled, is prone to subsidence, landslip, tidal inundation, or flooding.
- The compliance status of the property and its services with applicable building Acts, codes, regulations, and by-laws.
- That all required approvals, building certificates, or other statutory notices have been issued for the dwelling.
- That all additions, alterations, and improvements to the building or property have been approved and certified by the appropriate authority.

General: Strata Title and Company Properties

Strata and Company Title Properties

Where the property is part of a strata or company title arrangement, the inspection is limited to the interior of the specific unit or lot.
The client may have shared or additional liability for defects, maintenance, or faults affecting common property.

It is strongly recommended that the client:

- Conducts a search of the body corporate records.
- Obtains details of any past or current building defects, maintenance issues, planned works, and related costs.
- Reviews the body corporate's maintenance program, sinking fund, and insurance coverage.

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Where appropriate, seek independent legal advice (e.g. from a solicitor) regarding title and ownership matters, insurance responsibilities, easements, covenants, restrictions, building code compliance, zoning certificates, and any other legal considerations.

4: INSPECTION DETAILS

Information

Inspection Details: In Attendance
Listing Agent, Occupants

Inspection Details: Weather Conditions
Dry

Inspection Details: Recent Weather Conditions
Dry

Inspection Details: Occupancy
Occupied

Inspection Details: Building Furnished
Furnished

Other Inspections and Reports Recommended: Other Inspections and Reports Recommended

It is strongly recommended that the following inspections, evaluations, and reports, and any recommendations within this report, be obtained prior to any decision to purchase the property or undertake significant works:

Council Plan and Approval Search

Electrical Inspection

Plumbing and Drainage Inspection

Asbestos/Hazardous Materials Assessment (if property age warrants)

Specialist Structural Engineer Assessment (if structural cracking noted)

Pool Safety Inspection (if applicable)

Bushfire Attack Level (BAL) Assessment (if applicable)

Other Inspections and Reports Recommended: Inspections / Services

Ground Floor Bathroom

Council Plan Inspection, Electrical Inspection, Plumbing Inspection, Determine cause of moisture reading

Recommended Further Inspections

The following inspections and/or specialist reports are recommended. These should be carried out by appropriately licensed and qualified professionals before making any decision to purchase the property or commence significant works.

Where recommended, these inspections are outside the scope of an **AS 4349.1** visual building inspection and are necessary to assess condition, compliance, safety, and potential costs.

Failure to obtain these inspections may result in undetected defects, safety hazards, or non-compliance issues.

Areas Inspected and Restrictions to the Inspection: The Actual Areas Inspected were:

Building Interior, Building Exterior, Roof Space, Roof Exterior, Site

Areas Inspected and Restrictions to the Inspection: Areas NOT Inspected were:

Upper level main roof

Areas Not Inspected – Limitations Statement

The following areas were not inspected due to inaccessibility, obstructions, safety concerns, or exclusion under AS 4349.1–2007.
These areas are specifically excluded from the scope of this inspection, and no opinion is offered as to their condition.

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Defects, safety hazards, or timber pest activity may be present in these areas but cannot be reported on without full access.

It is strongly recommended that:

- Full access is arranged to these areas.
- A re-inspection is carried out prior to purchase or commencement of works.
- Any recommendations from specialist inspectors are followed.

Failure to inspect these areas may result in undetected major defects, safety hazards, or pest infestations.

Areas Inspected and Restrictions to the Inspection: Areas Restricted/Obstructed during Inspection were:

Building Interior, Building Exterior, Roof Space, Roof Exterior, Site, See applicable sections of report

Refer to the Limitations section of this report for details of areas not inspected due to obstructions, inaccessibility, or safety concerns.
Such areas may conceal defects, safety hazards, or timber pest activity.
A re-inspection is strongly recommended once full access is available.

General: IMPORTANT:

Client Acknowledgement:
The client acknowledges and agrees that:

1. This inspection was conducted as a visual assessment only of the areas made accessible at the time of inspection, in accordance with AS 4349.1.
2. All recommendations, advice, and safety-related items noted in this report should be actioned without delay to minimise risk of further deterioration, safety hazards, or timber pest activity.
3. It is the client's responsibility to promptly seek clarification from the inspector regarding any aspect of the report that is unclear or not fully understood prior to making any decision to purchase, undertake works, or otherwise act in reliance on this report.

Important Information Regarding the Scope and Limitations of the Inspection and these Reports: DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Third-Party Use & Report Transfer:
This report has been prepared exclusively for the named client identified on the front page. Compensation is only payable for losses arising from a breach of contract or tort sustained by that client.

Any third party who acts upon or relies on this report, in whole or in part, without the written consent of Resi Inspections, does so entirely at their own risk.

Where this report is commissioned directly by a Real Estate Agent or Vendor for the sole purpose of auctioning a property, copies may be distributed prior to the auction. In such cases, the report is valid for a maximum of 90 days from the inspection date or until the sale of the property—whichever occurs first.

Transfer of the report into the purchaser's name must occur within 14 days of the purchase date. Failure to transfer within this timeframe will result in the purchaser having no rights to rely on the report or its contents. Report transfer may incur an additional cost.

By reading, using, or acting upon this report, all parties acknowledge and agree to the terms set out in the Pre-Inspection Agreement and in this report.

Important Information Regarding the Scope and Limitations of the Inspection and these Reports: ACCESS, OBSTRUCTIONS AND RESTRICTIONS

Scope & Limitations
Inspection in accordance with AS 4349.1 & AS 4349.3 was limited to areas fully visible and accessible at the time. No dismantling, destructive probing, or movement of items was carried out. Concealed, obstructed, or unsafe areas were not inspected and may contain defects or timber pests.

Disclaimer
No liability is accepted for issues in any area inaccessible, obstructed, unsafe, or excluded from inspection. A follow-up inspection is strongly recommended once full access is available, prior to purchase.

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5: PHOTOS

6: SERVICES

Information

Electrical : Electrical systems and Fixtures are excluded

Electrical Systems
In accordance with AS 4349.1 Cl. 2.3, electrical wiring, fixtures, fittings, circuits, residual-current devices (RCDs), and associated components were **not tested** for function, safety, compliance, or adequacy.

Assessment of electrical systems is **outside the scope** of this inspection. It is strongly recommended that a licensed electrician conduct a full inspection prior to use or purchase.

Any comments made in this report regarding electrical systems are for **general information only** and must be confirmed by a licensed electrician.



Electrical : Solar Power System Installed

Solar Power System
A solar power system, including panels and/or inverter, was observed; however, **no testing or verification of operation, safety, compliance, or performance** was conducted.
Assessment of solar systems is **outside the scope** of this inspection in accordance with AS 4349.1 Cl. 2.3.
It is recommended that the system be inspected and tested by a **licensed electrician or accredited solar installer** to confirm adequacy, safety, and current operating status.



Hot Water Service: Hot water provided by:

Electric Water Heater (Tank)

Hot Water System
No specific tests were conducted on the hot water system.
No determination has been made regarding its compliance, suitability, capacity, functionality, or remaining service life.
Assessment of such systems is outside the scope of this inspection (AS 4349.1 Cl. 2.3).

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For confirmation of condition and performance, further evaluation is recommended by a licensed plumber prior to purchase or use.



Air Conditioning: Air Conditioning Installed

Air-conditioning systems were observed but not tested for operation, performance, or compliance. Evaluation of these systems is outside the scope of this inspection. We recommend assessment by a licensed air-conditioning specialist to determine their condition, functionality, and any maintenance or repair needs.



Plumbing: Plumbing not Inspected

Plumbing systems are excluded from the scope of this inspection. Recommend further assessment by a licensed plumber to determine condition, compliance, and any necessary repairs

Water Tank/s: Water tank/s are installed.

The inspection of water tanks is excluded from the scope of this report. It is recommended that a licensed plumber inspect the tanks to confirm correct installation, condition, and compliance with all relevant regulations and standards.



Findings

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6.6.1 Smoke Alarms

Minor-Moderate Attention Recommended

WERE FITTED, BUT NOT TESTED



IMPORTANT NOTE:

Smoke alarms were observed but were not tested.
Note: Testing and verification of smoke alarm compliance is outside the scope of this inspection. The client should arrange immediate inspection, testing, and maintenance by a suitably qualified person to ensure compliance with current regulations.

Recommendation

Contact a qualified professional.

7: GROUNDS

Information

Grounds Obstructions and Limitations: Fences

Only the subject property side of the fences were inspected

Various types of fencing, aged & parts replaced

Grounds Obstructions and Limitations: Retaining Walls

Any retaining walls on the boundary are limited to inspection from the subject property side only

Site / Grounds: Surface Drainage Appears Ok

Surface drainage appears to be acceptable. However, the site should be monitored during and after heavy rain to determine whether excessive amounts of water does lie around the building (or under the building if applicable). If drainage is found to be a problem then contact a licensed Plumber/Drainer for specialist advice and prompt rectification as inadequate surface drainage can cause damage to the building and create conditions conducive to pests such as termites, fungal decay and mould.

Driveway: Driveway Material:

Stamped Concrete

Driveway: Driveway OK

The Inspector observed no major deficiencies at the time of the inspection.

Findings

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7.4.1 Vegetation

Minor-Moderate Attention Recommended

VEGETATION OVERHANGING ROOF

We recommend the trees/vegetation overhanging the roof be trimmed to prevent damage of the roofing surface, and prevent leaves blocking gutters/allow free flow of roof runoff.

Recommendation

Contact a qualified professional.



7.5.1 Fences/Gates

Observations

METAL COLORBOND FENCING

Sections of fencing constructed with Colorbond sheet system. All appeared in serviceable order.

Recommendation

Recommend monitoring.







8: POOL AND/OR SPA

Information

General: A swimming pool/spa is present.

This inspection specifically excludes any inspection of the pool, associated fencing, surrounds and safety elements. We recommend you obtain an inspection from a specialist pool inspector to determine the condition of the pool, pool equipment, safety barriers and surrounds.



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9: STRUCTURE / SUBFLOOR

Information

Access, Restrictions And Limitations: Foundation Configuration:
Concrete Slab on Ground

Access, Restrictions And Limitations: How Viewed
Not Applicable

Access, Restrictions And Limitations: Slab on Ground

Slab on ground: Due to the type of construction, where there is a concrete slab directly on the ground, no subfloor spaces were able to be inspected

10: ROOF

Information

Restrictions And Limitations: No edge protection

Edge protection was not in place, therefore inspection of areas was restricted for safety reasons

Restrictions And Limitations: Height Partial

No physical access was possible to part of the external roof area due to the roof not being accessible from a 3.6 metre ladder. A licensed Roofer should inspect the roof for you.

Restrictions And Limitations: Solar Panels / Fixtures

Solar panels or other fixtures obstructed some areas of the roof surfaces from being inspected.



General: Method of inspection:
Walked the roof, Partial inspection see limitations

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General: **The roof style was:**
Gable, Hip

General: **Primary roof-covering type:**
Concrete Roof Tile

General: **Drainage system description:**
Gutters and Downpipes installed



Roof Drainage Systems: **Serviceable Condition**

Where observable, the Inspector observed no major deficiencies at the time of the inspection.

11: ROOF SPACE

Information

Access, Restrictions and Limitations: **Some areas restricted 600x600**

Clearance within sections of the roof was less than 600mm X 600mm and did not allow reasonable access (refer to report definitions 'Reasonable Access'). This allows only a limited visual inspection from a distance to be carried out for these areas.

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Access, Restrictions and Limitations: High Temperature

The roof space was deemed to be a very high temperature, at the time of the inspection, and therefore a risk to be in the roof space for an adequate period of time to allow a "close and careful scrutiny" of the area.

Access, Restrictions and Limitations: Safe footing/traversing

Areas were deemed not safely traversable at the time of inspection. Roof spaces are often not designed to be traversed, and the inspector deemed there was difficulty to traverse, risk of harm or damage to building components at the time of inspection.

Access, Restrictions and Limitations: Foil Insulation

The presence of metal foil type insulation in the roof void poses some safety risks:

1. Risk of electrocution if insulation is not properly installed. Recent deaths have occurred were metal staples pierced live electrical cables.

2. Roof framing members covered by insulation cannot be seen and therefore makes walking on the roof framing dangerous as a misplaced foot could result in falling through the ceiling. Therefore the roof space was not accessed. The roof space was inspected from the manhole only. This allowed only a very limited inspection. I recommend that an Electrician check that roof space is safe before the roof is accessed.

General: Roof Space inspected from:

Limited - Access hatch only, Partial Inspection

General: Roof Space thermal insulation:

Foil insulation, No Insulation in Garage






General: Primary Roof Framing Type:

Manufactured Roof Trusses

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12: EXTERIOR

Information

Access, Restrictions And Limitations: Height

The height of areas of walls limited the ability to closely inspect the condition of the building elements that are more than 3.6m above the ground level.

Access, Restrictions And Limitations: Stored Goods

Goods stored close to external elements obstructed inspection of areas at the time of the inspection



Access, Restrictions And Limitations: External Photos





Door Exteriors: Servicable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Window Exteriors: Servicable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Exterior Joinery/Trim: Serviceable condition

The Inspector observed no major deficiencies at the time of the inspection.

Eaves/Soffits: Serviceable condition

The Inspector observed no major structural issues or deficiencies at the time of the inspection.

13: INTERIOR

Information

Access, Restrictions, and Limitations: Wall & Ceiling Linings

Linings obstructed inspection of building elements

Access, Restrictions, and Limitations: Whitegoods/Appliances

The whitegoods/appliances were not moved to allow for inspection behind and underneath them.

Access, Restrictions, and Limitations: Windows and Doors

We inspected a representative number of windows and doors by opening and closing them. We did not specifically operate all locks and operation features,

Access, Restrictions, and Limitations: Floor coverings

Floorcoverings were present restricting inspection to the upperside of flooring.

Access, Restrictions, and Limitations: Furniture

The building was furnished at the time of inspection.

Access, Restrictions, and Limitations: Window Dressings

The building had window dressings such as curtains or blinds that restricted access at the time of inspection.

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Access, Restrictions, and Limitations: Wall hangings

Wall hangings restricted access to inspect some sections of some walls.

Access, Restrictions, and Limitations: Garage/Shed - Stored items

Stored items restricted inspection to the areas

Access, Restrictions, and Limitations: Garage- Vehicles

Vehicle/s were parked in the garage at the time of inspection. This restricted access to inspect some areas.

General: Floors

Concrete Slab on Ground, Likely timber framed upper level

General: Floor Covering Materials:

Tile

General: Ceilings:

Sheeting

General: Walls:

Sheeting

General: Primary Window Material:

Aluminum

Floors: Serviceable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Ceilings: Serviceable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Walls: Serviceable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Doors: Serviceable Condition

The Inspector observed no major deficiencies at the time of the inspection.

Windows: Serviceable condition

The Inspector observed no major deficiencies at the time of the inspection.

Findings

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13.4.1 Ceilings

Minor-Moderate Attention Recommended

MOISTURE STAINS OR DAMAGE - NO MOISTURE DETECTED

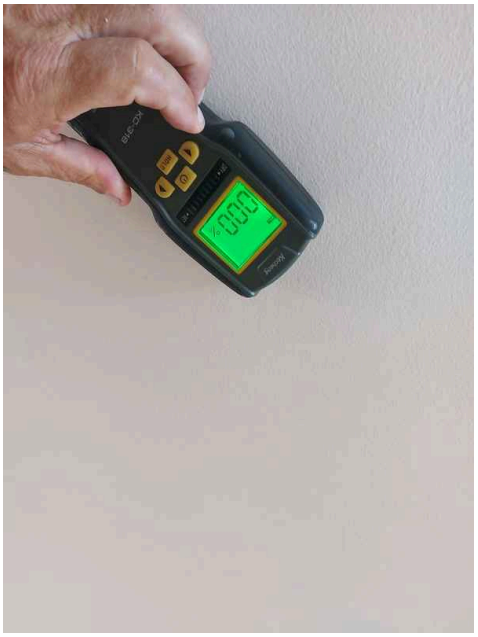
GROUND FLOOR

Stains on the ceiling observed at the time of the inspection. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, indicating that the source of moisture may have been corrected, or may be intermittent.

Further evaluation and correction recommended.

Recommendation

Contact a qualified professional.





14: KITCHEN

Information

Cabinets: Serviceable condition

The Inspector observed no major deficiencies at the time of the inspection.



15: BATHROOMS

Information

General: Overall serviceable condition
1st Floor Ensuite

No Major Defects Were Observed. Normal ongoing maintenance is required.




Findings

15.1.1 General

Observations

MINOR DETERIORATION

1ST FLOOR BATHROOM

Wear and tear, minor damage observed.

Maintenance recommended.

Recommendation

Contact a qualified professional.



15.1.2 General

Safety / Major

HIGH MOISTURE READING

GROUND FLOOR BATHROOM

Moisture intrusion in the building is classed as conditions conducive to building and timber pest activity. Further investigation by a competent qualified professional to identify the source/cause of the moisture intrusion is recommended. Action is required to rectify this condition and repair any damage caused

Recommendation

Contact a qualified professional.



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15.2.1 Tiles

Minor-Moderate Attention Recommended

CRACKS- APPEARS COSMETIC

1ST FLOOR BATHROOM

Replace as required. If the situation worsens, further investigation is required.

Recommendation

Contact a qualified professional.



16: LAUNDRY AREA

Information

General: Laundry Area

Serviceable

The Inspector observed no major deficiencies at the time of the inspection.



17: MISC. COMMENTS / CONCERNS

Information

Misc. Concerns / Comments: Furnished

Furniture, decorative items and stored items obstructed inspection of areas of the property

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18: TIMBER PEST DETECTION - SCOPE AND GENERAL

Information

General: Important Information

Important Information – Scope and Limitations of This Inspection

This inspection and report have been carried out in accordance with AS4349.3–2010: Inspection of Buildings – Part 3: Timber Pest Inspections.

This was a visual inspection only of the readily accessible areas of the property, as defined by the Australian Standard. “Readily accessible areas” are those available for inspection without the need to move, dismantle or damage any part of the building, and without entering areas that are unsafe or beyond normal reach.

As this was a visual inspection only:

- Concealed or obstructed areas (e.g. wall cavities, subfloors with limited access, roof voids, or areas hidden by floor coverings, furniture or stored items) were not inspected.
- No destructive or invasive testing was undertaken.
- Timber damage caused by termites or other pests may exist in concealed areas and may not be detectable at the time of inspection.

Where evidence of activity or damage is observed, there may also be further concealed or undetected damage. In these circumstances, we strongly recommend further invasive investigation and/or specialist advice to determine the extent of the problem.

Please ensure that you read this report in full, including the terms, conditions and additional information provided at the end of the report, as it contains important limitations and recommendations specific to this property.

Client Responsibility:

- The Client acknowledges that any recommendations or advice in this report should be acted upon as a matter of urgency.
- Failure to implement recommendations may increase the risk of further damage, for which the inspector cannot be held responsible.
- If you do not understand any part of this report, or if you require clarification, please contact the inspector before taking further steps.

Description Of Property: Please Refer to the 'Building' portion of the report for the following:

General Description of the Property, Primary Method of Construction, Occupancy Status, Orientation, Weather, Obstructions and Limitations

Description Of Property: Inspection Information

For the purpose of visual timber pest inspection this timber pest inspection report which form part of a combined timber pest and building inspection. The inspection information listed at the beginning of the building inspection report namely report information shall apply. Including the date and time of inspection, who the report is prepared for and the description of the property inspected.

Accessibility, Areas Not Inspected and Obstructions: Please refer to the 'Building' portion of the report

Accessibility, Areas Not Inspected and Obstructions: Important:

Inspection Limitations and Recommendations for Further Inspection

Where a complete inspection of all areas was not possible, it must be understood that timber pest activity and/or damage may be present but not detected.

In particular:

- Areas without Reasonable Access: Where access was unavailable, obstructed, or restricted at the time of inspection, the condition of those areas cannot be confirmed. Timber pest activity and/or damage may exist in such areas.
- High-Risk Areas: Where areas are identified as being of high risk for possible timber pests and/or damage, further specialist or invasive inspections are strongly recommended.

Furnished Properties: Where a property is furnished or contains stored goods at the time of inspection, these items may conceal evidence of timber pest activity or damage. Such evidence may only be revealed once the property is vacated. In these circumstances, a further inspection of the vacant property is strongly recommended.

Client Responsibility: Acting on the above recommendations is essential. Failure to arrange further inspection or investigation may leave significant timber pest issues undiscovered, for which the inspector cannot be held responsible.

19: TIMBER PEST OBSERVATIONS

Information

Reasonable Access: Note: Important Limitations for Safe and Reasonable Access

Reasonable Access – Definition and Limitations

In accordance with AS4349.3–2010: Inspection of Buildings – Part 3: Timber Pest Inspections, this inspection was limited to those areas where reasonable access was available at the time of inspection.

The Australian Standard defines reasonable access as access that is safe, unobstructed, and which does not require the use of destructive or invasive inspection methods. Reasonable access does not include cutting or creating access openings, removing furniture or stored goods, lifting floor coverings, or moving insulation.

The minimum dimensions for reasonable access are as follows:

- Roof Void: Access hole at least 500mm x 400mm, reachable by a 3.6m ladder, with at least 600mm x 600mm of crawl space.
- Roof Exterior: Must be accessible by a 3.6m ladder placed safely on the ground.
- Subfloor: Access hole at least 500mm x 400mm, with at least 400mm of crawl space beneath the lowest bearer, or 500mm beneath the lowest part of any concrete floor.

The inspector will determine whether sufficient space is available to allow safe entry and inspection of confined areas.

Where access was not available, restricted, or unsafe, the inspection did not include those areas. In such cases, timber pest activity and/or damage may exist but not be detected.

Durable Notices: Durable Notices (Termite Management Notice)

Previous Treatments and Client Responsibility

This firm cannot provide any assurances regarding treatments or works that may have been previously carried out by other firms, contractors, or property owners. The quality, effectiveness, and warranty of such treatments are outside the scope of this inspection and report.

Clients are strongly advised to:

- Obtain copies of all available paperwork relating to past treatments or pest management programs.
- Confirm when such treatments were undertaken and by whom.
- Make independent enquiries regarding the quality of the work performed and any applicable warranties.

In most cases, we recommend that a current treatment be arranged in accordance with **Australian Standard AS3660 – Termite Management** to reduce the risk of further timber pest attack.

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Termite Management Systems: Termite Management Systems

A termite management system is a system designed to reduce the risk of termites damaging a structure.

Typically a system consists of one or more of the following:

- a treated zone created by a termiticidal chemical applied to the soil under or around a building (e.g.
- Biflex, Premise, Termidor)
- an inspection zone created by a chemical-physical barrier system (e.g. Kordon, Homeguard)
- an inspection zone created by a physical barrier system (e.g. Granitgard, TermiMesh, Termiglass)
- a termite monitoring and baiting system (e.g., Exterra, Nemesis, Sentricon)

These systems are usually installed by a builder/owner as either a precaution (recommended for all homes by the Queensland State government) or in response to termite activity in a building.

Part of the Termite Management System usually includes regular inspections. Consult System documentation, the manufacturer and/or the installer for further information.

Findings

19.2.1 Durable Notices

Minor-Moderate Attention Recommended

NO DURABLE NOTICES WERE OBSERVED

Recommendation

Contact a qualified pest control specialist.

19.3.1 Termite Management Systems

Minor-Moderate Attention Recommended

NO CURRENT PROGRAM OBSERVED

No evidence of a current termite management program was observed

Note: All relevant documents pertaining to the installation of any previous termite barrier system should be obtained by the building owner and keep on file including, any service warranties and advice in regard to the building owner's obligation to maintain the system. However, subterranean termites can bridge or breach barrier systems and thorough regular inspections of the building are necessary. If evidence of any previous treatment of termite infestation is found, and appropriate documentation is not available, it must be assumed that the termite infestation may still be active in areas of the property not inspected. Accordingly, re-treatment may be required.

Recommendation

Contact a qualified pest control specialist.

19.4.1 Active termites (live insects) observed?:

Observations

NO ACTIVE OR LIVE TERMITES OBSERVED

Of the visble and accessible areas inspected, there were no termites observed at the time of the inspection.

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19.5.1 Termite Workings or Damage

Minor-Moderate Attention Recommended

SITE DAMAGE OR WORKINGS

REAR YARD

There was evidence of damage or workings in the yard/site/garden.
We strongly recommend consulting a termite specialist to ensure current termite management system is maintained and regularly inspected to protect the building.

Recommendation

Contact a qualified pest control specialist.





19.5.2 Termite Workings or Damage

Minor-Moderate Attention Recommended

AFFECTED EXTERNAL TIMBERS

Findings

- Posts

Recommendation

Contact a qualified professional.

19.5.3 Termite Workings or Damage

Safety / Major

OLD TERMITE DAMAGE

Termite damage was observed.

Note: The damage appears to be old, and damage observed did not appear to be structurally significant.

Visible evidence of termite damage was found at the time of the inspection

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Invasive inspections are recommended to determine the full extent of damage. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack

Recommendation

Contact a qualified professional.

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19.6.1 Wood Borers

NO EVIDENCE OF BORERS OF SEASONED TIMBER WAS OBSERVED

Observations

19.7.1 Chemical Delignificaton

NO CHEMICAL DELIGNIFICATION OBSERVED AT THE TIME OF INSPECTION

Observations

19.8.1 Fungal Decay (Wood Rot)

NO SIGNIFICANT FUNGAL DECAY (WOOD ROT) OBSERVED

Observations

No significant amount of Fungal decay (wood rot) was observed at the time of inspection.

19.10.1 Were any major safety hazards due to timber pest damage identified?

NO

Observations

Please read this report in its entirety.

20: CONDITIONS CONDUCIVE TO TIMBER PEST ACTIVITY

Information

General: Conditions conducive explained

Conditions Conducive to Timber Pest Activity

"Conditions Conducive to Timber Pest Activity" refers to any building practices, construction deficiencies, or environmental factors that may increase the likelihood of timber pest attack (including termites, wood borers, and wood decay fungi).

Examples include, but are not limited to:

- Excessive moisture or poor drainage around or under the structure.
- Soil contact with timber elements (such as posts, steps, or cladding).
- Inadequate ventilation of subfloor spaces.
- Stored timber, debris, or vegetation in direct contact with the structure.
- Faulty or absent termite management systems.

The identification of such conditions does not confirm active infestation, but highlights areas where the risk of timber pest activity is elevated. Where such conditions are present, remedial action and ongoing monitoring are strongly recommended in line with Australian Standards and Queensland guidelines.

Sub Floor Ventilation: Slab on Ground

Subfloor Ventilation

This building (or portions of it) is constructed on a concrete slab-on-ground. As there is no subfloor space, subfloor ventilation is not applicable.

Bridging and Breaching of Termite Barriers and Inspection Zones: Bridging of a termite barrier or inspection zone defined

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"Bridging" occurs when a termite barrier or inspection zone is spanned, allowing subterranean termites to **bypass the barrier unseen.** This prevents detection during a visual inspection and increases the risk of concealed termite entry.

In accordance with **Australian Standard AS 3660,** termite barriers and inspection zones must not be bridged by structures or attachments (such as steps, verandahs, access ramps, carports, claddings, or trellises) unless an **alternative compliant barrier system** has been installed.

Where bridging has been identified, it is strongly recommended that you engage a **licensed termite management specialist or suitably qualified builder** to investigate and implement appropriate rectification or alternative protection.

Note: The presence of bridging significantly reduces the effectiveness of termite protection measures and increases the risk of undetected attack.

Site and Exterior: Trees & Stumps

Tree stumps were observed in direct contact with the ground/soil. Stumps provide a readily available food source and potential nesting site for termites. Susceptible timbers in ground contact are also prone to fungal decay, particularly in damp or shaded conditions.

It is strongly recommended that all stumps be completely removed, including major root systems, to reduce the risk of concealed termite activity. Ongoing monitoring of the area is advised to ensure no regrowth or residual timber remains.



Findings

20.3.1 Presence of Excessive Moisture

Safety / Major

HIGH MOISTURE DETECTED

GROUND FLOOR BATHROOM

High moisture was observed within the building. **Moisture intrusion is considered a condition conducive to timber pest activity** and may also lead to timber decay or structural deterioration.

It is strongly recommended that a competent and appropriately **qualified professional** (e.g. licensed builder or plumber) undertake further investigation to determine the source and cause of the moisture.

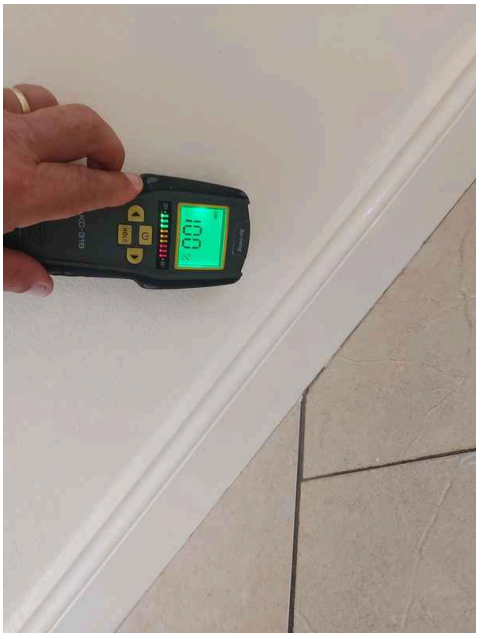
Rectification works and any necessary repairs should be carried out to prevent further damage and reduce the risk of future timber pest activity.

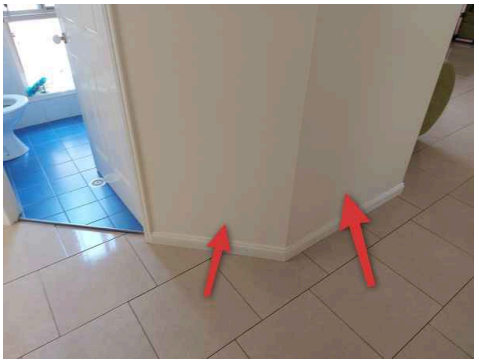
Note: This inspection was visual and non-invasive. The presence of moisture does not confirm timber pest activity but does represent an increased risk.

Recommendation

Contact a qualified professional.







21: UNDETECTED TIMBER PEST RISK ASSESSMENT

Information

Degree of Risk of Termite Infestation: Risk Assessment

The overall degree of risk of timber pest infestation is an assessment made by the inspector at the time of inspection, in accordance with **AS 4349.3–2010.** This assessment considers a range of factors, which include (but are not limited to):

- The property's location and proximity to bushland, trees, or other potential termite sources.
- The presence of current or past evidence of timber pest activity, damage, or workings within or near the structure.
- The presence of conducive conditions such as timber in ground contact, poor drainage, excessive moisture, slab-on-ground construction, or inadequate subfloor ventilation.
- The extent of inaccessible areas, which may conceal undetected activity.
- Any other relevant conditions which, in the inspector's professional opinion, increase the potential risk of future timber pest attack.

It should be noted that a higher risk rating is not intended to discourage property purchase, but to highlight that increased vigilance, regular inspections, and prompt rectification of conducive conditions are necessary to reduce the

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likelihood of infestation. By addressing and eliminating conducive conditions, the assessed risk level may be lowered over time.

Important Note on Risk Levels

- If live termites, termite damage, or termite workings (mudding) are found within the building(s), the risk of further attack must be considered extremely high.
- If evidence of live termites, termite damage, or termite workings is found within the property grounds but not in the building(s), the risk to the buildings must be reported as high to extremely high.

This risk assessment is based on a visual, non-invasive inspection at the time only. Timber pests may be concealed in inaccessible areas, and no inspection can guarantee the absence of present or future infestation. Ongoing inspections in accordance with **AS 3660** and prompt maintenance of termite management systems are strongly recommended.

Degree of Risk of Termite Infestation: No termites- Be aware

No Termites Detected at Time of Inspection

No evidence of live termites was observed in the building(s) or immediate surrounds at the time of this visual, non-invasive inspection.

However, it must be noted that **timber pest activity and damage may still exist in concealed areas** (such as wall cavities, subfloors, roof voids, or other inaccessible locations) and may continue undetected. **No comment can be made regarding these concealed areas** as they were not able to be inspected.

All properties in Queensland are considered to be at some degree of risk of timber pest attack. This risk can be significantly reduced by ensuring the property is protected and maintained in accordance with **Australian Standard AS 3660 – Termite Management.**

It is strongly recommended that the property be **inspected at least every 12 months**, or more frequently where risk factors or conducive conditions exist, as outlined in this report. Ongoing maintenance of termite management systems is essential to minimise risk.

Findings

21.1.1 Degree of Risk of Termite Infestation

Observations

RISK: MODERATE TO HIGH

At the time of inspection, the property was assessed by the inspector **in accordance with AS 4349.3–2010.** The overall risk for undetected timber pest activity and the presence of conditions conducive to timber pest attack was considered to be **MODERATE to HIGH.**

This risk rating reflects factors observed during the inspection and indicates that concealed termite entry and timber pest activity cannot be ruled out.

To reduce risk, it is strongly recommended that:

- A termite management system compliant with AS 3660 be installed or maintained.
- The property be inspected by a licensed pest control specialist at intervals not exceeding 12 months (or more frequently if recommended in this report).
- All conducive conditions identified be rectified promptly to help lower the risk rating.

Note: *This risk assessment is based on a visual, non-invasive inspection at the time only. Risk levels may change if conditions alter, and no inspection can guarantee the absence of timber pests or future attack.*

Recommendation

Contact a qualified professional.

22: CONTACT THE INSPECTOR

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Information

Important: Understanding your report

Please feel free to contact the inspector 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 us prior to acting on this report.

Resi Inspections

Our Inspectors are often busy performing inspections. If you have any questions, feel free to contact our office by email or phone and we can organise a call back or reply to your email.

info@resii.com.au

07 3130 0415

Important: The Inspection and Report was carried out by:

Resi Inspections

info@resii.com.au

07 3130 0415

23: IMPORTANT INFORMATION ABOUT YOUR INSPECTION & REPORT

Information

General: Report Navigation Instructions (Web Access)

How to Use This Report

The navigation buttons at the top of your report, from left to right, are:

1. Menu – Use this to move between report sections, view attachments, or access other reports (e.g. radon, pest, or additional services).
2. Full Report – Displays the complete inspection report in detail.
3. Summary – Provides a concise list of key findings. This is a good place to start, but it does not replace reading the full report.
4. PDF Download – Allows you to save or print a copy of the report for your records.

Recommended order of review:

- First, use the Summary button to familiarise yourself with the main findings.
- Then, carefully read the Full Report to ensure you understand all conditions, limitations, and recommendations.

If you have any questions after reviewing your report, please do not hesitate to contact us on 07 3130 0415.

General: Important Notes

Important Notice

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Please ensure you read this entire report carefully. The Terms and Conditions form an integral part of this report and must be referred to in conjunction with the findings.

Unless specifically stated otherwise, any recommendations or advice contained in this report should be implemented as a matter of urgency to reduce the risk of further damage or deterioration.

Notice to Third Parties

This report is the exclusive property of Resi Inspections and the Client(s) named herein. It is not transferable to third parties, including future property purchasers.

The inspection and report have been carried out under a written contract agreement, which defines the scope, limitations, and intended use. Unauthorized recipients are therefore advised not to rely upon this report, but to engage Resi Inspections directly, or obtain their own report from an appropriately qualified property inspector.

General: Directional references

Note on Directional References

For the purpose of this report, all directional references (e.g. left, right, front, rear) are made as if facing the front elevation of the structure, as shown in the cover image of this report.

This convention is used throughout to ensure clarity and consistency in describing the location of observed conditions.

General: Photo Inclusions

Your inspector may choose to include photographs within this inspection report. The inclusion of photos is at the inspector's discretion and is intended to provide clarification or illustration of selected findings only.

Photographs are not a complete record of all conditions observed and should not be relied upon as the sole basis of assessment. The written content of this report constitutes the full and authoritative record of the inspection.

Clients are strongly advised to review the entire report in detail to understand all findings, risk factors, and recommendations.

Agreement Details: Inspection Agreement

This report is subject to the terms, scope, descriptions, and limitations set out in the inspection agreement entered into prior to the inspection being performed. (Note: This agreement may have been entered into on your behalf by your solicitor, conveyancer, or another authorised agent.)

If you are in any way uncertain as to how the inspection agreement impacts the scope, findings, or limitations of this report, you should seek clarification from Resi Inspections prior to making any contractual commitments to purchase the property.

Agreement Details: Changes to the Inspection Agreement

Unless specifically stated otherwise in this report, it is acknowledged that where an inspection agreement exists for this inspection, no changes have been made between the scope defined in the pre-inspection agreement and the scope of this inspection report.

24: PROPERTY TERMS, LIMITATIONS AND DISCLAIMERS

Information

Important Information: Definitions

High – The frequency and/or severity of defects is greater than expected when compared with similar buildings of approximately the same age that have been reasonably well maintained.

Typical – The frequency and/or severity of defects is consistent with expectations for similar buildings of approximately the same age that have been reasonably well maintained.

Low – The frequency and/or severity of defects is lower than expected when compared with similar buildings of approximately the same age that have been reasonably well maintained.

Above Average – The overall condition is better than typical for dwellings of similar age and construction. Most items are well maintained and workmanship is of a reasonable standard.

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Average – The overall condition is consistent with typical dwellings of similar age and construction. Some repairs or maintenance will be required.

Below Average – The building and/or its components show significant defects, poor workmanship, long-term neglect, or deterioration. Major repairs or reconstruction of significant building elements may be necessary.

Major Defect – A defect of sufficient magnitude that requires building works to prevent unsafe conditions, functional loss, or further deterioration.

Minor Defect – Any defect that is not a Major Defect, typically involving minor repairs, maintenance, or imperfections.

Accessible Area – Any area of the property or structures where safe and reasonable access is available at the time of inspection, in accordance with AS 4349.1��2007. Reasonable access does not include destructive or invasive methods.

Important Information: Important Advice

Important Advice

Strata and Company Title Properties

For strata and company title dwellings, the inspection is limited to the interior and immediate exterior of the unit being inspected. The exterior above ground-floor level and all common property areas are excluded. A complete inspection of common property would require a Special-Purpose Inspection Report, commissioned separately and adequately specified.

Trees

Trees located too close to the dwelling can affect the performance of building footings due to changes in soil moisture levels caused by tree root systems. Where this is a concern, a geotechnical inspection is recommended to determine the foundation material and provide advice on the best course of action in relation to the trees.

Septic Tanks

Septic systems and associated components are outside the scope of this inspection. A licensed plumber should be engaged to inspect and report on any septic tanks and associated services.

Swimming Pools and Spas

Swimming pools and spas are not part of a standard building inspection under AS 4349.1–2007 and are not covered by this report. We strongly recommend engaging a qualified pool expert to inspect the pool/spa structure, plumbing, and equipment, and to confirm that pool fencing complies with legislative requirements.

Failure to obtain such an inspection could result in significant cost for repairs or penalties for non-compliance.

Surface Water Drainage

Inadequate surface water drainage can lead to water retention around foundations, which may affect the performance of footings and increase the risk of structural movement or moisture-related defects.

Best practice is to:

Monitor the flow of surface and stormwater runoff.

Ensure water is directed away from the dwelling or into stormwater drains.

Engage a licensed plumber or drainer where drainage problems are identified.

Note: Drainage performance may vary with seasonal conditions. Observations made at the time of inspection may not reflect performance during periods of heavy rain.

Important Information: Building Inspection & Report Terms and Conditions

TERMS AND CONDITIONS

Purpose and Scope

The purpose of this inspection is to identify **major defects and safety hazards** associated with the property at the time of inspection. The inspection and report are **limited to a visual assessment** of accessible building elements in accordance with **Appendix C of AS 4349.1–2007.**

This report provides a **general appraisal only**. It cannot be relied upon in isolation for property purchase decisions. **Further inspections by specialist trades are strongly recommended.**

Definitions and Terminology

Serviceable: The item or component is in reasonable condition for its age and type.

Tradesperson: A defect is present which requires assessment and rectification by a qualified contractor.

Age: Deterioration due to age, lack of upkeep, or maintenance.

Monitor: Item may require monitoring to determine if the condition worsens or reappears.

Strata/Company Title: Inspection limited to the interior and immediate exterior of the subject unit only. No review of common property or records is included.

Significant Item: Any matter required to be reported under the scope of the inspection.

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Major Defect: A defect requiring building works to prevent unsafe conditions, functional loss, or further deterioration.

Minor Defect: Any defect that is not a Significant Item or Major Defect.

Safety Hazard: A defect presenting unsafe conditions, reported as a Major Defect.

Accessible Area: Areas available for safe and reasonable access at the time of inspection.

Limitation: Any factor preventing full or proper inspection.

Condition Ratings:

High: Frequency/magnitude of defects beyond expectations for similar buildings.

Typical: Frequency/magnitude consistent with similar well-maintained buildings.

Low: Frequency/magnitude lower than expected for similar buildings.

Above Average / Average / Below Average: Comparative overall condition descriptions.

Important Information

This inspection is a visual assessment only, undertaken to identify major defects and form an opinion of the property's general condition at the date and time of inspection.

Cost estimates for repairs are outside the scope of AS 4349 and are not provided.

If the property is subject to Strata or Company Title, the inspection is limited to the interior and immediate exterior of the subject dwelling. Common property is excluded.

This report is valid for 30 days only from the date of inspection. A reinspection is required if settlement occurs later.

This report is intended for the named client only. It is not transferable to third parties or future purchasers.

All conducive conditions identified should be rectified promptly to reduce timber pest risk (AS 4349.3 and AS 3660).

Any cracking should be referred to a structural engineer for independent advice.

Acceptance Criteria

The building is compared with one constructed to generally accepted practice at the time, and maintained such that there has been no significant loss of strength, serviceability, or safety.

Limitations

Inspection is restricted to areas with safe and reasonable access, as defined by AS 4349.1–2007.

Reasonable access is:

Roof interior: 400 × 500 mm access hole, 600 × 600 mm crawl space, accessible with 3.6 m ladder.

Roof exterior: Accessible with 3.6 m ladder from ground.

Subfloor: 400 × 500 mm access hole, 600 × 600 mm crawl space.

No destructive or invasive methods are used. Inspectors do not move furniture, stored goods, or remove linings.

This inspection does not include assessment of:

Electrical, plumbing, gas, appliances, telecommunications, smoke alarms.

Swimming pools, spas, septic systems, retaining walls, or structures beyond 30m of the main dwelling.

Geological, hydrological, or environmental conditions.

Mould, asbestos, magnesite, or other hazardous materials.

Compliance with Acts, Regulations, Building Codes, or By-laws.

Structural adequacy (engineer's advice required for structural certification).

Important Exclusions and Disclaimers

This report is not a Certificate of Compliance with building codes, regulations, or statutory requirements.

It is not a guarantee that the property is free from defects, termites, or structural issues.

Defects may exist in concealed or inaccessible areas.

No comment is made on future performance of building elements, only their condition at the time.

Roofs: Not walked if unsafe (steep, wet, damaged, >3m height). Inspection limited from safe vantage points. Roofs cannot be guaranteed watertight.

Moisture, drainage, and leaks: Performance may vary with seasonal changes. Absence of moisture at time of inspection does not mean leaks are not present.

Elevated structures (decks, balconies, verandas, etc.): Must be separately assessed by a structural engineer. Annual inspections recommended.

Liability, Complaints & Third Parties

Liability is limited to the client named in this report and to the fee paid for the inspection.

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No liability is accepted to third parties or for reliance on this report by persons other than the client.

Dispute resolution: Any dispute must be raised in writing within 21 days. If unresolved, the matter shall proceed to mediation, and if necessary, arbitration under the rules of the Institute of Arbitrators and Mediators Australia. Costs shared equally unless otherwise determined.

Other Recommended Inspections

We strongly recommend further inspections/reports be obtained from:

Electrician – Electrical wiring, switchboards, smoke alarms.

Plumber/Drainer – Plumbing, hot water systems, stormwater, drainage.

Gas Fitter – Gas supply and appliances.

Pest Control Specialist – Termite management system compliance (AS 3660).

Pool Inspector – Pool structure, fencing, and compliance.

Engineer – Structural adequacy, retaining walls, and cracking.

Contact the Inspector

This report should be read in full, including the Terms and Conditions. If you have any difficulty understanding the contents, or require clarification, you must contact the inspector prior to acting on this report **07 3130 0415 info@resii.com.au**

25: PEST TERMS, LIMITATIONS AND DISCLAIMERS

Information

General: Important Limitations for Safe and Reasonable Access

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR must be accessible by a 3.6M ladder placed safely on the ground.

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

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.

Furnished properties: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

General: 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; formwork 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 formwork, 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

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advises when a complete termite management system is installed in accordance with AS 3660.1:2014 for pre-construction termite work or 3660.2:2017 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.

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.

General: Concrete Slab Homes

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 affect 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, it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

General: Subterranean Termites

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australias 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 five 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 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.

General: Borers of Seasoned Timbers

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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 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 (powder post 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. Powder post 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.

General: Timber Fungal Decay

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.

General: Terms and Limitations

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report.

1. This is a visual inspection only in accord with the requirements of as 4349.3 Inspection of buildings part 3: Timber pest inspections. This visual inspection was limited to those areas and sections of the property to which reasonable access (see definition) was both available and permitted 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/sisalation, 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, 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. In the case of strata type properties only the interior of the unit is inspected.

2. Scope of report: This report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "timber pests"), present on the date of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (family: Kalotermitidae) and European house borer (hylotrupes bujulus Linnaeus) 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. If cryptotermes brevis (West Indian dry wood termite) or hylotrupes bujulus Linnaeus are discovered we are required by law to notify government authorities. If reported a special purpose report may be necessary.

3. Hidden damage: If timber pest activity and/or damage is found, within the structures or the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An invasive inspection is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

4. Accesibility: 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. At the request of the named client on this report and with the written consent of the vendor, we will revisit the site and re-Inspect the obstructed Areas at no cost to you.

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5. Limitations: Nothing contained in the report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly this report is **not a guarantee** that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur or be found.

6. Determining extent of damage: The report is **not** a structural damage report. Any observations or recommendations about timber damage should not be taken as expert opinion and **cannot** be relied upon. The report will not state the full extent of any timber pest damage. The report will state timber damage found as 'slight', `moderate', `moderate to extensive or extensive. This information is not the opinion of an expert. If any evidence of timber pest activity and/or damage resulting from timber pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive timber pest inspection (for which a separate contract is required) is strongly recommended and you should arrange for a separate inspection by a qualified builder, engineer, or architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that either we or the individual conducting the inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

7. Mould: Mildew and non-wood decay fungi is commonly known as mould and is not considered a timber pest. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. If mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local council, state or commonwealth government health department or a qualified expert such as an industry hygienist.

8. 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).

9. 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. 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.

10. 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 the 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.

11. Complaint investigation: In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

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