



Members Master
Builders Association

N.S.W. PRE-PURCHASE INSPECTIONS

ABN 89 098 140 197

www.nswprepurchase.com.au



Members Institute
of Strata Management

Suite 1D, 79 Oxford Street, Bondi Junction, NSW, 2022
Phone: 9387 7048, Fax: 9388 2423, DX 12052 Bondi Junction
inspectors@nswprepurchase.com.au

Building Consultants Licence BC211



Address Deleted



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STANDARD BUILDING INSPECTION REPORT

CLIENT:	<i>Name Deleted</i>
PURCHASER:	<i>Name Deleted</i>
ADDRESS:	<i>Address Deleted</i>
TELEPHONE:	<i>Phone Deleted</i>
DATE:	<i>Date Deleted</i>

ADDRESS OF PROPERTY:	<i>Address Deleted</i>
OWNER'S NAME:	<i>Name Deleted</i>
AGENT:	<i>Name Deleted</i>
GENERAL DESCRIPTION OF PROPERTY:	Original double brick house constructed on timber beam and pier flooring with a substantial brick veneer first floor addition and an extension at the rear exhibiting termite damage on the property and requiring a number of other repairs as detailed.
ACCOMMODATION:	Four bedrooms
AGE OF PROPERTY:	The original house is probably 80 years old
NEIGHBOURING PROPERTIES:	Houses of varying styles and ages
WEATHER CONDITIONS ON DAY OF INSPECTION:	Dry

HOW TO READ THIS REPORT

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

SUMMARY SHEET

FAULTS

1. Repairs are required to the roof:

- i) The metal roof to the laundry has been haphazardly sealed indicating that it is leaking. Additionally, the surface of the metal is corroding and further restoration and securing of the roof into position is now required to prevent rainwater seepage through the roof at this location with costs involved in this repair being in the order of \$1,800 depending on the quality of workmanship performed.
- ii) Metal gutters are full of leaves and dirt and will rust and overflow, possibly allowing rain water entry through the roof if not cleaned out.

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

Furthermore, flaking is present along the surface of the wall and ceiling in the laundry indicating that rainwater seepage through the laundry roof is occurring and patching and painting of the ceiling and wall will be necessary after repairs to the roof are completed with costs being in the order of an additional \$600 to \$800 depending on the quality of workmanship performed.

2. The following conditions were noted in relation to the exterior of the house:

- i) Minor cracking is visible in the exterior rendered wall at the side of the house due to the movement of the wall on its footings and although cracking is not severe or extensive, with no torsional or rotational movement present and no instability resulting, there is some risk that cracking may increase in extent and severity in the future or that other cracks may appear elsewhere but this is difficult to predict.
- ii) The TV aerial is corroded and requires replacement.

3. The floors are exhibiting considerable irregularities:

- i) Termite damage is present in sections of the timberwork in the subfloor below the house and removal of the termite damaged timbers should be undertaken with costs being in the order of \$300, however the presence of termite damaged timbers on this property presents a substantial risk that termite damage may also have occurred in the concealed timber floor, wall and roof framing not exposed to view and should termite damage be present in these areas, costs involved in rectification can be in the order of tens of thousands of dollars if not in excess of a hundred thousand dollars..
- ii) One of the main timber floor beams below the house is deteriorated due to borers and replacement should be undertaken with costs being in the order of \$1,000 depending on the method of rectification selected and quality of workmanship performed.
- iii) Some of the brick piers in the subfloor below the house have been haphazardly propped in an unprofessional manner and although no immediate instability has resulted, reinforcement of the piers should now be undertaken with costs involved being in the order of \$1,000.

- iv) No antcaps have been installed on top of the brick piers in the subfloor below this house for proper termite identification with costs involved in the supply and installation of antcaps being in the order of \$1,800. (See photo 6).
 - v) Rubble under the house should be removed.
 - vi) The floors in some rooms are sloping out of level but no instability has resulted and no reconstruction of the floors would be warranted at this point in time or until such time as the floors slope more markedly out of level in the future but this is difficult to predict.
 - vii) The timber floors in some rooms are squeaking, a condition due to the slight loosening of the flooring over a number of years, however, no instability in the floors has resulted with no repair is required or in fact readily available and squeaking floors can be tolerated as a nuisance value only.
4. Rails enclosing the balcony are approximately 920 mm above the floor and do not comply with Council regulations because the Building Code of Australia states that these rails should be 1 metre above the floor for safety purposes and replacement of the rails should now be undertaken. (See photo 1).
5. The top floor balcony requires repairs:
- i) Rails to this balcony would also not comply with the Building Code or Council regulations because children can climb over the rails.
 - ii) Ceramic floor tiles are exhibiting wear and tear, a condition that may allow water penetration through the floor and into the room on the level below and replacement of the tiles and renewal of the waterproof membrane would be recommended.
 - iii) No gutters or downpipes have been installed to collect rain water from the corrugated PVC roof as required by Council and Water Board regulations.

Repairs to both balconies as detailed above should now be undertaken as soon as possible with costs being in the order of \$10,000 depending on the extent of rectification undertaken and quality of workmanship performed.

6. The electrical wiring requires some repairs:
- i) Electric cables in the ceiling cavity have been installed across the ceiling joists in an unsafe manner and contrary to standard wiring practice, a condition that presents a safety and fire risk and repair should now be undertaken by an electrician at which time further investigation of the wiring would be recommended to determine whether any other electrical defects are present. (See photo 4).
 - ii) The metal fuse box is corroding and requires restoration or replacement will soon be necessary.
 - iii) Exposed electric cables running below the rear balcony require concealment.

An electrician should now be engaged to rectify the above defects as soon as possible for safety purposes with costs being in the order of \$800 at which time further investigation of the wiring should be undertaken to determine whether any other repairs are required.

7. A loud noise is present when some taps are turned on and off quickly, a condition due to the rushing of air and water through the pipes and a plumbing contractor should be engaged to instal an anti-hammer device to the pipes to greatly reduce or eliminate this noise with costs involved being in the order of \$400.
8. Ceramic floor tiles in several rooms in this house are cracked and require replacement with costs involved in re-tiling being in the order of \$10,000 depending on the extent of tiling undertaken and quality of tiles selected. Additionally, further cracking of the tiles can be expected and further re-tiling may be necessary.
9. The internal rendered walls in the loungeroom are cracked due to the slight movement of the brickwork however no torsional or rotational movement has occurred and no instability has resulted and no reconstruction of the walls is necessary and only patching and re-painting is required to rectify although further movements of the walls can be expected and further cracking at these locations or in other areas may appear and continual patching and re-painting may be necessary to maintain a good surface finish.
10. Sealing is visible along the ceramic tiles in the shower enclosure in the main bathroom, a condition that may indicate that water seepage through the bathroom wall or floor is occurring or has occurred in the past, and should evidence of seepage appear, replacement of the tiles and renewal of the waterproof membrane will be necessary with costs being in the order of \$1,500.
11. Tiles in the shower enclosure in the en-suite bathroom are exhibiting wear and tear, a condition that may allow water penetration through the bathroom walls and floor and replacement of the tiles and renewal of the waterproof membrane would now be recommended with costs involved being in the order of \$1500. Furthermore, the continual penetration of water through the bathroom walls and floor may result in rotting of the timber wall and floor framing but any deterioration of the timberwork will only be visible when the ceramic tiles are removed and timber framework exposed to view. (See photo 2).
12. The following conditions were noted in relation to the kitchen:
 - i) The kitchen cabinetry is exhibiting wear and tear but is still usable in its present form at this point in time.
 - ii) One or two ceramic wall tiles are cracked and require replacement but not as a matter of urgency, however, further cracking of the wall tiles in this room or other rooms may occur in the future but this is difficult to predict.
13. Rails to the internal stairs are approximately 930 mm above the floor and do not comply with Council regulations because the Building Code of Australia states that these rails should be 1 metre above the floor for safety purposes and replacement of the rails should now be undertaken.
14. The following conditions were noted in relation to the exterior grounds:
 - i) Asbestos fencing in the rear yard is in poor condition and should be removed with costs being in the order of \$2,500.
 - ii) Rainwater flowing down the slope of the driveway may seep into the garage despite the installation of a drain at the base of the garage door.

- iii) The cement rendered retaining wall to the elevated garden at the front of the property is cracked but still stable, however, further cracking at this location may occur in the future.
- iv) Retaining walls and fences in the rear yard are largely not exposed to view because of thick foliage, however, should reconstruction be required, costs involved can be substantial.
- v) Rainwater flowing down the slope of the front yard may seep into the entry during certain weather conditions because the level of the ground is close to the internal floor and no drains have been installed.

15. The following conditions were noted in relation to the garage:

- i) The exposed concrete floor slab is cracked but no instability has occurred.
- ii) Flaking along the surface of the rendered wall near the floor is due to damp and seepage may enter.

STRUCTURAL DEFECTS

1. The floors are exhibiting a number of irregularities and although still stable at present, some repairs are required as detailed in an earlier section of this report.
2. Should termite damage be present in the concealed timbers this house, reconstruction of the damaged areas will be necessary and costs involved can be substantial.
3. Repairs to the electrical wiring should now be undertaken as soon as possible for safety purposes.
4. Cracks in the exterior walls are not severe or extensive and would not constitute structural defects in their present form at this point in time, however, cracking can increase in extent and severity in the future but this is difficult to predict.
5. Cracks in the internal walls are also not severe or extensive and would not constitute structural defects in their present form at this point in time, but once again, cracking can increase in extent and severity in the future but this is difficult to predict.
6. Rails to the balcony have been constructed too close to the floor for safety purposes.
7. Rails to the internal stairs have been constructed too close to the floor for safety purposes.

Definition

Home Building Regulation 2004

71 Meaning of “structural defect”

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

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

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

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

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

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

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

(2) In subclause (1):

structural element of a building means:

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

DAMPNESS

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

1. Rainwater flowing down the slope of the driveway may seep into the garage despite the installation of a drain at the base of the garage door.
2. Seepage may also enter into the lowest floor rooms during certain weather conditions.
3. Damp meter readings taken about the surface of the walls at the lowest floor level revealed a high level of moisture in the walls. (See photo 5).
4. Ventilation in the subfloor below the house is poor and seepage may accumulate on the ground during wet weather periods.
5. A number of repairs are required to the roof to prevent rain water seepage through the roof as detailed in an earlier section of this report.
6. Seepage may enter the entry due to rainwater flowing down the slope of the front yard.
7. No weep holes, being vertical gaps in the exterior base walls, have been installed to allow any moisture penetrating through the walls to escape out of the walls instead of entering internally and should damp entry appear internally, drilling out of weep holes will be necessary.
8. The exterior walls should be continually treated with a good quality paint or waterproof membrane to prevent damp penetration through the brickwork from the exterior.
9. This building should be well maintained at all times to prevent damp entry internally because of its location in a high wind area.
10. A section of this house has been constructed on a concrete floor very close to the ground, a condition that can result in damp entry internally during certain wet weather conditions.
11. The box gutter to the garage roof may overflow causing rainwater through the roof of the garage.
12. Replacement of the floor tiles to the balcony and renewal of the waterproof membrane should be undertaken to prevent water seepage through the balcony floor and into the room below.
13. The design of the open balcony above the room on the level below is undesirable because water seepage through the balcony floor is ultimately inevitable at which time replacement of the tiles and renewal of the waterproof membrane will be necessary.



Photo 1.

Rails enclosing the balcony are too low and do not comply with the Building Code of Australia for safety purposes.



Photo 2.

Tiles in the shower enclosure in the en-suite bathroom are exhibiting wear and tear.



Photo 3.

View of the timber roof frame.



Photo 4.

Electric cables in the ceiling cavity are unsafe because they have been installed across the ceiling joists contrary to standard wiring practice.



Photo 5.

Damp meter readings taken along the surfaces of the walls in the rooms at the ground floor revealed a high level of moisture in the walls.



Photo 6.

No antcaps have been installed on top of the brick piers in the subfloor below the building for proper termite identification.

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

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

9. We do not, as part of this inspection, check with Council whether the alterations and additions undertaken to this property have been approved. This is a matter which should be looked into by your solicitor or conveyancer.
10. Because of the age of this property there is a risk that it may have been painted using lead based paints, a condition that poses a health risk and can involve substantial costs in removal or repainting. It is not possible to test whether the paint contains lead during the course of an inspection of this kind and we therefore accept no responsibility if it is discovered that the paint does in fact contain lead.
11. An inspection of the ceiling cavity revealed the presence of thick dust which may contain lead, a condition that can pose a health risk, and removal of the dust is recommended.
12. Although the plumbing in this property is working sufficiently, there is some risk that the sewerage pipes may be old and damaged in which case modernisation may be necessary and costs involved can be substantial.
13. The interior of this building appears to have been recently painted. This may conceal cracks in the walls and ceilings which may appear in the future. We accept no responsibility or liability for any cracks that have been concealed by the recent painting.
14. The exterior walls appear to have been recently painted, a condition that can conceal cracks in the walls that can appear at any time in the future. We accept no responsibility or liability for any cracks that have been concealed by the recent painting.
15. Glass installed in some windows and doors in this property extends close to the floor and should be safety glass. If safety glass has not been used, replacement with safety glass should be undertaken.
16. The presence of termite damage to the readily visible timbers in this property indicates that there is a substantial risk that termite activity is present in these areas and that damage due to termites has also occurred in the concealed timber floor, wall and roof framing. As these are concealed and not exposed to view we are unable, in an inspection of this kind, to inspect and report on these non- readily visible areas and accordingly we can take no responsibility for any termite damage to timbers in these areas.
17. Some rooms inside this property are full of personal effects which should be removed so that a proper inspection of the areas concealed by the personal effects can be completed.
18. Ceramic floor tiles in some sections of this property are deteriorated and further deterioration of the tiles in other areas may occur in the future.
19. The semi-frameless shower screen installed in the bathroom was not tested to determine whether it is water tight but frameless shower screens are notorious for leaking.
20. The roots of trees on this property can cause damage to paths, fences, retaining walls, plumbing pipes and the building itself and should be monitored carefully at all times. This Company will accept no responsibility for any damage caused by tress and an arborist (tree specialist) should be contacted to determine whether tree roots on this property pose a danger to damaging the property.

21. The retaining walls and fences on this property that were sound at the time of this inspection can crack, bend or collapse for any number of reasons including soil movement, pressure of tree roots and build up of water behind the retaining walls or fences, and, because it is not uncommon for retaining walls and fences to deteriorate, we take no responsibility for any damage to the retaining walls and fences.
22. Sections of the retaining walls and fences on this property were not visible and their condition could not be ascertained but these retaining walls and fences may be cracked, deteriorated or leaning and require repair or reconstruction. Please note carefully that we do not accept responsibility for the condition of the retaining walls and fences and are not liable for their repair which can involve substantial costs.
23. The hot water tank may be at the end of its warranty which is often only 1 to 5 years and should replacement be required, costs involved in the supply or installation of a new hot water tank can be in the order of \$1,000.
24. No evidence of seepage through the shower at the lowest floor level was visible at the time of this inspection. However, since the shower membrane, if in fact one has been installed, is not exposed to view, it is not possible to state conclusively that a shower does not leak unless it has been tested by use over a prolonged period of time, and we therefore cannot state with certainty that this shower does not leak and cannot take responsibility if it is found to leak. Furthermore, membranes installed in showers typically have a warranty of 5 to 7 years and if a membrane has been installed in the shower more than 5 years ago it can fail at any time.
25. Paving at the rear of this property is in satisfactory condition but can deteriorate due to movement of the soil.

DETAILED DESCRIPTION OF PROPERTY

INTERIOR

ENTRY

FRONT DOOR:	Timber door in satisfactory order and condition
DOOR LOCKS:	Door lock satisfactory
CEILING:	Painted ceiling satisfactory
FLOORS:	One ceramic floor tile is cracked and requires replacement but not as a matter of urgency and the floor is out of level but still stable.
WALLS:	Rendered walls sound
WINDOWS & DOORS:	The window is satisfactory
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:*	Nil

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

LOUNGE/DINING ROOM

CEILING:	Painted ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level although still stable.
WALLS:	Rendered walls cracked but no instability present although cracking may increase in severity in the future.
WINDOWS & DOORS:	Aluminium window satisfactory
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

SITTING ROOM

CEILING:	Painted ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level but still stable.
WALLS:	Rendered walls sound
WINDOWS & DOORS:	Aluminium window satisfactory
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

MAIN BEDROOM

BUILT-IN WARDROBES:	The walk-in wardrobe is satisfactory
CEILING:	Plasterboard ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level and creaking floors have resulted in no instability in the floor.
WALLS:	Plasterboard walls satisfactory
WINDOWS & DOORS:	Aluminium window satisfactory. Door closes squarely in its frame.
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

SECOND BEDROOM

BUILT-IN WARDROBES:	The built-in wardrobe is satisfactory
CEILING:	Plasterboard ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level and creaking floors have resulted in no instability in the floor.
WALLS:	Plasterboard walls satisfactory
WINDOWS & DOORS:	Aluminium window satisfactory. Door closes squarely in its frame.
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

THIRD BEDROOM

BUILT-IN WARDROBES:	The built-in wardrobe is satisfactory
CEILING:	Plasterboard ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level and creaking floors have resulted in no instability in the floor.
WALLS:	Plasterboard walls satisfactory
WINDOWS & DOORS:	Aluminium window and door satisfactory. Door to room closes squarely in its frame.
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

FOURTH BEDROOM

BUILT-IN WARDROBES:	The built-in wardrobe is satisfactory
CEILING:	Plasterboard ceiling satisfactory
FLOORS:	Wall to wall carpet satisfactory. The timber floor is out of level and creaking floors have resulted in no instability in the floor.
WALLS:	Plasterboard walls satisfactory
WINDOWS & DOORS:	Aluminium window and door satisfactory. Door to room closes squarely in its frame.
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

BATHROOM

GENERAL DESCRIPTION:	Main bathroom installation and facilities in satisfactory working order. The guest bathroom at the ground floor level is also working satisfactorily.
CEILING:	Plasterboard ceiling satisfactory
FLOOR:	Ceramic floor tiles satisfactory. The timber floor feels firm.
WALLS:	A sealer has been installed along the ceramic tiles in the shower indicating past or present seepage through the bathroom wall and floor.
TOILET:	In satisfactory working order
BATH/SHOWER:	Separate bath and shower in satisfactory working order
TAPS:	Metal taps satisfactory
PLUMBING:	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure
CUPBOARDS:	The vanity is satisfactory
POWERPOINTS:	In satisfactory working order
LIGHTS:	In satisfactory working order
HEATING & EXHAUST:	Exhaust installed but not tested
WINDOWS:	Aluminium window satisfactory
WATER PRESSURE:	Satisfactory for hot and cold
DRAINAGE:	Satisfactory, a drain has been installed in the floor

EN-SUITE BATHROOM

GENERAL DESCRIPTION:	Bathroom installation and facilities off master bedroom require some repairs
CEILING:	Plasterboard ceiling satisfactory
FLOOR:	Ceramic floor tiles cracked and require replacement. The timber floor feels firm.
WALLS:	Tiles in the shower enclosure are in poor condition and replacement of the tiles and renewal of the waterproof membrane is now required to prevent seepage through the bathroom wall and floor.
TOILET:	In satisfactory working order
BATH/SHOWER:	Shower in satisfactory working order
TAPS:	Metal taps satisfactory
PLUMBING:	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure
CUPBOARDS:	The vanity is satisfactory
POWERPOINTS:	In satisfactory working order
LIGHTS:	In satisfactory working order
HEATING & EXHAUST:	Exhaust installed but not tested
WINDOWS:	Aluminium window satisfactory
WATER PRESSURE:	Satisfactory for hot and cold
DRAINAGE:	Satisfactory, a drain has been installed in the floor

LAUNDRY

GENERAL DESCRIPTION:	Laundry room and facilities and adjoining bathroom in satisfactory working order
CEILING:	Flaking along the surface of the ceiling is due to rainwater seepage through the roof.
FLOOR:	Ceramic floor tiles cracked and require some replacement. The concrete slab floor appears in sound order.
WALLS:	Ceramic wall tiles firm. Rendered walls sound.
PLUMBING:	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure
DRAINAGE:	Satisfactory, a drain has been installed in the floor
TUB:	Steel tub satisfactory
WASHING MACHINE CONNECTIONS:	Appear satisfactorily installed
POWERPOINTS:	In satisfactory working order

KITCHEN

GENERAL DESCRIPTION:	Kitchen installation and facilities in satisfactory working order
CEILING:	Painted ceiling satisfactory
FLOOR:	Ceramic floor tiles cracked and require replacement. The timber floor is out of level.
WALLS:	One or two ceramic wall tiles are cracked. Rendered walls sound.
WINDOWS & DOORS:	Satisfactory
CUPBOARDS:	Polyurethane cupboard doors and stone benchtops exhibiting wear and tear but still usable.
OVEN/HOTPLATE:	A separate gas hotplate and wall oven installed was not tested
SINK:	The sink is satisfactory
PLUMBING:	Working satisfactorily. Copper water supply pipes and PVC waste pipes and connections all secure. A dishwasher installed was not tested.
WATER PRESSURE:	Satisfactory for hot and cold
EXHAUST:	Rangehood installed but not tested
LIGHTING:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

FAMILY ROOM

GENERAL DESCRIPTION:	Area at rear of house
CEILING:	Painted ceiling satisfactory and no sagging along enclosed beam visible.
FLOORS:	Ceramic floor tiles satisfactory but the timber floor is out of level
WALLS:	Plasterboard walls satisfactory
WINDOWS & DOORS:	Aluminium window and door satisfactory
LIGHT FITTINGS:	In satisfactory working order
NATURAL LIGHT:	Satisfactory
POWERPOINTS:	In satisfactory working order

CEILING CAVITY

GENERAL DESCRIPTION:	Very limited visibility only available to timber roof framing because of personal effects stored in the ceiling. No access to timber roof framing to ground floor roof or sloping roof.
BEARERS:	Satisfactory in size and construction as far as visible because of floor sheeting.
RAFTERS:	Satisfactorily constructed as far as visible
BATTENS:	Not visible because of sarking (aluminium foil lining underside of roof covering).
INSULATION:	Sarking satisfactory
WATER ENTRY:	None evident but cables have been installed across the ceiling joists and rubble in the ceiling should be removed.

STAIRCASES

GENERAL DESCRIPTION:	Internal stairs
CONSTRUCTION:	Timber construction
CONDITION:	Satisfactory
BALUSTRADES:	The rails are too close to the floor and would not comply with the Building Code for safety purposes.

EXTERIOR OF PROPERTY

CLADDING

WALLS:	Minor cracking is visible in the exterior painted cement rendered walls but no instability has occurred although cracking may increase in extent and severity in the future.
WINDOWS:	Aluminium windows satisfactory
DOORS:	Timber doors and aluminium sliding doors satisfactory
LINTELS:	Not visible in this type of construction
DAMP COURSE:	Not visible
DAMPNESS:	Nil but no weep holes present

ROOF

CONSTRUCTION TYPE:	Pitched and sloping roof appear in sound order as far as visible from the exterior.
ROOF COVERING:	The roof tiles are satisfactory as far as visible because of the height of the roof. Profiled metal roof at ground floor haphazardly sealed and rusting and requires restoration and securing into position to prevent rainwater seepage through the roof.
GUTTERING:	Metal gutters satisfactory
DOWNPIPES:	Metal downpipes satisfactory
EAVES:	Fibro eaves satisfactory

SUBFLOOR (Area Under the Floor)

GENERAL DESCRIPTION:	Area below house exhibiting considerable irregularities. Evidence of termite damage is present in sections of the timberwork but no instability in the floor could be identified.
BEARERS:	Deteriorated due to borers
FLOORING:	Satisfactory. Particleboard flooring in satisfactory condition.
PIERS:	Brick piers haphazardly propped and require reinforcement.
ANTCAPS:	Nil
DAMPNESS:	Nil but ventilation is poor and seepage may accumulate on the surface of the soil during certain weather conditions. Rubble on the ground should be removed.

BALCONY

GENERAL DESCRIPTION:	Balcony at rear of house adjoining loungeroom
FLOOR:	Timber flooring satisfactory
RAILINGS:	The rails are too close to the floor and would not comply with the Building Code for safety purposes.
LIGHT FITTINGS:	In satisfactory working order
DRAINAGE:	Appears satisfactory away from the house

BALCONY

GENERAL DESCRIPTION:	Balcony at top floor level
FLOOR:	Ceramic floor tiles exhibiting wear and tear and restoration required to prevent seepage through the floor and into the room below.
RAILINGS:	Rails would not comply with the Building Code because children can climb over the rails.
LIGHT FITTINGS:	In satisfactory working order
DRAINAGE:	Seepage through the balcony floor may occur because of the poor condition of the floor tiles. No gutters or downpipes installed to collect rainwater from the corrugated PVC roof.

ELECTRICAL SYSTEM

FUSE BOX:	Metal box at side wall corroding and requires restoration or replacement will soon be necessary.
LIGHTS:	All in satisfactory working order
POWERPOINTS:	All in satisfactory working order
SMOKE DETECTOR:	Installed at ground floor level and first but not tested
CONDITION OF WIRING:	Cables have been installed across the ceiling joists.

PLUMBING SYSTEM

HOT & COLD WATER PIPES:	Copper water supply pipes and PVC waste pipes satisfactory where visible. A water hammer requires repair.
WATER PRESSURE:	Satisfactory for hot and cold
PLUMBING CONNECTIONS:	All secure
CONDITION OF PLUMBING:	Generally satisfactory in sections exposed to view but the condition of concealed pipes not visible

AIR CONDITIONING/HEATING SYSTEM

MAKE:	An electric air conditioner was not tested.
TYPE:	
CONDITION:	

HOT WATER SYSTEM

MAKE:	Rheem in subfloor
TYPE:	Mains pressure electric system
CAPACITY:	315 litres
CONDITION:	Appears satisfactory but may be at the end of its warranty which is often one to five years

BACK YARD

GENERAL DESCRIPTION:	Sloping yard
PATHS:	Pavers satisfactory
FENCING:	The fences are not visible because of thick foliage but should reconstruction be required costs involved can be substantial. Asbestos fencing should be removed.
TAPS:	In satisfactory working order
WATER DRAINAGE:	Appears satisfactory away from the property where the level of the internal floor is above the ground

SWIMMING POOL

GENERAL DESCRIPTION:	An in-ground concrete pool has been constructed on this property. The inspection of pools and associated pool equipment is excluded from the Australian Standard for the inspection of buildings and an inquiry to Council to determine whether the fencing, gates and locks around this pool comply with safety regulations should be undertaken, but a cursory examination revealed the following:
INTERIOR SURFACE:	Satisfactory as far as visible
COPING AROUND POOL:	The pavers in the coping are satisfactory
FILTER:	Installed but not tested
FENCING:	No immediate enclosing fencing or spring loaded self closing safety gates have been installed around this pool as required by Council regulations for safety purposes.
RESUSCITATION CHART:	Not installed
DEPTH MARKERS:	Not present

FRONT YARD

GENERAL DESCRIPTION:	Sloping yard
PATHS:	Pavers satisfactory
FENCING:	The cement rendered retaining wall is cracked but not severely so although further deterioration can be expected.
TAPS:	In satisfactory working order
WATER DRAINAGE:	Seepage may enter the entry due to rainwater flowing down the slope of the land because the level of the ground is close to the internal floor. Rainwater flowing down the slope of the driveway may seep into the garage despite the installation of a drain at the base of the garage door.

GARAGE

GENERAL DESCRIPTION:	Garage under house
GARAGE DOOR:	Metal door satisfactory
FLOOR:	Concrete cracked but still sound
WALLS:	Rendered walls sound but flaking near floor is due to damp and seepage may enter.
WINDOWS:	Nil
CEILING:	Plasterboard ceiling satisfactory
POWERPOINTS:	In satisfactory working order
LIGHTS:	In satisfactory working order
ROOF:	The roof is in satisfactory condition but the box gutter may overflow
DRIVEWAY:	Concrete satisfactory
ACCESS:	Satisfactory from street

IMPORTANT CONDITIONS WHICH FORM PART OF THIS BUILDING REPORT

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

And,

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

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

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

be aware that removal of building materials containing asbestos such as corrugated asbestos cement roofing or internal or external fibro wall sheeting will almost certainly involve substantial costs because of stringent safety rules in relation to handling of asbestos imposed by Government authorities. For further information about asbestos see www.asbestosinspections.com.au

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

- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (such as gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor cover.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency.

13. **PEST INSPECTION:** This Building Inspection Report is not and should not be confused with a Pest Inspection Report. This Company is not responsible for and cannot be held liable if there is any infestation of termites, borers or any other insect pests in the property or for any damage that such infestation may cause.
14. **CONCEALED TIMBERS:** No liability will be accepted for any damage whatsoever that may be present in areas in this property where the timber wall, floor and roof framing is not exposed to view and this Company cannot be held responsible for any damage to concealed timber wall, floor and roof framing.
15. **ACCESSIBILITY:** Only the readily accessible and readily visible areas of this building were inspected and reported on. The Report therefore does not extend to any areas where there were physical limitations which inhibit or prevent access and inspection, including but not limited to fixed ceilings, wall linings, floors covered by floor coverings, fixtures, fittings and furniture containing clothes and other stored articles/materials, thermal insulation, sarking, pipe/duct work, and areas covered by or containing builders debris, vegetation, pavements or earth. Any section of the building that is not readily accessible, such as garages, laundries, sheds, other rooms, manholes to ceiling cavities, trapdoors to subfloor areas or any other areas that are locked, including concealed hot water tanks, cannot be reported on and no responsibility will therefore be taken in respect of defects that may be present in these parts of the building. The client will be charged an additional fee to inspect these areas if access becomes available at a later date.
16. **RIGHT OF ENTRY:** In accordance with the Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings, please note that Section 2.3.2 Areas for inspection says that the inspection covers accessible areas only. The client must arrange right of entry, facilitate physical entry to the property and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The inspector is not responsible for arranging entry to property or parts of property. Areas where reasonable entry is denied to the inspector, or where reasonable access is not available, are excluded from, and do not form part of, the inspection. Accordingly, any areas of the building that are not accessible will be excluded from the Report and the Client will be charged an additional fee if those areas become accessible and an inspection of those areas are requested.

17. **SAFE ACCESS:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access is defined as areas where safe unobstructed access is provided. Reasonable access does not include removing screws or bolts to access covers. Reasonable access does not include destructive or invasive inspection methods nor does it include cutting or making access traps or moving furniture, floor coverings or stored goods. Access to any areas of the building as detailed above must be made by the owner. We recommend you arrange for us to gain access to any areas of the building that were not accessible to determine whether any repairs are required in these areas. However, we advise that this will require a second visit to the property at an additional fee.
18. **REASONABLE ACCESS:** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access constitutes access from a ladder no higher than 3.6 metres, manhole access to the ceiling cavity no smaller than 450mm x 400mm, crawl space in the ceiling cavity no less than 600mm x 600mm, manhole access to the subfloor no less than 500mm x 400mm and vertical clearance in the subfloor not less than 400mm to the underside of the bearers. Special arrangements will be required for access to any of the above areas that are outside these dimensions.
19. **RESTRICTED ACCESS:** Our inspectors are not authorised to move any items on the properties we inspect including but not limited to furniture, fittings, floor coverings, white goods, debris, vegetation or any personal effects. These items can sometimes conceal access to the subfloor below the property, access to the manhole into the ceiling area and access to other areas of the property. Accordingly, the client will be charged an additional fee to inspect these areas if access becomes available at a later date as a result of the movement of these items.
20. **MINOR DEFECTS:** The Australian Standard AS4349.1 Part 1: Pre-purchase inspections— buildings states Section C4.2.8 says that minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance. It is neither intended nor expected that the Report will include details of specific minor defects.

Accordingly, this Report does not report on minor defects or matters unlikely to significantly affect the use or value of the property or which it would be reasonable to expect would be repaired or replaced during the course of regular and prudent maintenance of the property including, but not limited to, minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors, the quality of paint work and normal wear and tear.

21. **COMPARISON OF BUILDINGS:** The inspection and Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability.
22. **ALTERATIONS & ADDITIONS:** This Building Report is the result of the inspection of the readily accessible and readily visible areas of this building only. Please note carefully that should you undertake any alterations or additions to this property and discover any other defects that were not noted in the Report, we will accept no responsibility for the presence of these defects or for the repair of the defects.
23. **OCCUPIED PROPERTIES:** If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:
 - a) Obtain a statement from the owner as to
 - i. any Timber Pest activity or damage;
 - ii. timber repairs or other repairs
 - iii. alterations or other problems to the property known to them

- iv. any other work carried out to the property including Timber Pest treatments
- v. obtain copies of any paperwork issued and the details of all work carried out

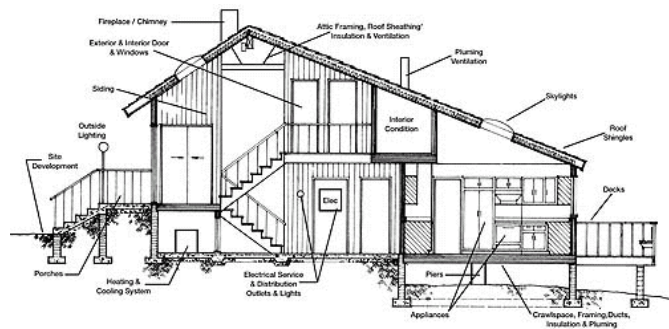
b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.

- 24. **MOVEMENT OF OBJECTS:** We cannot, as part of our inspection, dig, gouge, break apart, dismantle, remove or move any objects including but not limited to furnishings, floor and wall coverings, insulation, appliances, foliage and personal possessions. Accordingly, we will accept no responsibility for the presence of any defects or for the repair of any defects that may become apparent when any of the actions stated above take place as is often the case when former occupants of the property vacate the property.
- 25. **CONCEALED DEFECTS:** You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.
- 26. **EXISTING USAGE:** The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue in its current usage.
- 27. **INSULATION HAZARD:** Please note carefully that when we state that there is insulation present in the ceiling area, we strongly recommend that you engage an electrician to check that the insulation has not been placed over lights or electric cables since this condition can present a substantial fire risk.
- 28. **SAFETY GLASS:** Glass installed in the windows and doors in this property may not be safety glass. A glazier should be engaged to replace any glass in the windows and doors which is not safety glass since glass which is not safety glass can cause serious injury to persons if broken.
- 29. **GUTTERS:** The gutters in this building were inspected in relation to their condition. Any corrosion of the gutters was noted in the report, however, we did not inspect the gutters in relation the adequacy of the fall of the gutters towards the downpipes or whether the gutters overflow during certain weather conditions. Accordingly, we do not accept any responsibility for water damage to the property that may have occurred in the past or that may occur in the future as a result of incorrectly graded gutters or gutters that overflow due to the faulty design of the gutters or incorrect installation of the gutters. Should you observe that the gutters or downpipes in this property are not functioning properly you should engage a suitably qualified contractor to immediately repair the gutters and downpipes and any damage that the gutters and downpipes may have caused.
- 30. **ENCROACHMENTS:** This Report is not concerned with the position of any buildings on the land in relation to the boundaries. Accordingly, this company accepts no responsibility for any encroachments that may exist or any buildings that have been constructed too close to the boundaries in contravention of Local Government, State Government or Federal Government Regulations. We strongly recommend that a survey of the property should be obtained by a qualified surveyor to confirm that no encroachments are present and no Regulations have been contravened.
- 31. **VERBAL REPORT:** This Report overrides any verbal report provided by our inspectors or any conversation that may take place between our inspectors and the Client. We strongly recommend that you do not exchange contracts on the strength of a verbal report with the inspector and that every section of the Report is thoroughly read before the purchase proceeds.
- 32. **DISPUTES:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice then either party may refer the dispute or claim to a mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then this Company may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrators fees will be shared equally by the Company and the Client and the client is required to forward half of the cost of the Arbitrators fees to the Company before the Arbitrator is engaged. The Arbitrator will also determine what costs each of the parties are to pay.

33. **CONDITIONS:** The Client agrees that they accept the report with all the conditions stated therein. Should the Client not agree to any condition in this Report, a written Notice must be received in the Company's registered office within 7 days of the date of the Report.
34. **THIRD PARTIES: DISCLAIMER OF LIABILITY TO THIRD PARTIES:-** This Report is made for the use and benefit of the Client named on the front of the Report and no liability or responsibility whatsoever is accepted to any third party who may rely on the Report, wholly or in part. Any third party seeking to rely or acting in reliance on this Report, whether in whole or in part, does so at their own risk.

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VISUAL TIMBER PEST INSPECTION AND REPORT

CLIENT:	<i>Name Deleted</i>
PURCHASER:	<i>Name Deleted</i>
PROPERTY:	<i>Address Deleted</i>
VENDOR:	
DESCRIPTION OF PROPERTY:	Two storey brick house. Tiled roof. Timber and concrete floors.
DATE:	<i>Date Deleted</i>
SUMMARY:	Inspection revealed NON-ACTIVE TERMITES WORKINGS to timber posts in ground in subfloor. Damage is moderate to severe. NON-ACTIVE LYCTUS BORER WORKINGS to bearers and joists in subfloor. Damage is moderate to severe. Considerable damage due to wood rot is visible to timber garden sleepers in rear yard.

IMPORTANT: The above summary is strictly a brief summary only, supplied to allow a quick overview of the inspection results. It is **NOT** the report. It **MUST NOT** be relied upon and must be read in conjunction with the detailed report **AND** notes which follow. If there is a discrepancy between the information provided in this summary and that contained within the body of the report, the information in the body of the report overrides the summary.

<u>INTERIOR:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. No inspection of timbers in areas concealed by wall coverings, floor coverings, furniture and personal effects stored in built-ins. No access to timber floor framing to first floor level.
<u>ROOF CAVITY:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. No inspection of timbers in areas concealed by thick dust and large amounts of stored personal effects which may be concealing Termite and/or borer activity and damage. No access to eaves. No access to sloping sections of roof. No access to timber roof framing at ground floor level.
<u>SUBFLOOR: (Area under the floor)</u>	Visual inspection revealed TERMITE WORKINGS, non-active at this time to timber posts in the ground. Damage is moderate to severe. LYCTUS BORER WORKINGS, non-active at this time to bearers and joists. Damage is moderate to severe. Concrete slab on ground to front section of house may conceal Termite entry and exterior walls should be kept clear of all bridging materials. No antcaps and absence of antcapping may conceal Termite entry. Timber support posts and stored personal effects in subfloor severely limited inspection. Because damage due to Termites and borers is present in the subfloor there is a high risk that Termite and/or borer activity and damage is present in concealed timber members in this building and further investigation is required.
<u>VENTILATION:</u>	Poor flow through ventilation. Soil is dry. Insufficient vents in exterior walls.
<u>EXTERIOR:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Considerable damage due to wood rot is visible to timber garden sleepers in rear yard which may conceal Termite activity and should be removed. Garden beds and paved areas are abutting exterior walls of house and are above the level of the internal floors and the edge of the concrete slab is not exposed to view, highly undesirable conditions which may allow concealed Termite entry and water penetration internally. Dense vegetation abutting exterior walls of house may conceal Termite entry.
<u>FENCING:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Dense vegetation abutting front and rear fences severely restricted inspection and may conceal Termite activity and damage.
<u>TREES AND STUMPS:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests.
<u>OUTBUILDINGS:</u>	Visual inspection revealed NO EVIDENCE of active Timber Insect Pests. Concrete slab on ground to garage may conceal Termite entry. Storage inside garage severely restricted inspection. Posts to pergola and deck are in contact with the ground and may allow concealed Termite entry.
<u>INACCESSIBLE AREAS:</u>	No access to timber wall framing in this house. No access to timber floor framing to first floor level. No access to eaves. No access to sloping sections of roof. No access to roof cavities at ground floor level. And as stated in each section above and these areas may conceal activity and damage.

RECOMMENDATIONS:	<p>Remove stored personal effects in roof cavity to allow for complete inspection. Remove TERMITE damaged timbers in subfloor. Remove loose timbers on ground in subfloor, timber support posts and stored personal effects. Install antcaps. Install adequate vents in exterior walls. Remove timber garden sleepers in rear yard. Lower grounds abutting exterior walls of house to below the level of the internal floor and expose the edge of the concrete slab to main dwelling and garage. Remove dense vegetation abutting fencing. Raise posts to pergola and deck off ground and saddle. Further investigation is required to concealed timber framing in areas not exposed to view by way of a boroscope test or thermal imaging as detailed on the last page of this report, to determine whether Termite and/or borer activity and damage is present. Re-inspect in six months. This premises has conditions highly conducive to Termite attack. We recommend preventative treatment to subfloor and foundation perimeter by a licenced pest controller. Preventative treatments can cost \$3,000 to \$5,000 depending on the area of the property and type of treatment. Risk of concealed activity/damage is extremely high due to the many inaccessible areas in this house and due to the presence of Termite and borer infestation on this property. Risk of imminent attack is extremely high.</p>
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PLEASE NOTE CAREFULLY:

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

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

IMPORTANT NOTES WHICH FORM PART OF THIS PEST REPORT

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

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

15. **THIS REPORT OVERRIDES ANY VERBAL REPORT** provided by our inspectors or any conversation that may take place between our inspectors and the Client. We strongly recommend that every section of the Report is thoroughly read before the purchase proceeds.
16. **IN THE EVENT OF ANY DISPUTE** or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on our part or on the part of the individual conducting the Inspection, either party must give written Notice of the dispute or claim to the other party. If the dispute is not resolved within 21 days from the service of the Notice then either party may refer the dispute or claim to a mediator nominated by this Company. Should the dispute or claim not be resolved by mediation then one or the other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrators fees will be shared equally by the Company and the Client and the client is required to forward half of the cost of the Arbitrators fees to the Company before the Arbitrator is engaged. The Arbitrator will also determine what costs each of the parties are to pay.
17. **THE AUSTRALIAN STANDARD.** This Inspection and Report have been undertaken and prepared strictly in accordance with the Australian Standards AS4349.3-1998 Inspection Of Buildings Part 3. Timber Pest Inspections, AS4349.0-2007 Inspection of Buildings Part 0: General Requirements and AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings
18. **REASONABLE ACCESS.** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access is defined as areas where safe unobstructed access is provided. Reasonable access does not include removing screws or bolts to access covers. Reasonable access does not include destructive or invasive inspection methods nor does it include cutting or making access traps or moving furniture, floor coverings or stored goods. Access to any areas of the building as detailed above must be made by the owner. We recommend you arrange for us to gain access to any areas of the building that were not accessible to determine whether any repairs are required in these areas. However, we advise that this will require a second visit to the property at an additional fee.
19. **ACCESS DIMENSIONS.** The Australian Standard AS4349.1-2007 Inspection of Buildings Part 1: Pre-purchase Inspections— Residential Buildings states that Reasonable Access constitutes access from a ladder no higher than 3.6 metres, manhole access to the ceiling cavity no smaller than 450mm x 400mm, crawl space in the ceiling cavity no less than 600mm x 600mm, manhole access to the subfloor no less than 500mm x 400mm and vertical clearance in the subfloor not less than 400mm to the underside of the bearers. Special arrangements will be required for access to any of the above areas that are outside these dimensions.
20. **MOULD.** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest.. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Occupational Hygienist.

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

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

TIMBER INSECT PESTS

TERMITES

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

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

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

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

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

ANOBIUM BORERS (Furniture Beetle)

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

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

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

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

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

LYCTUS BORER (Powder post beetle)

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

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

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

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

TIMBER DECAY FUNGI

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

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

Thermal Imaging and Boroscope Inspection

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

Thermal imaging is a process that uses a specialised camera that may detect termite infestation or damage in concealed timbers. Thermal imaging is the preferred method of detecting concealed termite infestation or damage since it is non-intrusive and non-destructive.

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

Costs involved in the above procedures are in the order of \$500 to \$600 in each case. This company does not undertake thermal imaging or boroscope inspections and a reputable Pest Control firm should be contacted.

This company does not have any commercial agreements with any pest controllers but two Pest Control firms that could be contacted for information about thermal imaging are Pestforce Pty Ltd 9651 2311 and Enviropest 9709 2011.