

Pre-Purchase Building and Pest Inspection Report (PPBPIR)

23 Marathon Street, Aspley Qld 4034

Wednesday, 31 August 2022

SUMMARY

In comparison to dwellings of a similar age and construction, the building is considered to be in:

GOOD TO FAIR

BUILDING CONDITION SUMMARY

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. General maintenance will be required to help maintain the condition.

TIMBER PEST ACTIVITY SUMMARY

NO	Were active subterranean termites (live specimens) found?	Ref 11
NO	Was visible evidence of subterranean termite workings or damage found?	12.2
NO	Was visible evidence of borers of seasoned timbers found?	12.2.1
NO	Was visible evidence of borers of seasoned timbers found?	12.3
YES	Was evidence of damage caused by wood decay (rot) fungi found?	12.4

- 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 Terms and Limitations.



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VISUAL STRUCTURAL INSPECTION & REPORT

2

TERMS AND DEFINITIONS

2.1 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.

2.2 SCOPE OF THIS REPORT

This report is limited to evidence of visible damage or defects on the inspection date. This means that this inspection Report is provided on the basis so a visual inspection of the property only, and in of a non destructive and non-intrusive nature.

THIS IS A VISUAL INSPECTION ONLY Limited to those arrears and sections of the property fully accessible and visible to the inspector on the date of the inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see through wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. the inspector **DID NOT** dig, gouge, force or perform any other invasive procedures.

2.3 TYPICAL INSPECTION AREA

The Roof Space
The Exterior of the Building
The interior of the Building
The Sub-floor Space
The Roof Exterior
The Site (within 30.0m of the structure and within the property boundaries)

2.4 PI BUILDING CONSULTANT DISCRETION

An application for an inspection may be rejected at the Building Consultants discretion, including issues arising from conditions beyond reasonable control of the Building Consultant.

2.5 CONTRACT ACKNOWLEDGEMENT

The client formally acknowledges and accepts that where a request to proceed with the inspection is received without the formal acknowledgement of the inspection agreement, the inspection will be carried out in accordance within the terms and conditions of this agreement.

2.6 DISCLAIMER OF LIABILITY THIRD PARTY DISCLAIMER

The report is solely for the use and benefit of the client whose name appears on the front of the report. The inspector is not liable for any third party reliance or use of this report. Unless authorized under Legislation, the report may not be provided or sold to any other person without our written consent from PI Pty Ltd; we reserve the right to provide a copy of the report or to any other person or body.

2.7 DISCLAIMER OF LIABILITY

No liability shall be accepted on the account of failure with in the report to notify and damage present at or prior to the date of the this Report in any area(s) or section(s) of the subject property physically inaccessible for the inspector or to which access for inspection is denied by the Inspector or concealed from the inspector (Including but not limited to any area(s) or sections so specified by within the report). We are not liable for failure to notify you of Timber Pest Infestations or any other Infestation in Inaccessible Areas. This Report has been prepared in accordance with this Standard is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

2.8 EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- 2.8.1 any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
- 2.8.2 whether the building complies with property boundaries ;
- 2.8.3 solving or providing costs for any rectification or repair work;
- 2.8.4 the structural design or adequacy of any element of construction;
- 2.8.5 the operation of fireplaces and chimneys;
- 2.8.6 any services including building, engineering (electronic), fire and smoke detection or mechanical;
- 2.8.7 any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- 2.8.8 any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- 2.8.9 a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;

- 2.8.10 a review of environmental or health or biological risks such as toxic mold;
 - 2.8.11 whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and
 - 2.8.12 whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.
 - 2.8.13 Window fly screens or security screens, door fly screens or security screens and window furnishings e.g. blinds and curtains
 - 2.8.14 Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.
 - 2.8.15 Whether the internal and external water systems are functional and fit for purpose
 - 2.8.16 Any assessment or an opinion in relation to ... a matter that is not within the inspector's expertise'. Comments are observations by the inspector only.
 - 2.8.17 Recommendations that other specialists be engaged to report, in detail, on particular problems that are encountered in the course of a building inspection'
- NOTE: A general condition of dwelling will be commented on to allow you to make a informed discussion when making your purchase but most minor defects will not be commented on as this is not a part of a Pre Purchase inspection, a full defects inspection is available upon request as a special purpose report at a further

3 DEFINITIONS

The following definitions but not limited to could apply to our inspection reports:

3.1 GOOD

This relates to as new condition or material that is like the condition when it is built and installed e.g. most definitions unless the dwelling is less than 2 years old will not be nominated as Good.

3.2 GOOD TO FAIR

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. General maintenance will be required to help maintain the condition.

3.3 FAIR

The frequency and/or magnitude of defects are higher than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. If marked fair this will indicate that the item nominated will require repairs and or maintenance in the near future and you should consult appropriate Tradesman or builder for quote before making purchase of property.

3.4 FAIR TO POOR

The frequency and/or magnitude of defects are higher than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. If marked Fair to Poor work requires immediate attention and repairs, you should consult appropriate Tradesman or builder for quote before making purchase of property.

3.5 POOR

The frequency and/or magnitude of defects are higher than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained. If marked Fair to Poor work requires immediate attention and repairs, you should consult appropriate Tradesman or builder for quote before making purchase of property.

3.6 ABCB

Australian Building Codes Board.

3.7 BCA

Building Code of Australia.

3.8 AS

Australian Standard.

3.9 Access hole (cover)

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

3.10 Accessible area

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

Roof interior Access hole: 400mm x 500mm Crawl space: 600mm x 600mm Accessible from a 3.6m ladder.

Roof Exterior Accessible from a 3.6m ladder

Area Access hole 600mm x 600mm Crawl space Height 600mm

3.11 Associated works

Any area or item, other than the building proper, that is specified in the inspection agreement.

3.12 Ag Line

Agricultural Line, a below ground drainage system.

3.13	Ant Cap	Metal barrier placed on piers or along masonry walls to aid in termite detection.
3.14	Architrave	Mouldings surrounding windows and doors.
3.5	Active	Possible presents of life timber pests at the time of the inspection.
3.16	Asbestos	Asbestos is known for its strength and resistance to chemicals and heat. These properties resulted in asbestos becoming a component of thousands of different products. Mining, milling and processing of asbestos into manufactured products creates asbestos dust that contains asbestos fibres.
3.17	Balustrade	Vertical members used to support under handrail on stairs or landings.
3.18	Bearer	A sub floor timber that supports joists.
3.19	Client	The person or other entity for whom the inspection is being carried out.
3.20	Consultant	Inspector, person, partnership or company qualified and experienced to undertake property inspections.
3.21	Concrete	A mixture of aggregate, sand, cement and water to form artificial stone.
3.22	Cornice	A moulding secured between the ceiling and wall junction.
3.23	Damage	The fabric of the element has ruptured or is otherwise broken.
3.24	Damp Proof Course (DPC)	Damp Proof Course, A continuous layer to prevent moisture rising.
3.25	Defect	Fault or deviation from the intended condition of a material, assembly or component.
3.26	Defects Liability Period (DLP)	A defects liability period is usually a 12 month period post building works or a fit out that is in effect a warranty on the building fabric and installed services (including testing, essential safety measures inspections and maintenance) for essential safety measures. The project manager normally holds a retention sum of many under the terms of the building contract for this period and only releases the sum if all defects have been rectified.
3.27	Distortion	Distortion, Warping, Twisting of an element or elements has been distorted or moved from the intended shape or location.
3.28	Eaves	The overhang of a roof to the perimeter of the dwelling.
3.29	Fascia	A Horizontal member fixed to the ends of the rafters.
2.30	Flashings	An impervious material used to prevent moisture penetration, on the roof.
3.31	Fungal Decay	Loss of strength due to destruction of cellulose and or lignin by wood decay fungi.
3.32	Footing	The structure used to transfer load from the dwelling above to the foundation below.
3.33	Foundation	The earth in which the footings are placed.
3.34	Fungal Decay	Loss of strength due to destruction of cellulose and or lignin by wood decay fungi.
3.35	Gable	The vertical triangle end of a roof.
3.36	Going	Or Tread, The horizontal distance from riser to riser, in stair construction.

3.37	Hanging Beam	A beam used to support one or multiple ceiling joists.
3.38	Hip	The diagonal sloping edge on a roof, between the exterior wall and ridge.
3.39	Inactive	The absence of live timber pests at the time of the inspection.
3.40	Insulation	Material used to control thermal and or acoustic situations.
3.41	Inspection	Close and careful scrutiny of an item carried out either without dismantling or with partial dismantling as required, supplemented by means such as measurement, in order to arrive at a reliable conclusion as to the condition of an item.
3.42	Inspector	Person or organization responsible for carrying out the inspection.
3.43	Joist	A horizontal member supporting the flooring or ceiling lining.
3.44	Lagging	Insulation wrapped around hot water pipes.
3.45	Lintel	A horizontal member spanning an opening and supporting a load.
3.46	Limitation	Any factor that prevents full achievement of the purpose of the inspection.
3.47	Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
3.48	Minor defect	A defect other than a major defect. Minor faults and imperfections including minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, etc. are omitted.
3.49	Material deterioration	An element or component is subject to deterioration of material/s (corrosion, decay).
3.50	Moisture Conditions	Presence of moisture can change continuously and can have a very significant effect on the structural assembly and the intended purposes of the buildings.
3.51	Mold	A type of fungus that does not structurally damage could but can cause health issues.
3.52	Mortar	A cement based compound to adhere masonry bricks together.
3.53	Newell Post	The support post at both ends of a handrail.
3.54	Omissions	The element or component is subject to improper or ineffective installation, inappropriate use, or missing components.
3.55	Operational	An element or component operates as intended.
3.56	Property	Allotment and improvements, e.g. buildings, patios, decking, retaining walls and fences.
3.57	Parapet	A wall protruding above the roof.
3.58	Pelmet	A method to conceal curtain rods or sliding door tracks to windows or doors.
3.59	Perpend	The vertical mortar joint between bricks.
3.60	Pier	Used to support the bearers of a dwelling.
3.61	Pointing	

The type of finish applied to masonry joints, roofing or brickwork.

3.62 Purpose of inspection

The inspection requirement as identified by the client. As noted in section 1 of this document.

3.63 Roof space

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

3.64 Rafter

The sloping member of the roof supporting the roofing material.

3.65 Render

A cement mixture applied and finished over masonry walls.

3.67 Ridge

The horizontal member at the top of the roof.

3.68 Riser

The vertical member under each step, in stair construction.

3.69 Scope of inspection

The type and extent of inspection undertaken in response to the stated purpose of the inspection.

3.70 Skirting

Moulding between the floor and wall junction.

3.71 Soffit

Or Eaves, The underside lining between external wall and fascia

3.72 Significant item

An item that is to be reported in accordance with the scope of the inspection, which may be a feature that is present or a feature that is absent.

3.73 Subfloor space

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

3.74 Structural Damage

Damage to the load-bearing portion of a home that affects the use of the buildings for its intended purposes.

3.75 Structural defect

The loosening, twisting, warping, cracking, distortion, or breaking of any piece, or of any fastening or joint, in a structural assembly.

3.76 Structural element

Physical distinguishable part of the structural assembly, e.g. wall, columns, beam, connection etc.

3.77 Site

Allotment of land on which a building stands or is to be erected within 30.0m of the structure and within the property boundaries

3.78 Termite / White ant

Termites are sometimes referred to as 'white ants' because of their appearance - this information may assist in detecting and treating these pests.

3.79 Threshold

The sill or step at an external door.

3.80 Truss

A structural manufactured member to support the roof and ceiling loads.

3.81 Under Pinning

A method of supporting footings, that may be damaged or taking extra load.

3.81 Valley

The metal material between two sloping surfaces on a roof.

3.82 Water penetration

Moisture is present in unintended or unexpected location/s.

3.83 Weep Holes

Drainage holes in masonry wall to allow water from behind to escape.

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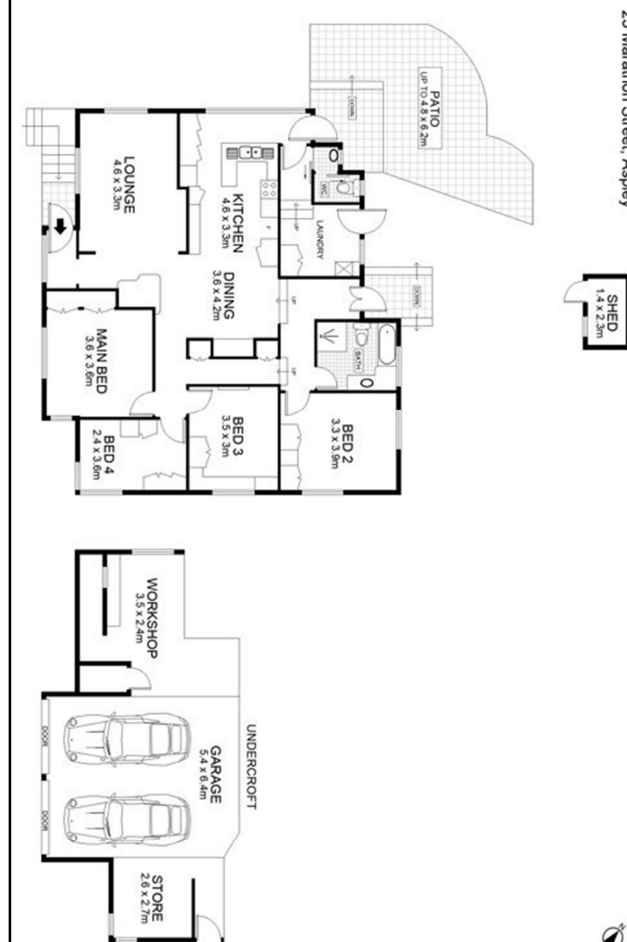
PH: 0403 657 993

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4 SITE CONDITION REPORT

- 4.1 **PREMISES TO BE INSPECTED:** 23 Marathon Street, Aspley Qld 4034
- 4.2 **DATE:** Wednesday, 31 August 2022
- 4.3 **TYPE OF BUILDING:** Detached House
- 4.4 **LEVELS OF BUILDING:** 2
- 4.5 **FACING THE BUILDING FROM THE ROAD THE FRONT ENTRY DOOR IS:** AT THE FRONT
- 4.6 **GENERAL METHOD OF FLOOR CONSTRUCTION:** CONCRETE PIERS ELEVATED TIMBER FLOORS
- 5.6 **GENERAL METHOD OF INTERIOR WALL LINING:** PLASTERBOARD
- 4.7 **GENERAL METHOD OF EXTERIOR WALL LINING:** TIMBER FRAME- TIMBER CLADDING
- 4.8 **GENERAL ROOF MATERIAL:** TIMBER FRAME - TERRACOTTA TILES
- 4.9 **APPROXIMATE ERA OF CONSTRUCTION:** 1950 Refurbished
- 4.10 **APPROXIMATE PROPERTY SIZE:** 690 M²
- 4.11 **CLASSES OF BUILDING:** Classification Summary of Buildings and Structures defined in the Building Code of Australia 2005
Class 1a- A single dwelling being a detached house, or one or more attached
- 4.12 **FLOOD ZONE:** <http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/online-tools/floodwise-property-report>
- 4.13 **WEATHER CONDITIONS:** DRY
- 4.14 **TIME OF INSPECTION:** 11:00:00 AM
- 4.15 **INFORMATION PROVIDED:** NONE
- 4.16 **ACCESSIBILITY ISSUES:** TYPE 2 - NO ACCESS TO SITE/ROOF SPACE/SUB FLOOR
COMMENTS
- 4.17 **Strata or Company Title Properties** NO
(limited to assessing the interior and immediate exterior of a particular unit)
- 4.18 **PERSONS PRESENT:** Purchaser ☐ Real Estate Agent ☐ Owner ☐ Inspector ☐
- OBSERVATIONS OF THE INSPECTION AREA**
- HAZARD/ OBSTRUCTIONS** N/A

4.19 SITE SKETCH UP Office use only



Note: Not to Scale, do not rely on the accuracy of the site sketch up

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NOTE: ☒ If ticked it applies to the subject property

5 EXTERIOR CONDITION REPORT

5.1 BRICKWORK /MASONRY

CONDITION

GOOD TO FAIR

☐

It is suggested that the sheds, tanks and gardens etc.. are kept away from the weep hole and foliage is kept away from the external wall to minimise the chance of water and termite infestation.

☐

Any minor gaps in the brick mortar should be repointed to minimise water and vermin penetration.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

5.2 CLADDING

CONDITION

GOOD TO FAIR

☐

Any minor gaps in the cladding should be sealed to minimise water and vermin penetration.

☐

It is very important to ensure that all external painted surfaces are kept well sealed/painted to minimise damage from the elements.

☐

Wood rot detected

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

INFO

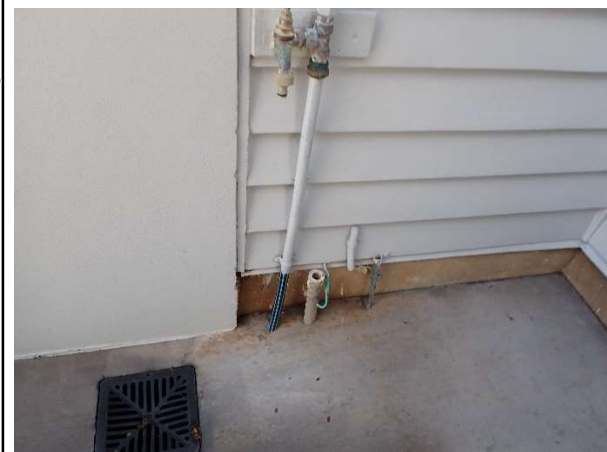
How to identify asbestos fibro cladding

<https://www.premiseinspections.com.au/how-to-identify-asbestos-fibro-cladding.html>

5.3 METER BOX

POWER SUPPLY ON

YES



OFF PEAK	NO
SAFETY SWITCH (RCD)	YES
SOLAR POWER SYSTEM	NO
FIRE DETECTORS	YES
<input type="checkbox"/>	It is suggested that consideration be given to connection of the pool pump equipment to off-peak power.
<input type="checkbox"/>	Recommend Electrical inspection- Wires not in conduit
<input type="checkbox"/>	Recommend Electrical inspection- Electrical earthing issues
<input type="checkbox"/>	The smoke alarms appeared to be inadequate and do not appear to comply with the current legislation.
COMMENTS	In general the lights, fans were operational at the time of the inspection.
	The oven, cook top and range hood were operational at the time of the inspection. Operationally tested by means of thermal screen observation only.
	The 9-volt battery-operated smoke alarm were operational at the time of the inspection. Operationally tested by means of in-built press-to-test button. Check for evidence (Form 16) (or equivalent Compliance certificate) for the installation. Testing and confirmation of electrical circuitry should be completed by a licensed electrician.
	The air conditioning services was operational at the time of the inspection. Operationally tested by means of thermal screen observation (cold in summer and warm in winter).
	We recommend connecting the air conditioning services discharge to the storm water system, this area is highly conducive to termites. Repairs recommended.
	PI is not a licensed Electrician; therefore the comments are observations by the inspector only. It is recommended that all electrical circuits include RCD protection air conditioners and hard-wired smoke alarms. AS 4349 2007 recommends that all installation, testing and confirmation of electrical circuitry to AS/NZS 3012:2010 Electrical installations should be completed by a licensed electrician each time a house is sold.
	Note: This inspection service will only test a represented number of items such as lights, power outlets, switches, taps, windows, door appliances and suchlike



Safety Info

By law, all homes and units in Queensland must be fitted with smoke alarms.

From 1 January 2017

Existing smoke alarms manufactured more than 10 years ago must be replaced with photoelectric smoke alarms which comply with Australian Standards (AS) 3786-2014. (Note: the date should be stamped on the back)

Queensland Fire and Emergency Services recommends all homes are fitted with photoelectric smoke alarms (AS3786-2014) (not ionisation types).

Smoke alarms that do not operate when tested must be replaced immediately.

All homes or units being sold or leased, or existing leases renewed, will require hardwired photoelectric, interconnected smoke alarms. **Non-removable 10-year battery smoke alarms can be installed in place.**

From 1 January 2022

All homes or units being sold or leased, or existing leases renewed, will require hardwired photoelectric, interconnected smoke alarms. Non-removable 10-year battery smoke alarms can be installed in place.

Smoke alarms in the dwelling must:

be photoelectric (AS3786-2014); and

not also contain an ionisation sensor; and

Be hardwired to the mains power supply, if currently hardwired. Otherwise, smoke alarms can be either hardwired or powered by a non removable 10 yr. battery or a combination of both.

be interconnected with every other smoke alarm in the dwelling so all activate together.

The legislation requires smoke alarms must be installed in the following locations:

on each storey

in each bedroom

if there is no hallway, between the bedroom and other parts of the storey; and

if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.

The obligations on property sellers are triggered by the date the initial sale contract is signed.

When a contract of sale is signed after the 31/12/21, the seller is obligated to upgrade the dwelling to the updated interconnected domestic smoke alarm standard prior to the dwelling being transferred.

The property seller must declare on a "form 24" to the buyer as part of the transfer process that this obligation has been discharged.

Safety switch ►

<https://www.qfes.qld.gov.au/prepare/fire/smoke-alarms>

Smoke alarms ►

<https://www.qfes.qld.gov.au/prepare/fire/smoke-alarms/properties-for-sale-or-lease>



5.4 PLUMBING

5.4.1 HOT WATER SERVICE

TYPE	SOLAR
CONDITION	GOOD TO FAIR
	<input type="checkbox"/> The pressure valve is faulty and requires replacement
	<input type="checkbox"/> Drainage required for the unit
	<input type="checkbox"/> Temperature control device required for the unit
COMMENTS	<p>No leaks were observed from the unit.</p> <p>It is recommended to check the units manufactures recommendations for servicing. In general the relief valve should be checked for performance or replaced every 5 years. Failure to comply may result in a dangerous situation.</p> <p>Hot water was observed at the time of the inspection.</p> <p>PI is not a licensed Plumber; therefore the comments are observations by the inspector only.</p> <p>Safety Info</p> <p>Australian Standards require that all new heated water installations be fitted with a temperature control device on all fixtures and appliances used primarily for personal hygiene.</p> <p>All plumbers should be aware that AS/NZS 3500.4 requires that, to minimise the risk of scalding, outlets of sanitary fixtures used primarily for personal hygiene purposes must deliver heated water not exceeding:</p> <p>45oC for early childhood centres, primary and secondary schools and nursing homes or similar facilities for young, aged, sick or people with disabilities; and 50oC in all other buildings.</p> <p>https://premiseinspections.com.au/hot-water-heater-compliance-regulations-.html</p> <p>For new plumbing works check for a Form 4. QBCC plumbing and drainage licensee, must always report notifiable work</p> <p>It includes:</p> <p>installing, replacing or removing any electric, gas, solar or heat pump hot water heaters</p> <p>installing fixtures such as toilets, showers and sinks</p> <p>extending, altering, replacing or removing water supply pipes</p> <p>extending, altering, replacing or removing waste pipes (depending on the placement of the pipework)</p>

5.4.2 GAS SERVICE

SUPPLY TYPE N/A



CONDITION

N/A

☐
☐

Sealing the weep holes and openings within one meter of the gas bottles

Securing the gas bottles to the wall recommended.

COMMENTS

N/A

PI is not a licensed Plumber; therefore the comments are observations by the inspector only.

INFO

<https://www.premiseinspections.com.au/lpg-gas-cylinder-placement-.html>

5.5 EAVES / FASCIA

EAVE

GOOD TO FAIR

FASCIA

GOOD TO FAIR

☒

It is very important to ensure that all external are kept well maintained and/or sealed to minimise damage from the elements.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

Slight wood decay was observed to the fascia boards. Repair recommended.

Paint delamination was observed to the eave. This is caused when paint has an adhesion problem it is commonly prepped incorrectly or not prepared for painting at all. Repairs recommended.

Its possible that Asbestos products were used in the construction of this building. Extreme caution should be used when undertaking repairs or maintenance to asbestos products. Asbestos products should be kept well painted/sealed to eliminate air borne fibre's.

5.6 PERGOLAS/DECKING/VERANDAHS

PERGOLA

N/A

DECKING

GOOD TO FAIR

VERANDAH/BALCONY

N/A

PATIO

GOOD TO FAIR



STAIRS

GOOD TO FAIR

- ☐ It is very important to ensure that all external timbers are kept well maintained and/or sealed to minimise damage from the elements.
- ☐ Any repairs or rectification to external timber structures should be done using treated pine or treated hard wood.
- ☐ Evidence suggests that the structure does not comply with building regulations.
- ☐ Wood rot detected

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

The front entry handrail balustrade is less than one meter high. Repairs recommended

No inspection or testing of Waterproofing membranes (external) was completed at the time of the inspection.

Bridging Note: 'Bridging' is the spanning of a termite barrier or inspection zone so that subterranean termites are provided with passage over or around that barrier. Australian Standard AS 3660 recognises that barriers shall not be bridged by structures attached to the main building e.g. steps, verandah, access ramps, claddings, carports, or trellises unless alternative barriers are used to prevent access by termites to the structure

5.7 RETAINING WALLS

BRICK

N/A

ROCK

N/A

BLOCK

GOOD TO FAIR

TIMBER

N/A

CONCRETE

N/A

- ☐ Any repairs or rectification to external timber structures should be done using treated pine or treated hard wood.
- ☐ Termite damage was detected.
- ☐ Wood rot was detected.
- ☐ The structural timber in the retaining wall is untreated hardwood. Untreated hard wood is susceptible to wood rot and termite infestation and is not recommended for in-ground or exposed structures.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.



Note: Retaining walls are built to support built up or excavated earth. They are normally not a matter of joint responsibility for neighbours as they are usually benefit one neighbour more than the other.

Note: retaining walls above 1M are a safety critical item requiring engineering approval. Typically a failing retaining wall will start to overturn or rotate to a point and then fail catastrophically.

Note: Decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction. It is important to correct any condition conducive to activity prior to replacing decayed wood.

5.8 FENCES

TIMBER N/A

METAL GOOD TO FAIR

BLOCK/BRICK N/A

ASBESTOS N/A

PVC N/A

REPAIRS REQUIRED N/A

☐

It is very important to ensure that all external timbers are kept well maintained and/or sealed to minimise damage from the elements.

☐

Any repairs or rectification to external timber structures should be done using treated pine or treated hard wood.

☐

Termite damage was detected.

☐

Wood rot was detected.

☐

Extreme caution should be used when undertaking repairs or maintenance to asbestos products. Asbestos products should be kept well painted/sealed to eliminate air borne fibre's. Some fibro fences may contain Asbestos.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.



5.9 DRIVEWAY (S) & PATHS

CONCRETE GOOD TO FAIR

PEBBLECRETE N/A

BITUMEN	N/A
PAVED/TILED	N/A
GRAVEL	N/A
<input type="checkbox"/>	Cracking has occurred to the drive/path. These cracks are due to product shrinking or poor sub-grade preparation. Further gross cracking is not expected.
COMMENTS	<p>Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.</p> <p>Check for all final building approvals for the garage structure as a precaution. Obtaining building approvals at a later date after purchase of the property could prove to be more costly and difficult.</p>

6 SUB-FLOOR CONDITION REPORT

CONDITION	GOOD TO FAIR
ACCESS	RESTRICTED AREA
<input type="checkbox"/>	It is recommended that additional ventilation be installed to improve airflow and reduce moisture levels in the under floor area. Australian Standards recommend a minimum of 7,300sqmm/lineal meter around the under floor perimeter.
<input type="checkbox"/>	When access is restricted or no access is possible the installation of additional access points in the floor is recommended to enable a full inspection.
COMMENTS	<p>The inspector did not observed evidence of physical termite barriers around the slab edge and service penetrations.</p> <p>Earth-wood contact Note: Untreated or nondurable timbers in direct contact with the ground/soil produce a ready food source for termites. Also, susceptible timbers used in a hazardous environment are prone to fungal decay.</p> <p>The ant cap/barrier/inspection zone has been bridged or obscured in several locations. Repairs recommended.</p> <p>Check for evidence (Form 16) (or equivalent) to ensure the concrete and foundations has been designed and constructed in accordance with AS.2870</p> <p>Check to ensure the sub-floor termite protection has been constructed in accordance with AS.3660.1</p> <p>Some deflection was noted to the bearers and joists under the kitchen. The degree of deflection would be considered only slight at this point in time. Seek advice from a structural engineer.</p>



The inspector observed alteration to the house subfloor. It is recommended to obtain all information for the service provided.

7 EXTERIOR ROOF CONDITION REPORT

CONDITION

GOOD TO FAIR

ACCESS

RESTRICTED AREA

AERIAL DRONE

YES

☐
☐
☐
☐
☒

Where tiles are cracked or broken, replacement is recommended to prevent water penetration.

Any minor gaps should be sealed to minimise water penetration and vermin penetration

Any minor gaps in the mortar should be repointed to minimise water penetration.

No access due to wet weather, dangerous conditions or access restrictions.

Comment related to the inspection from the ground.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

Note:

Drone used to inspect roof/building. (Please note that inspecting the roof via drone carries inherent limitations, and is mainly used to discover major defects or issues. Certain areas still may be difficult or impossible to see due to overhead and surrounding obstacles such as power-lines or trees.)"

No inspection or testing of waterproofing (external) was completed at the time of the inspection.

No inspection or testing of roof pitch was completed at the time of the inspection.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warrantee or guarantee of the roof system.

7.1 EXPOSED PLUMBING

GUTTERS

GOOD TO FAIR

DOWNPIPES

GOOD TO FAIR



CLASSIFICATION OF DAMAGE TO CONCRETE FLOORS

Description of typical damage	Approx. crack width limit in floor	Change in offset from 3 m straight edge placed over defect (See Note 1)	Damage category
Hairline cracks, insignificant movement of slab from level	< 0.3 mm	< 8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10 mm	1 Very Slight
Distinct cracks. Slab noticeably curved or changed in level	< 2.0 mm	< 15 mm	2 Slight
Wide cracks. Obvious curvature or change in level	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	> 25 mm	4 Severe

DRAINS

GOOD TO FAIR

DEBRIS IN GUTTERS

MINOR

☐

It is recommended that all downpipes be connected to a storm water system to minimise the potential of localised flooding. High moisture levels can effect foundations an also encourage termites infestations.

☐

It is suggested that the gutters be cleaned out annually to minimise the potential blocking of downpipe and the acceleration of corrosion in the gutters.

☐

It is suggested that the drains be cleaned out annually to minimise the potential blocking.

☐

There is visible evidence that water may not be able to drain away from the house/yard. Additional drainage is required.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

We recommend that you obtain the latest water bill to assess the property's energy performance.

Corrosion damage has occurred to the roof gutters. At this point in time, the degree of corrosion damage would be considered slight to moderate. Cleaning the roof of leaf matter will be required to try and prolong its lifespan. Eventual replacement will be required as further deterioration occurs.

We recommend that you engage a Landscape Architect or designer. A Landscape architects designs with living plants and building materials, for future growth, maintenance and overall visual appeal.

Maintaining adequate drainage around a house will help prevent premature settlement of the house stumps or footings due to foundation swelling and movement. Excessive moisture around a house may also contribute to the attraction of termites.

Due to the trees around the property gutter guard should be installed trees pruned or removed to prevent blockages.

Corrosion was observed on the water supply pipes. At this point in time, the degree of corrosion damage would be considered slight moderate depending on the individual pipe inspected. Eventual replacement will be required as further deterioration occurs.

The Overflow Relief Gully (ORG) appeared to be clear at the time the inspection.

INFO

An Overflow Relief Gully (ORG) is a fitting located outside your home that releases sewage in the case of a sewer blockage. If a sewer blockage occurs, the ORG fitting should pop off to release the excess pressure and direct sewage so it does not enter your home. ORGs should only be altered by a licensed plumber/drainier.

<https://www.premiseinspections.com.au/what-is-a-overflow-relief-gully-28org29.html>



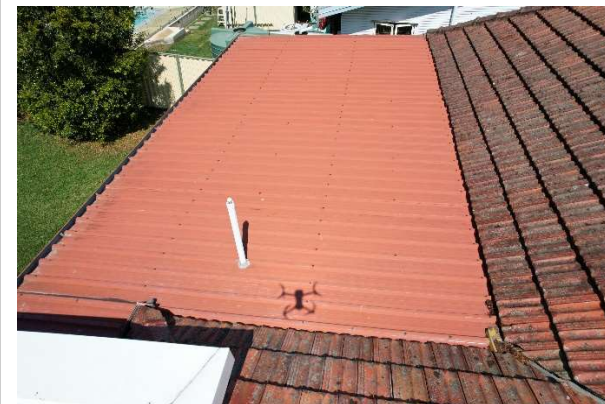
8 ROOF SPACE CONDITION REPORT

CONDITION	FAIR
SARKING	No
INSULATION	FAIRPolsester batt
FRAME	Hard Wood
ACCESS	RESTRICTED AREA
	<div><input type="checkbox"/></div> Where access is restricted and the purchaser requires a full inspection of the roof cavity, a special purpose inspection and report is available and recommended. Permission from the owner is required for any intrusive inspections.
	<div><input checked="" type="checkbox"/></div> An annual general pest treatment is recommended to minimise vermin in the roof and house surrounds.
COMMENTS	<div>Where a roof space is insulated at the time of the inspection then you must understand that the insulation and sarking may be concealing defects.</div> <div>High heat readings were recorded with the thermal imager that are consistent with poor application of insulation. Observation made with a thermal camera.</div> <div>Installing insulation in a new dwelling or adding insulation to an existing one can make a significant difference to the comfort and energy performance of the home, but it is vital that the insulation is put in correctly.</div> <div>When access is restricted or no access is possible the installation of additional access points in the ceiling is recommended to enable a full inspection as inaccessible and restricted areas present high risk of undetected building defects.</div>

9 INTERIOR CONDITION REPORT

9.1 DOORS

FRAMES	GOOD TO FAIR
DOORS	GOOD TO FAIR
FURNITURE	GOOD TO FAIR
	<input type="checkbox"/> It is suggested that doorstoppers be installed
	<input type="checkbox"/> Planing is required when doors are binding to prevent damage to the doors and door frames.



- ☐ Servicing of the hinges/rollers is recommended to allow easier operation.
- ☐ Servicing of the door furniture is recommended to allow easier operation.

COMMENTS

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

Wood decay was observed to the garage door on the right side of the house. Repair recommended.

9.2 WINDOWS

WINDOWS
FURNITURE
FRAMES

GOOD TO FAIR

GOOD TO FAIR

GOOD TO FAIR

- ☒ Servicing is recommended to allow easier operation.

COMMENTS

No cracked windows were observed.

Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

Elevated operable windows, which are common in older Queenslander style houses and units, should be protected to prevent falls. Generally, for bedroom windows with a 2 metre or more drop to the surface beneath and where the window opening is less than 1.7 metres above the floor, and for all openable windows, in any room, that has a floor level located 4m or more above the ground surface beneath, if the window is not protected window protection is required.

The barrier is defective if it permits a 125 mm sphere to pass through it or if it has any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that can facilitate climbing.

Whenever window locks or sash guides require lubrication it is usually a dry lubricate such as graphite dust etc. that is required. The use of oil based lubricants may simply attract dust creating further problems for the latches etc.

**9.2 FLOOR**

THE FLOOR APPEARED TO BE

- ☐ GENERALLY LEVEL
- ☒ WITHIN +/- 10mm

<input type="checkbox"/>	UNEVEN
<input type="checkbox"/>	A laser level survey is recommended to ascertain the exact variation in the floor level. Variations can be indications of foundation movement. Further investigation recommended

FLOOR COVERINGS	GOOD TO FAIR
STAIRS	N/A
COMMENTS	Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.

INFO	Staircase Construction Regulations https://www.premiseinspections.com.au/staircase-construction-regulations.html
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9.3 PAINT WORK/PLASTERWORK

PAINT	GOOD TO FAIR
TIMBER	GOOD TO FAIR
<input type="checkbox"/>	Minor cracking of the plaster/cornice was observed. These cracks are caused by minor building movement and setting and do not represent a long-term structural problem. These cracks should be filled when next repainting.
<input type="checkbox"/>	Larger cracks should be taped before filling to provide additional strength to minimise the chance of re-occurrence
<input type="checkbox"/>	The joints at the rear and side of the kitchen sink, shower recesses, bathtub, vanities and laundry tub should be kept well sealed to prevent water penetration behind the Cabinets.
<input type="checkbox"/>	The use of power exhaust fans is recommended to expel the moist air from wet areas before it can affect the paint. Paint stress was observed in the wet areas of the building.

COMMENTS	Satisfactory and consistent with the inspector's expectations for wear that happens during normal use, or changes that happen with ageing.
	Its possible that Asbestos products were used in the construction of this building. Extreme caution should be used when undertaking repairs or maintenance to asbestos products. Asbestos products should be kept well painted/sealed to eliminate air borne fibre's.



INFO

It's possible that lead paint products were used in the construction of this building. Before 1970, paints containing high levels of lead were used in many Australian houses. Exposure to lead is a health hazard. Even small amounts of dust or chips of paint containing lead, generated during minor home repairs, can be a health risk.

Anyone painting a house or doing maintenance that could disturb paint containing lead should avoid exposing themselves and their families, neighbours or pets to its hazards.

The recommended amount of lead in domestic paint has declined from 50 per cent before 1965, to 1 per cent in 1965. In 1992, it was reduced to 0.25 per cent, and in 1997 it was further reduced to 0.1 per cent.

<https://www.premiseinspections.com.au/lead-in-house-paint.html>

9.4 WET AREAS / TOILETS

- ☐ On occupation it is suggested that the washers/seals in the taps be replaced as a number are worn.
- ☐ The rubber coupling at the rear of the toilet pan/s is perished. Replacement is recommended.
- ☐ If the purchaser considers that the banging in the pipes due to water hammering is excessive, then the installation of a water hammer arrestor is recommended to alleviate the problem.
- ☐ Installation of power exhaust fans is recommended to expel the moist air from wet areas before it can affect the paint.
- ☐ Silicone sealant should be used to seal any gaps between the tap body and the shower recesses to ensure that water penetration does not occur to the cavity of the wall.
- ☐ Cracked tiles were observed, these cracks are attributed to poor application and/or building movement, further gross cracking is not expected.
- ☒ Bathroom Vanity unit frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar Bathroom Vanity unit of approximately the same age.
- ☒ Kitchen cabinet frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar kitchen cabinet of approximately the same age.

COMMENTS

All sinks and taps worked at the time of the inspection. No leaks were detected.

The toilets flushed and the toilet cisterns refilled at the time of the inspection.

Note: Silicone sealant should be replaced every 8 to 10 years to seal any gaps between the tap body and the shower recesses to ensure that water penetration does not occur to the cavity of the wall.

10 FURTHER INSPECTIONS/ADVICE



- ☒ It is suggested the following professional/s be consulted.

Electrical Inspection

Plumbing Inspection

We recommend a Electrical inspection, testing and confirmation of electrical circuitry should be completed by a licensed electrician each time a house is sold.

PI is not a licensed Electrician; therefore the comments are observations by the inspector only.

We recommend a plumbing inspection, testing and confirmation of plumbing should be completed by a licensed Plumber each time a house is sold.

PI is not a licensed Plumber; therefore the comments are observations by the inspector only.

11 SUMMARY

In comparison to dwellings of a similar age and construction, the building is considered to be in:

GOOD TO FAIR

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. General maintenance will be required to help maintain the condition.

- ☒ There are a number of repairs/maintenance items, which require attention.
- ☐ A specific invasive inspection should be carried out immediately to determine the cause of the elevated moisture readings or for reasons stated by the inspector. This would require written permission from the owners. An additional fee applies.
- ☐ A destructive invasive inspection should be carried out to determine the extent of any structural damage to the wall framing, sub floor timbers. This would require written permission from the owners. An additional fee applies.
- ☒ Regular pest inspections are recommended in accordance with Australian Standards. Regular inspection will not prevent vermin infestation but may help in the detection or activity and minimisation of damage

COMMENTS

Check for warranty and guarantee information for fixtures and fittings.

Check for Form 21—Final inspection certificate from a Registered Building Certifier.

It is recommended to check for construction drawings and specifications. Obtaining at a later date after purchase of the property could prove to be more costly and difficult.



Check for all final building approvals for extension or alteration as a precaution. Obtaining building approvals at a later date after purchase of the property could prove to be more costly and difficult.

Unapproved structures

If you find that the property has an extension or alteration that does not appear on the building search, ask your solicitor to discuss the issue with the vendor. An option is to insist on the extension or alteration being approved as part of the sale conditions. The property owner will then need to organise approval via a building certifier.

Building approval, also called 'certification' is required for development that involves carrying out building work under the Planning Act, as well as under specific building legislation.

Building approvals require assessment against the Building Code of Australia (forming Volumes 1 and 2 of the National Construction Code) and Queensland's Building and Plumbing Regulations. These codes and regulations are mainly concerned with issues such as:

- whether the building is soundly designed and constructed and will be safe
- that the building has an appropriate degree of fire safety
- whether the building is adequately protected from pests
- whether the building is adequately sewered and drained
- that the building meets the minimum energy and water efficiency standards.

Check for a plumbing compliance certificate from the local Council. Obtaining compliance certificates at a later date after purchase of the property could prove to be more costly and difficult.

Maintaining adequate drainage around a house will help prevent premature settlement of the house stumps or footings due to foundation swelling and movement. Excessive moisture around a house may also contribute to the attraction of termites.

If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Inspector: Murray Bell Date: Wednesday, 31 August 2022

For and behalf of Premise Inspections

Licence No: 1270914

Signature: Murray Bell

For some useful property search links, please find the link to our due-diligences page.

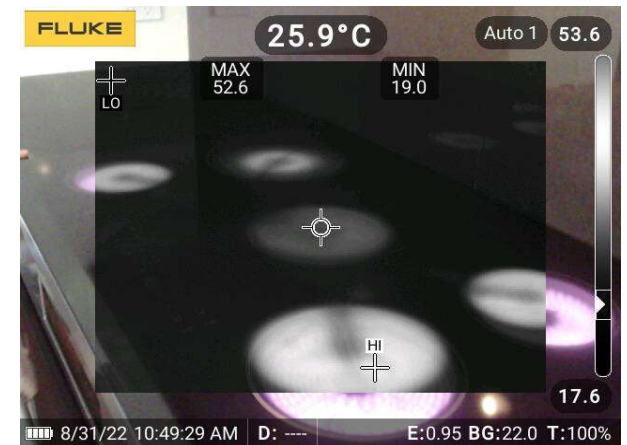
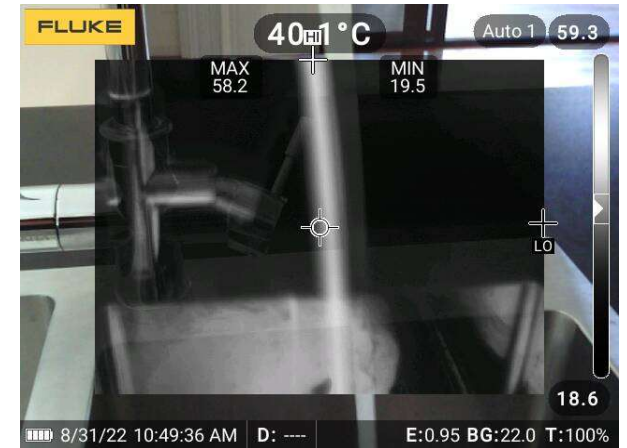


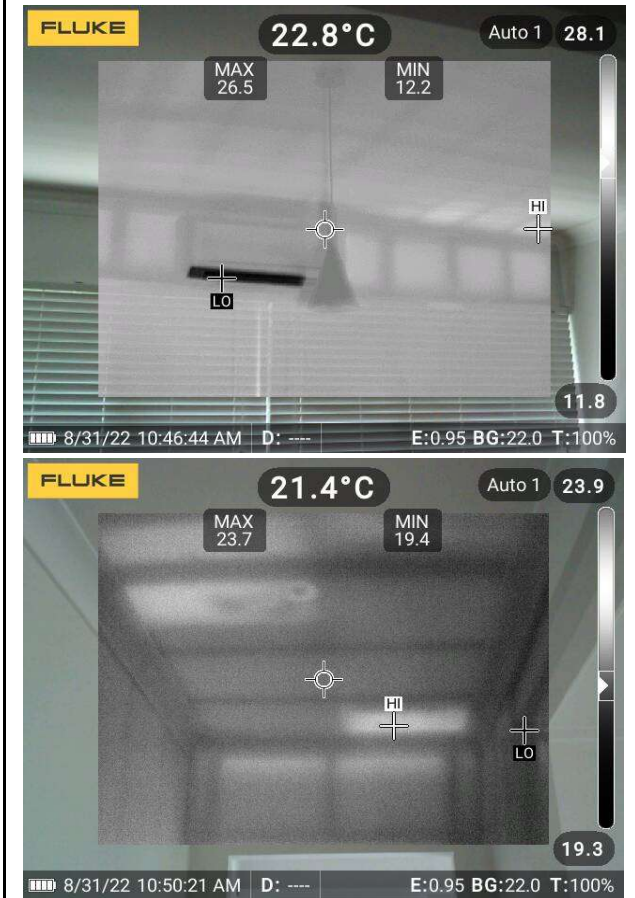
Due Diligence - Free property searches

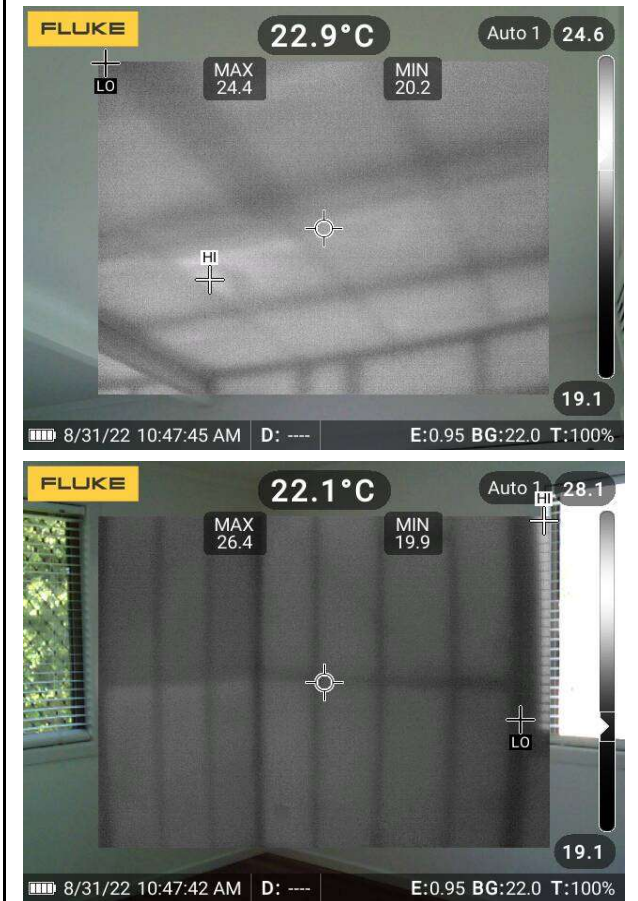
<https://www.premiseinspections.com.au/due-diligence-new-property.html>

DEFINITIONS

<https://www.premiseinspections.com.au/definitions-for-building-and-pest-reports.html>







www.premiseinspections.com.au

The scope, terms, conditions and information within this document form an integral part of the pest inspection report and should be read in conjunction with this report. Termites can cause substantial economic loss and we cannot stress enough the importance of your understanding of the information contained herein. If you have any queries in relation to this information, we urge you to contact this office for clarification BEFORE accepting this property.

Termite or 'white ant' treatment and prevention

It is strongly recommended that a termite inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimize possibilities of infestation in and around a property.. No property is safe from termites!

For more information on Termite or 'white ant' treatment and prevention see our website.

<https://www.premiseinspections.com.au/termite-or-27white-ant27-infestations.html>

12 PEST SUMMARY ONLY

- 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 Terms and Limitations.

12.1 TIMBER PEST ACTIVITY

- NO** Were active subterranean termites (live specimens) found?
- NO** Was visible evidence of subterranean termite workings or damage found?
- NO** Was visible evidence of borers of seasoned timbers found?
- YES** Was evidence of damage caused by wood decay (rot) fungi found?

SUBTERRANEAN TERMITE INFESTATION RISK ASSESSMENT

At the time of the inspection the risk of Subterranean Termite Infestation to the overall property was considered:

High ☒ **Medium** ☐ **Low** ☐

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

12.1.1 AREAS INSPECTED

The Roof Space	TYPE 4 - areas or section not accessible due to physical circumstances
The Roof Exterior	No Issue
The Sub-floor Space	TYPE 1 - NO ACCESS TO SITE/ROOF SPACE/SUB FLOOR
The Exterior of the Building	No Issue
The interior of the Building	No Issue
The Site	No Issue

(within 30.0m of the structure and within the property boundaries)

Other Area(s) to which REASONABLE ACCESS for inspection was NOT AVAILABLE and the Reason(s) why include:

COMMENTS

Please note:

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

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

12.1.2 HIGH RISK AREAS TO WHICH ACCESS SHOULD BE GAINED:

PROPERTY FURNISHED?

No Issue

Where a property is furnished at the time of the inspection then you must understand that 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.

12.2 ACTIVE TERMITES

Termite activity (live termites) at the time of the inspection: **NO**

Termite activity was located in the following areas:

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 is 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 lining, claddings 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, following written permission for an invasive inspection from the owner. We take no responsibility for the repair of any damage whether disclosed by this report or not.

COMMENTS**12.2.1 TERMITE DAMAGE**

Termite damage at the time of the inspection: **NO**

Termite Activity in damaged area: **NO**

Extent of termite damage: **SLIGHT**
MODERATE
MODERATE TO EXTENSIVE

It is recommended that unless the vendor can provide evidence of a treatment in accordance with Australian Standard 3660, you should obtain quotes for the installation of a Termite Management System in accordance with AS3660.2-2000 from several licensed, qualified Pest Managers before accepting the property. This treatment is required to minimize the chance of termite infestation which has the potential to cause extensive damage to the property. These treatments can run to many thousands of dollars.

Where evidence of termite damage and or termite workings/mudding are found in the grounds then the risk of future attack to building(s) is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Termite eradication and protective treatment is a specialist profession within the pest control industry. It is therefore important to ensure that an expert undertakes any works in relation to termite work to ensure the maximum and best protection for your home and investment.

Where visual evidence of termite workings and/or damage is reported, but no live termites were present at the time of the inspection, you must realize 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, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to a prior disturbance, climatic conditions, or they may have been utilizing an alternative feeding source. Continued, regular, inspections are required, you MUST arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

COMMENTS

Due to the type of construction concealed termite entry can occur, you should arrange for an annual inspection or treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

Note:

All houses treated with an approved chemical Organochlorines (Heptachlor, DDT and Chlordane) to deter subterranean termite attack in accordance with Australian standards 2057 or Australian standards 2178 have now expired. After 1995 ... Now with the Non-repellent transfer poisons, Fipronil (Termidor), Imidacloprid (Premise) and the more recent Chlorantraniliprole (Altriset termiticide) there is a shorter recommended life.

12.2.2 TERMITE DAMAGE

Evidence of termite protection program: **YES**
 Drill holes were found: **YES**
 Durable Notice Found: **YES**

If yes... Ant caps

COMMENTS

The inspector did not observed evidence of annual timber pest inspections from a licenced timber pest technician.

The inspector did not observed evidence of physical termite barriers around the slab edge and service penetrations.

We recommend an annual inspection or treatment in accord with "AS 3660.2–2000 Termite Management Part 2" be carried out to reduce the risk of further attack. (AS 3660.2–2000 Termite Management Part 2: In and around existing buildings and structures – Guidelines.)

Note: The building owner should contact the pest controller that installed the termite barrier system for further information pertaining to any service warranties and advice in regard to the building owner's obligation to maintain the system.

On 1 January 2001 a Queensland amendment to the Building Code of Australia (BCA) relating to termite management of new houses took effect. The amendment now requires at least TWO durable advisory notices be installed in every new house.

The notice is to contain:

- The method of termite management
- The date of installation of the system.
- Where a chemical system is installed, its life expectancy as listed on the NRA label.
- The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The BCA requires the notices to be installed in a conspicuous location. The amendments do not make it mandatory to place the notices at any specific location, however, as a guide it has been suggested that the meter box and inside of a kitchen cupboard are appropriate locations. Most termite pest control businesses/manufacturers have their own form of durable notice, however, in many instances, a combination of methods are used e.g. one system for slab penetrations and another for the slab perimeter. Alternatively, if termite resistant materials are used for the primary building elements or slab edge exposure is used as a system, this must also be provided for in the durable notice

WARNING: If 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.

PI 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.

12.2.3 TERMITE SHIELDS

Termite Shields (Ant Caps, Termimesh, Termiguard etc...) 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.

We claim no expertise in Termite Shields. However, in our opinion the termite shields appear

ADEQUATE

INADEQUATE

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.

COMMENTS

It is suggested that the sheds, tanks and gardens etc.. are kept away from the weep hole and foliage is kept away from the external wall to minimise the chance of water and termite infestation.

Consideration should be given to an annual inspection or treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

12.2.4 Recommendation of Treatment:

YES

NOTE: We recommend that the termite protection program comply with the Australian Standard AS 3660.2–2000 Termite Management Part 2

Where access is restricted and the purchaser requires a full inspection of the roof cavity, a special purpose inspection and report is available and recommended. Permission from the owner is required for any intrusive inspections.

COMMENTS Annual general pest treatment is recommended to minimise vermin in the roof and house surrounds. Consideration should be given to an annual inspection or treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

12.2.5 Recommendation for additional investigations: YES

COMMENTS A licensed pest control company should be engaged to provide a pest management system. Consideration should be given to an annual inspection or treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

12.2.6 CONDITIONS THAT ARE CONDUCIVE TO TIMBER PESTS

Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other "wet areas" also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

At the time of the inspection leaks were found to be present in: NO

COMMENTS

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.

At the time of the inspection high moisture readings were found : NO

COMMENTS

Any one of the following can cause high moisture readings: 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. Written permission from the owner will be required before an invasive inspection can be undertaken (additional fee applies).

Conditions, which can increase the likelihood of timber infestation, include poor ventilation and inadequate drainage in sub floor area.

Inadequate ventilation. Additional ventilation is required. NO

Inadequate drainage. Additional drainage is required. YES

COMMENTS Drainage could be required around the house to divert overland flow paths that may affect any property after intense rains.

There is a need for this work to be carried out:

Hot water service YES

Air conditioning unit(s) YES

COMMENTS We recommend connecting the air conditioning and hot water services discharge to the storm water system, this area is highly conducive to termites. Repairs recommended.

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 brickwork. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? NO Arrange to be cleared.

Slab Edge: If external concrete slab edges are not exposed there is a high risk of concealed 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 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.

Does the slab edge inspection zone fully comply? NO Arrange to be cleared.

Note: A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and or damage may be present in concealed timbers of the building.

We recommend frequent regular inspections in accordance with AS 3660.2

12 MONTHS

3 - 6 MONTHS

MONTHLY

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 up to a height of 2m have been visually inspected, where possible and tractable, for evidence of termite activity. 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. Written permission from the owner will be required to undertake an invasive inspection of the property. (Additional fee applies)

12.3 ACTIVE BORERS

Borer activity (live borers) at the time of the inspection: **NO**

Borer activity was located in the following areas:

COMMENTS

BORERS DAMAGE

12.3.1 Evidence of borer activity at the time of the inspection

Borer damage at the time of the inspection: **NO**

Activity level in borer damaged area:

Extent of borer damage: SLIGHT
MODERATE
MODERATE TO EXTENSIVE

COMMENTS

We recommend frequent regular inspections in accordance with AS 3660.2

Recommendation of treatment: **NO**

Borer infestation is not detectable until the appearance of exit holes or wood chippings (frass). There is a delay between the onset of the infestation and the appearance of exit holes.

Once there is evidence of damage caused by the Furniture Beetle and Queensland Pine Beetle then these beetles are always considered to be active because it is very difficult to determine whether they have ceased being active.

12.4 ROT / FUNGI DECAY

Existence of conditions conducive to fungi decay: **YES**

DETAILS:

Fungi/decay at the time of the inspection

Activity level in Fungi/decay damaged area: **YES**

Extent of fungi decay at the time of inspection: SLIGHT **YES**
MODERATE
MODERATE TO EXTENSIVE

COMMENTS

We recommend frequent regular inspections in accordance with AS 3660.2

It is very important to ensure that all external timbers are kept well maintained and/or sealed to minimise damage from the elements.

Recommendation of treatment: **NO**

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement. This may require an invasive inspection. Written permission from the owner to conduct an invasive inspection will be required.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS:

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimize 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 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 that "the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections."

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.

INFORMATION Termite or 'white ant' treatment and prevention

<http://www.premiseinspections.com.au/termite-or-27white-ant27-infestations.html>

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6 ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance Timber floor: 600 mm to bearer, joist or other obstruction. Concrete floor: 600mm	
Roof Exterior			Accessible from a 3.6m ladder.

AMORE 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.

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 every 6 to 12 months.

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 in 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 ant) 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"

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 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 meters 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 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 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.

For more information on termites go to: <http://www.csiro.au/Outcomes/Safeguarding-Australia/Termites.aspx>

Inspector: Murray Bell

Date: Wednesday, 31 August 2022

For and behalf of Premise Inspections

Licence No: 1270914

Signature: *Murray Bell*

www.premiseinspections.com.au