



# MCPI

Mid Coast Property Inspections

## Building Report



### 64 Sample Street Samletown

Report Prepared: 16 February 2017

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# Pre-Purchase Inspection

## Residential Building Report

Complies with Australian Standard AS 4349.1 – 2007 Inspection of Buildings Part 1:  
Pre-Purchase Inspections – Residential Buildings – Appendix “C”  
(For use in all States & Northern Territory but not the Australian Capital Territory)

### ADMINISTRATION DETAILS

Account to: 64 Sample Street, Sampletown  
Client: Jack Sample  
Invoice No: 1111

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Re: Structure at: 64 Sample Street, Sampletown

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Inspection Date: 16 February 2017  
Report Prepared Date: 16 February 2017

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### AGREEMENT DETAILS

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed and reasonably maintained buildings of approximately the same age.

Agreement Number: 1111  
Date of Agreement: 17 February 2017

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Specific requirements/conditions required by you were:

- Nil

Changes to the inspection agreement requested:

- Nil

## INSPECTION DETAILS

Date of the inspection: 16 February 2017

Time of inspection: 8:30am

Persons in attendance: Thomas Haschek, Vendor

Weather conditions at the time of inspection: Intermittent Rain

Recent weather conditions: Extended wet period

Building furnished: Yes, the premises was furnished. Our visual inspection of the interior was limited by furniture, floor coverings, personal belongings, stored goods and window treatments

Building tenancy: Occupied

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

## AREAS INSPECTED AND RESTRICTIONS TO THE INSPECTION

**The inspections included:** The Building and the Site including fences that are up to 30 metres from the building and within the boundaries of the Site.

### The Actual Areas Inspected Were

- Interior, exterior, sub floor, roof void, roof exterior, the site

### Restrictions

(a) Areas NOT inspected including reason(s) were:

- None

(b) Areas NOT FULLY inspected including reason(s) were:

- The building interior - our visual inspection of the interior was significantly limited by furniture, floor coverings, personal belongings, stored goods and window treatments
- The building exterior was restricted by - stored items against the building
- The roof void was restricted by - insulation and low clearances over the external top plates
- The subfloor was restricted by - low clearances under the western side of the house
- The garage was restricted by - stored items

## RECOMMENDATIONS TO GAIN ACCESS AND REINSPECT

The area(s) and/or section(s) to which Access should be gained or fully gained are:

- The building interior
- The building exterior
- The roof void
- The subfloor
- The garage

*Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.*

## **FACTORS THAT INFLUENCED THE INSPECTION/REPORT OUTCOME**

*Limitations to the Inspection, apart from "Access Issues" noted above, and how these limitations, have affected the Inspection and/or the preparation of the report:*

**The limitations were:** The consultant is not qualified to comment upon components or issues that are outside their expertise or qualifications and where a suspicion of a possible defect may exist, a special purpose inspection may be recommended to be undertaken by a suitably qualified person. The report may also recommend a special purpose report for other reasons as specified

**Details of apparent concealment of possible defects:** No visual sign of apparent concealment observed

**Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided:** There was no additional information provided

**Details of Other Factors influencing the inspection:** None

## **DESCRIPTION AND IDENTIFICATION OF THE PROPERTY INSPECTED**

**House Orientation** - For the purpose of this report the house is facing: South

**Type** - Free standing domestic house

**Style** - Single storey

**Construction Type** - Timber framed, weather-board construction

**Interior** - Plasterboard, timber lining boards and fibrous wall and ceiling linings

**Piers** - Brick

**Flooring (Interior)** - Bearer and joist construction. Tile and timber floor coverings

**Roofing** - Pitched roof hardwood

**Roof Covering** - Metal deck roofing

**Out Structures** - Garage, Garden Shed

*Check for all final building approvals for the house and any other structures on the property as a precaution. Obtaining building approvals after purchase of the property could prove to be costly and difficult.*

## **Additional Comments**

- Materials probably containing asbestos present but not limited to -
  - External fibrous cladding to the laundry
  - Fibrous packers and debris in the subfloor and roof cavity
  - Fibrous wall linings in the kitchen
- Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert if required
- Termite workings and damage was noted to some subfloor timbers during the inspection (refer to subfloor section of this report). It is important to note that further more significant damage could exist in concealed areas such as behind wall linings. An Invasive inspection is required to determine the extent of termite damage in concealed areas

## Other Inspections and Reports Recommended

*It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.*

- Council Plan Inspection
- Electrical Inspection
- Plumbing Inspection
- Drainage Inspection
- Asbestos Inspection
- Appliances Inspection
- Fire/Chimney Inspection

## Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

### **Damage**

The building material or item has deteriorated or is not fit for its designed purpose

### **Distortion, Warping, Twisting**

The Item has moved out of shape or moved from its position

### **Water Penetration, Dampness**

Moisture has gained access to unplanned and/or unacceptable areas

### **Material Deterioration**

The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay

### **Operational**

The item or part does not function as expected

### **Installation**

The installation of an item is unacceptable, has failed or is absent

The Definitions below apply to the CONDITION of individual items or specific areas:

### **Good**

The item or area inspected appears to be in Serviceable and/or Sound Condition without any significant visible defects at the time of inspection.

### **Fair**

The item or area inspected exhibits some minor defects, minor damage or wear and tear may require some repairs of maintenance.

### **Poor**

The item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance or deterioration or not finished to an acceptable standard of workmanship.

# 1.0 THE SITE

**Driveways: Not applicable**

**Paths: No significant defects**

## Surface Water Drainage: Defects

- There were soggy patches in the lawn at the eastern side of the yard, the subfloor was wet at the time of the inspection - we recommend the site be assessed by a licensed plumber/drainer for further advise on improving site drainage

*Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.*

## Garage: Defects/Safety Hazards

- The floor is springy and has deteriorated. Warping was noted to the wall frames of the garage. These defects are indicative of support issues under the floor and walls
- The roof presents corrosion holes and damage, leakage is occurring
- Generally, the garage is in poor condition - we strongly recommend a builder be engaged for cost and scope of repairing / replacing the garage



The floor is springy and has deteriorated



The roof presents corrosion holes

**Garden Sheds: No significant defects**

## Fences: Material deterioration

- The hardwood timber fences have moderately deteriorated - ongoing maintenance will be required

## 2.0 THE EXTERIOR OF THE BUILDING

### Walls: No significant defects

#### External Cladding: Material deterioration

- Several of the weather boards at the western side of the kitchen and at the eastern side of the bathroom have moderately deteriorated, further more significant deterioration is likely to occur if repairs are not carried out - repairs and regular painting is recommended
- Impact damage present to the fibrous wall cladding of the laundry. These panels may contain asbestos and should only be repaired by a suitably qualified professional



Some of the weather boards at the western side of the kitchen have moderately deteriorated,

### Doors: No significant defects

#### Windows: Material deterioration

- Moderate deterioration present to the ends of rafters and barge board of the western living room awning

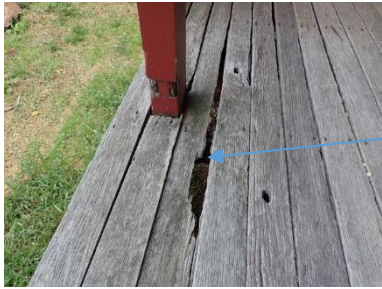


Moderate deterioration present to the ends of rafters and barge board of the western living room awning

### Stairs: No significant defects

## Verandas: Material deterioration

- Several decking boards of the front verandah have deteriorated and are therefore a safety hazard as persons could fall through the deck
- The exposed ends of several decking joists at the southern and eastern sides of the front verandah present moderate deterioration
- The hardwood bearers at the southern side of the front verandah have moderately to extensively deteriorated, they have been weakened and are therefore a safety hazard
- The base of the SW verandah post has moderately deteriorated
- We recommend a builder be engaged of cost and scope of rectification of the above defects



Deteriorated decking at the western side of the front verandah



Moderate deterioration to the base of the SW verandah post



The end of a southern deck joist has deteriorated



The timber fascia at the southern side of the verandah has deteriorated





Deck joists, bearer and base of verandah post at the SW corner of the verandah have moderately to extensively deteriorated

## **Chimneys: No significant defects**

*Both fire boxes/fireplaces need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and a recommendation is that you have these units inspected and tested for peace of mind before purchase.*

**Important Note:** *If external timber structures such as decks, pergolas, verandas, balconies, handrails, carports, garages, sheds, gazebos or out buildings have been identified in this report. We strongly recommend a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer. We recommend annual inspections of the external timber structure by a structural engineer and if people are likely to use the external timber structure that care is taken not to overload the external timber structure*

## 3.0 THE INTERIOR OF THE BUILDING

### Bedroom 1

Overall condition: good

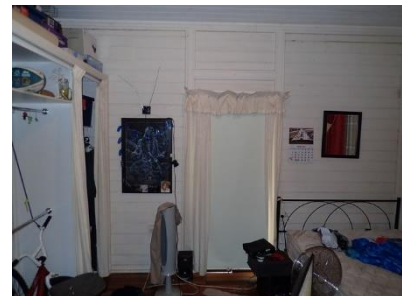
- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Windows Internal - no significant defects
- Doors - no significant defects



### Bedroom 2

Overall condition: good

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Windows Internal - no significant defects
- Doors - no significant defects



### Bedroom 3

Overall condition: fair

- Ceilings and Cornices - water penetration, dampness
  - Drip marks present to the ceiling at the NW corner of the room is indicative of leakage from the deteriorated valley gutter above - refer to roof exterior section
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Windows Internal - no significant defects
- Doors - no significant defects



Drip marks present to the ceiling at the NW corner of the room

## Bathroom

Overall condition: fair

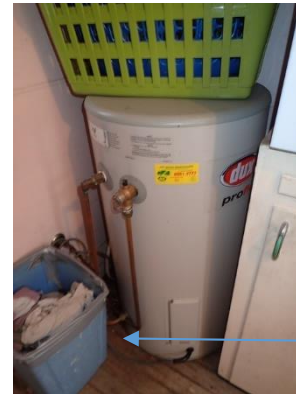
- Ceilings and Cornices - no significant defects
- Windows Internal - no significant defects
- Vanity/Hand basin - no significant defects
- Bath - no significant defects
- Toilet Suite - no significant defects
- Ventilation - not applicable
  - There is no mechanical ventilation
  - We recommend the installation of an exhaust fan to help prevent premature paint deterioration and mildew due to steam damage
- Water leakage -
  - No water leakage was detected
  - Shower areas are visually checked for leakage. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of the inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.
- Floor Tiles - installation
  - Several of the floor tiles are loose, this is indicative of adhesive or substrate issues - consult a licensed floor tiler for cost and scope of rectification
- Wall Tiles - no significant defects
- Doors - no significant defects



## Laundry

Overall condition: fair

- Ceilings and Cornices - no significant defects
- Windows Internal - no significant defects
- Laundry tub - no significant defects
- Wall Tiles - no significant defects
- Floor Tiles - material deterioration
  - The timber flooring at the eastern side of the room is spongy, indicative of deterioration to the floor framing below – we recommend a carpenter be engaged for further investigation and cost and scope of rectification. We could not inspect under the floor due to low clearances
- Doors - no significant defects



The timber flooring at the eastern side of the room is spongy

## Kitchen

Overall condition: fair

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Fit out/Cabinets - no significant defects
- Windows Internal - no significant defects
- Appliances - no significant defects
  - Upright electric stove
- Walls Interior - no significant defects
- Ventilation - no significant defects
  - Ventilation is provided by a ceiling mounted exhaust fan
- Bench Tops - no significant defects
  - Laminate Bench Tops
- Splashback Tiles - no significant defects
- Doors - damage
  - The eastern entrance door is damaged at the base - repairs are a consideration



The eastern entrance door is damaged at the base

## Living Room

Overall condition: fair

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Windows Internal - material deterioration
  - The pully cords are damaged, the windows were not operational - we recommend a carpenter be engaged for rectification
- Walls Interior - defects
  - There is a loose timber lining board at the southern side of the room
  - Drip marks present to the southern wall lining indicative of leakage from the valley gutter above - refer to roof exterior section
- Doors - no significant defects



Drip marks present to the southern wall lining indicative of leakage from the valley gutter above

## Hallway

Overall condition: fair

- Ceilings and Cornices - no significant defects
- Architraves and skirtings - no significant defects
- Walls Interior - no significant defects
- Doors - damage
  - The northern external door is damaged at the base - repairs are a consideration
- Windows Internal - no significant defects



The northern external door is damaged at the base

## 4.0 SERVICES

### Electrical Installation:

- Present although not tested

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

### Plumbing:

- Present although not tested

*All plumbing needs to be inspected and reported on by a plumber. It is recommended that a licensed plumber be consulted for further advice*

### Hot Water Service:

- Mains pressure electric system
  - HWS located - in the laundry
  - Date of Manufacture - 2012
  - The hot water system appears to be in working condition. No specific tests other than running the hot water from the tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

*All hot water services need to be inspected and reported on by a plumber and/or electrician. It is recommended that a licensed plumber and/or electrician be consulted for further advice.*

### Gas:

- Not Present

*All Gas services need to be inspected and reported on by a gas plumber. It is recommended that a licensed gas plumber be consulted for further advice.*

### Phone:

- Present although not tested

*All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It is recommended that a telecommunications technician be consulted for further advice.*

### Smoke Detectors:

- There are no smoke detectors installed in the premises. We strongly recommend an electrician be engaged to install working smoke detectors

*AS 3786 – Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to advise on those installed or install these detectors.*

## 5.0 THE ROOF INTERIOR

### Roof Covering Underside: Material deterioration

- Several corrosion holes noted to the underside of the metal deck roof covering - the metal deck roof covering requires replacement to prevent possible water penetration into the house



Corrosion holes present in the joins of the metal deck roofing



Corrosion holes present in the joins of the metal deck roofing

*The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.*

### Roof Flashings Underside: Material deterioration



Corrosion holes are developing in the joins of the valley gutters

### **Roof Framing: No significant defects**

- Cut hardwood construction

### **Insulation: No significant defects**

- The roof cavity is insulated with fibreglass batts

### **Sarking: Not applicable**

- No sarking has been installed in the roof cavity



## 6.0 THE ROOF EXTERIOR

### Roof Coverings: Material deterioration

- The metal deck roof covering presents extensive corrosion damage and corrosion holes, water penetration into the house may occur - we strongly recommend a roof plumber be engaged for cost and scope of replacing deteriorated roofing prior to purchase



The metal deck roof covering presents extensive corrosion damage and holes



The metal deck roof covering presents extensive corrosion damage

### Roof Flashings: No significant defects

### Gutters and Downpipes: Material deterioration

- The gutter at the SW corner of the front verandah has rusted and could leak. Some of the gutter joins were leaking where they have come apart.
- The gutter was overflowing at the northern side of the rear verandah. The verandah beam has started to deteriorate as a result of being constantly moist - we recommend a roof plumber be engaged for rectification
- The two southern downpipes are discharging into the subfloor where they have come apart at the joins. The stormwater pipes do not appear to have been glued at the joins. This should be rectified to control water flow around the house foundations. Moisture retention around the foundations could lead to house movement and termite attraction. We recommend a licensed roof plumber be engaged to further inspect the stormwater system and provide cost and scope of rectification



The gutter at the SW corner of the front verandah has rusted and could leak. Some of the gutter joints where leaking where they have spread



The gutter was overflowing at the northern side of the rear verandah. The verandah beam has started to deteriorate as a result of being constantly moist



A southern downpipe is discharging into the subfloor where it has come apart at the joint

*We strongly recommend a licensed plumber inspect and detail the requirements to ensure that the gutters and downpipes are functional and adequate for the situation.*

### Valleys: Material deterioration

- Corrosion damage present to some valley gutters, leakage into the house was noted at the SW corner of bedroom 3 - replacement of the deteriorated valley gutters is recommended



Corrosion damage present to some valley gutters

### Skylights Vents Flues: No significant defects

### Eaves Fascia Barges: No significant defects

## 7.0 THE SUBFLOOR

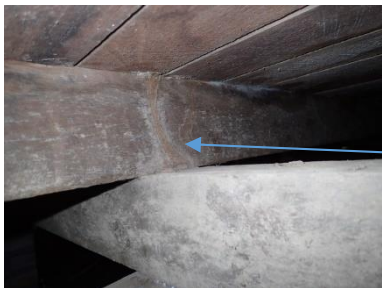
**Note:** (where access was not available or restricted also refer to the section "Areas Inspected and Restrictions to the inspection")

### Floor Construction: Material deterioration

- Several floor joists and a wall stud at the northern and eastern sides of bedrooms 1 and 2 present slight termite damage. Moderate termite damage was noted to a verandah joist at the eastern side of the kitchen - repairs are not considered necessary to sighted timbers due to the extent of the damage noted
- Moisture was noted to the ends of the eastern floor joists of the bathroom where the floor extends out past the exterior wall, moisture is conducive to deterioration – we recommend a flashing be installed between external wall and flooring at the eastern side of the bathroom



We recommend a flashing be installed between external wall and flooring at the eastern side of the bathroom



Termite workings to a floor joist under bedroom 1

### Posts/Piers/Supports: Defects

- Packing noted between bearer and piers and deck joists at the front verandah is indicative of pier subsidence over time. The southern down pipes are discharging into the subfloor in this area. Moisture in the subfloor is conducive to foundation movement



Packing noted between bearer and deck joists at the front verandah is indicative of pier subsidence over time

### **Termite Shields: Inadequate**

- Termite shields are missing from some piers. The purpose of termite shields is to prevent concealed termite entry by forcing the termites to build mud tunnels around the visible sections of the termite shields enabling detection during a pest inspection. Termite shields will not prevent the entry of termites to a structure however, correctly fitted termite shields will assist in early detection. Install termite shields to all piers

### **Subfloor Ventilation**

Ventilation is important in minimising infestations by timber pests and helps prevent damp problems. The Inspector considers that the ventilation in this property is: **Adequate**

### **Subfloor Drainage: Inadequate**

- The subfloor was damp at the time of the inspection. The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run-off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

## 8.0 CRACKING OF BUILDING ITEMS

Is There Cracking to Building Items? **No significant cracks identified at the time of the inspection**

- **Appearance Defect**

Where in the inspector's opinion the appearance of the building item has deteriorated at the time of the inspection and the significance of this cracking is unknown until further information is obtained.

- **Serviceability Defect**

Where in the inspector's opinion the performance of the building item is flawed at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

- **Structural Defect**

Where in the inspector's opinion the structural soundness of the building item has diminished at the time of the inspection and the expected significance of this cracking is unknown until further information is obtained.

### Important

*Regardless of the type of crack(s) a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.*

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

All fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

**Important Note:** *All recommendations made in the above inspection findings or elsewhere in this report should be carried out/or considered in your decision process, prior to purchase.*

# CONCLUSION AND SUMMARY

*The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.*

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.

- ***The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered HIGH***
- ***The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered TYPICAL***
- ***The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is BELOW AVERAGE***

**Please Note:** *This is a general appraisal only and cannot be relied on its own – read the report in its entirety.*

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

## Definitions

### High

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

### Typical

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

### Low

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

### Above Average

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

**Average**

The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average**

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

**Major Defect**

Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect**

Any defect other than what is described as a major defect.

**Important Advice**

**Note:** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

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

**The septic tanks:** Should be inspected by a licensed plumber.

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

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

## Important Information

### Regarding the Scope and Limitations of the Inspection and this Report

**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 report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2) **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the Inspector 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, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. Visible timbers **CANNOT** be destructively probed or hit without the written permission of the property owner.
- 3) This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.  
Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (**NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.**)
- 4) **CONSUMER 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 must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection. If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear



and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner: (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions. The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete

- 5) ASBESTOS DISCLAIMER: “No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert.”
- 6) MOULD (MILDEW AND NON-WOOD DECAY FUNGI) DISCLAIMER:** Mildew and non-wood decay fungi is commonly known as Mould. 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 in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould 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.
- 7) MAGNESITE FLOORING DISCLAIMER:** No inspection for Magnesite Flooring was carried out at the property and no report on the presence or absence of Magnesite Flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.
- 8) ESTIMATING DISCLAIMER:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

## **IMPORTANT DISCLAIMER**

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

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

## **CONTACT THE INSPECTOR**

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 the inspector prior to acting on this report.

**The Inspection and Report was carried out by: Thomas Haschek**

**Address: 43 Dawson Crescent, Gloucester NSW 2422**

**Licence: 60553S**

**Insurance Accreditation Number: 6236**

**Dated: 16 February 2017**

**SIGNED FOR AND ON BEHALF OF:**

## **Mid Coast Property Inspections**





# MCPI

Mid Coast Property Inspections

## Pest Report



### 64 Sample Street Samletown

Report Prepared: 16 February 2017

Mid Coast Property Inspections  
43 Dawson Cr  
Gloucester 2422

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# Visual Timber Pest Report

## In accordance with Australian Standard 4349.3

(For use in all States & Northern Territory but not the Australian Capital Territory)

Account to: 64 Sample Street, Sampletown  
Client: Jack Sample  
Invoice No: 1111

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Re: Structure at: 64 Sample Street, Sampletown

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Inspection Date: 16 February 2017  
Report Prepared Date: 16 February 2017

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***The purpose of the inspection: is to give advice about the condition of the property with regard to timber pests.***

Agreement Number: 1111  
Date of Agreement: 16 February 2017

Specific Requirements/Conditions Required by YOU were:  
No client specified requirements/conditions requested

Weather Conditions at the time of the inspection: Intermittent Rain

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**Contact the Inspector:** 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 prior to acting on this report.

Inspectors contact phone number: Ph. - 0425 225 501

## Summary Only

### IMPORTANT DISCLAIMER

- This Summary is supplied to allow a quick and superficial overview of the inspection results
- This Summary is NOT the Report and cannot be relied upon on its own
- This Summary must be read in conjunction with the full report and not in isolation from the report
- If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses and Disclaimer of Liability to Third Parties.

## ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained?

- Yes, read this report in its entirety

## TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found?

- No, read this report in its entirety

Was visible evidence of subterranean termite workings or damage found?

- Yes, read this report in its entirety

Was visible evidence of borers of seasoned timbers found?

- Yes, read this report in its entirety

Was evidence of damage caused by wood decay (rot) fungi found?

- Yes, read this report in its entirety

Are further inspections recommended?

- Yes, read the report in full

Were any major safety hazards identified?

- Yes, read the report in full

In our opinion, the susceptibility of this property to timber pests is considered to be:

- High. Read the report in full

For complete and accurate information you must refer to the following complete Visual Timber Pest Report.

**Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.**

# VISUAL TIMBER PEST REPORT

## 1. Brief Description of Structure(s) Inspected

### 1.1 Building Type

- Free standing domestic house

#### Flooring

- Bearer and joist construction. Tile and timber floor coverings

#### Piers

- Brick

#### Walls

- Timber framed, weather-board construction

#### Roof

- Metal deck roofing

#### Garage

- Timber framed, timber clad

#### Outbuilding(s)

- Garage, Garden Shed

#### Fences

- Combination of Colorbond and timber palings

*Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.*

### 1.2 Areas Inspected

*Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected.*

#### The Actual Areas Inspected Were

- Interior, exterior, sub floor, roof void, roof exterior, the site

#### Areas NOT Inspected

*No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.*

### 1.3 Other Area(s)\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

Areas NOT inspected including reason(s) were:

- None

*Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.*

**1.4 Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include:**

- The building interior - our visual inspection of the interior was significantly limited by furniture, floor coverings, personal belongings, stored goods and window treatments
  - The building exterior was restricted by - stored items against the building
  - The roof void was restricted by - insulation and low clearances over the external top plates
  - The subfloor was restricted by - low clearances under the western side of the house
  - The garage was restricted by - stored items
- Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.*

**1.5 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:**

- The building interior
- The building exterior
- The roof void
- The subfloor
- The garage

**1.6 The following further inspections are recommended for the areas described above:**

- Visual

*Furnished properties: Where a property is furnished at the time of 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.*

**1.7 Was the property furnished at the time of inspection?**

- Yes, the premises was furnished. Our visual inspection of the interior was limited by furniture, floor coverings, personal belongings, stored goods and window treatments

**NOTE: 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.

## 2. SUBTERRANEAN TERMITES

**2.1 Were active termites (live insects) present at the time of the inspection and if “yes”, then the termites are believed to be:**

- None found at the time of the inspection

**2.2 There were no termite nests located during the inspection.**

**2.3 Visible evidence of subterranean termite workings and/or damage was found at the time of inspection. Where workings and/or damage was found, it was in, but not necessarily limited to the following area(s)**

- Termite workings and slight damage caused by termites present to several floor joists and a wall stud at the northern and eastern sides of bedrooms 1 and 2
- Moderate damage caused by termites present to a deck joist at the southern end of the rear verandah
- Termite damage noted to loose timber in contact with the ground under the hallway



Moderate damage caused by termites present to a deck joist at the southern end of the rear verandah



Termite workings noted to a floor joist under bedroom 2



Slight damage caused by termites present to a wall stud at the southern side of the bathroom





Termite damage to loose timber under the hallway

**NOTE:** Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated costs of repairs or timber replacement (see Terms & Limitations).

#### 2.4 Where activity or damage is reported above, does it present a major safety hazard?

- No

**IMPORTANT NOTE:** Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury and/or death.

### VERY IMPORTANT:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that 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 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 inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

**General remarks:** A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to

locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

## 2.5 There were no signs or evidence of a previous termite treatment on the property.

**WARNING:** *If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed.*

*Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.*

## 2.6 Durable Notice (Termite Management Notice)

- No durable notice was found during the inspection

*This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.*

### 3. BORERS OF SEASONED TIMBER

***Lyctus brunneus* (powder post beetle)** is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

***Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle)** must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

#### 3.1 Was visible evidence of borers found?

- Yes, Species: *Lyctus brunneus* - commonly known as the Powderpost Beetle
- Moderate damage caused by borers present to two roof battens at the western side of the kitchen
- Moderate damage caused by borers present to a rafter above bedroom two



Moderate damage caused by borers present to a roof batten at the western side of the kitchen

*If any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).*

*Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.*

#### 3.2 Where activity or damage is reported above, does its presence represent a major safety hazard?

- No

**IMPORTANT NOTE:** *Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury and/or death.*

**3.3 Borer recommendations:** Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months' time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

## 4. FUNGAL DECAY CAUSED BY WOOD DECAY FUNGI

### 4.1 Was evidence of wood decay fungi (wood rot) found?

- Yes
- Moderate damage caused by wood decay fungi present to timber weatherboards at the western side of the kitchen and eastern side of the bathroom
- Extensive damage caused by wood decay fungi present to ends of deck joists, a southern deck bearer and several decking boards at the front verandah
- Moderate damage caused by wood decay fungi present to the external bearer of the rear verandah
- Slight damage caused by wood decay fungi present to the ends of floor joists at the eastern side of the bathroom where the floor extends past the external wall
- Extensive damage caused by wood decay fungi present to flooring at the southern side of the garage
- Moderate damage caused by wood decay fungi present to timber flooring at the eastern side of the laundry
- Moderate damage caused by wood decay fungi present to timber fence palings and rails
- Moderate damage caused by wood decay fungi present to ends of rafters and barge boards at the western window awning
- Moderate damage caused by wood decay fungi present to base of the front verandah posts



Timber fence palings have deteriorated



Extensive deterioration noted to the bearer, deck joists and base of verandah post at the SW corner of the front verandah



The garage floor is springy and has deteriorated



Some of the weather boards at the western side of the kitchen have moderately deteriorated,



Moderate deterioration present to the ends of rafters and barge board of the western living room awning



Moderate deterioration to the base of the SW verandah post



The end of a deck joist has deteriorated at the southern side of the front verandah



The timber fascia at the southern side of the verandah has deteriorated

**4.2 Where activity or damage is reported above, does its presence represent a major safety hazard?**

- Yes
- Extensive deterioration caused by wood decay fungi at the front verandah is a safety hazard as persons could fall through the deck



Deteriorated decking at the western side of the front verandah is a safety hazard

**IMPORTANT NOTE:** *Where a Major Safety Hazard is identified above, it must be attended to and rectified to avoid the possibility of personal injury and/or death.*

*If any evidence of fungal decay or damage is reported then you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).*

## 5. CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS

### WATER LEAKS

Water leaks, especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks or down pipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay.

#### 5.1 At the time of inspection:

- Water leakage was detected in the following location(s) -
- Water staining and dampness to the ceiling at the NW corner of bedroom 3 is indicative of leakage from the valley gutter above
- The southern downpipes are discharging into the subfloor
- Gutter were dripping from the joins

*If any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.*

### HOT WATER SERVICES & AIRCONDITIONING UNITS

Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites.

#### 5.2 Is there a need for this work to be carried out?

- Yes, to the hot water system, there is no air-conditioning installed

### WATER TANKS

Are required to be installed in new homes in some states and many homes have had them retroactively installed as a conservation measure. Tanks which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several metres away from the building, as the resulting wet area is highly conducive to termites.

#### 5.3 Is there a need for this work to be carried out?

- No tank was found

### HIGH MOISTURE READINGS

Can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture levels also increase the likelihood of termite attack and may also be conducive to borer activity and wood decay.

#### 5.4 At the time of inspection:

- High moisture readings were found in the following locations -
- NW corner of bedroom 3 ceiling, where it appears leakage is occurring from the valley gutter above

#### 5.5 Moisture was tested using a:

- Tramex Encounter Plus moisture meter

*If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.*

## DRAINAGE

Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack.

### 5.6 We claim no expertise in plumbing and drainage, however it appears that drainage is generally:

- Inadequate

*Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.*

## VENTILATION

Particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

### 5.7 In our opinion the ventilation appears to be generally:

- Adequate

*Where ventilation is considered inadequate a builder or other expert should be consulted, in the case where vent airflow is physically blocked or restricted, the obstruction must be removed.*

## MOULD

On walls and ceilings etc. is an indicator of high moisture or very poor ventilation. If reported you need to have the reason investigated by a builder or an Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

### 5.8 Mould was not found at the time of the inspection

## TIMBERS EXPOSED TO WEATHER AND/OR WATER

Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, e.g. regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material.

### 5.9 The fitness for purpose of the visible structural timber exposed to weather and/or water appears to be:

- Adequate for the situation they have been used in

*It is strongly recommended that you consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.*

### 5.10 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation:

- Loose timbers in contact with the soil in the subfloor - remove
- Hardwood landscaping timbers in contact with the ground - remove or replace with treated timber
- Hardwood flooring in contact with the ground at the garage and laundry

*Refer to Important Maintenance Advice below regarding what a property owner can do to help reduce risk of Timber Pest attack.*



## 6. Conditions Conducive to Undetected Termite Entry

### SLAB EDGE EXPOSURE

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

#### 6.1 Does the slab edge inspection zone fully comply?

- Not applicable

**Note:** *A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab edge is not fully exposed or the slab is an infill slab or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2. Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1-2000.*

### WEEP HOLES IN EXTERNAL WALLS

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

#### 6.2 Were the weep holes clear allowing the free flow of air?

- Not applicable

### TERMITE SHIELDS (ANT CAPS)

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

#### 6.3 In our opinion the termite shields appear to be:

- Inadequate
- Termite shields are missing from some piers. The purpose of termite shields is to prevent concealed termite entry by forcing the termites to build mud tunnels around the visible sections of the termite shields enabling detection during a pest inspection. Termite shields will not prevent the entry of termites to a structure however, correctly fitted termite shields will assist in early detection. Install termite shields to all piers

***If considered inadequate a builder or other building expert should be consulted. Other physical shield systems are not visible to inspection and no comment is made on such systems.***

**6.4 Other areas and/or situations that may allow undetected subterranean termite entry:**

- Stored items against the building could allow concealed access by termites to the building - remove stored items to allow visual inspection of the external walls

## **7. Other Information**

*Refer to important Maintenance Advice regarding what a property owner can do to help reduce risk of Timber Pest attack.*

**Details (if applicable) of non-destructive electronic equipment (other than a Moisture Meter) used at the discretion of the inspector during the inspection:**

- Nil

## 8. OVERALL ASSESMENT OF THE PROPERTY

*Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.*

### 8.1 At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered:

- High

### 8.2 Subterranean termite treatment recommendation

A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be: Strongly recommended

- Termite monitoring or termite treatment zone options should be further investigated with appropriately qualified pest firms as they reduce the risk of termite infestation to buildings

### Future Inspections

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

### 8.3 Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every:

- 6 months but not more than 12 months

## **A More Invasive Physical Inspection Is Available and Recommended**

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

## **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

<b>The Inspection was carried out by:</b>	<b>Thomas Haschek</b>
<b>Inspectors contact phone number:</b>	<b>0425 225 501</b>
<b>State Licence No:</b>	<b>PMT 15-101644-001</b>
<b>Insurance Accreditation Number:</b>	<b>6236</b>
<b>Name of Inspection Firm:</b>	<b>Mid Coast Property Inspections</b>

**Dated: 16 February 2017**

**SIGNED FOR AND ON BEHALF OF:**

# **Mid Coast Property Inspections**



**IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS: Any structure can be attacked by Timber Pests.**

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

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 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.

**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.

**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. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

**How Termites Attack your Home.** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground

timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

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

**BORERS OF SEASONED TIMBERS:** Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

**Anobium borer (furniture beetle) and Queensland pine borer.** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually

observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyc tus 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% *Lyc tus* 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.

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

## TERMS & 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. 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. **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.
4. **DETERMINING EXTENT OF DAMAGE:** The Report is NOT a structural damage Report. We claim no expertise in building and 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 qualified person such as a 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 neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
5. **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 in the Other Information (5.11) section of this report. 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.
6. **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).
7. **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.

**Note:** *In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part*



*of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.*

## **8. COMPLAINTS PROCEDURE:**

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify us as soon as possible of the dispute or claim by email, fax or mail. You must allow us (which includes persons nominated by us) to visit the property (which visit must occur within twenty eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If you are not satisfied with our response you must within twenty one (21) days of your receipt of our written response refer the matter to a Mediator nominated by us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

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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.