



# Property and Timber Pest Report

Inspection Date: 27 Nov 2023

Property Address: [REDACTED]



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## **Property Inspection Report**

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## **Timber Pest Inspection Report**

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

# Inspection Details

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Property Address:

[REDACTED]

Date:

27 Nov 2023

## Client

Name:

[REDACTED]

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

## Consultant

Name:

Pieter Jansen

Email Address:

info@wcinspect.com

Licence / Registration Number:

11746

Company Name:

West Coast Inspections

Company Address:

16 Shoveler Terrace, Joondalup, WA 6027

Company Phone Number:

0492 487 855

# General description of property

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|                |           |
|----------------|-----------|
| Building Type: | Apartment |
|----------------|-----------|

|          |               |
|----------|---------------|
| Storeys: | Single storey |
|----------|---------------|

|                  |   |
|------------------|---|
| Smoke detectors: | 3 fitted, but not tested<br>IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person. |
|------------------|---|

|         |                                      |
|---------|--------------------------------------|
| Access: | Easy pedestrian and vehicular access |
|---------|--------------------------------------|

|                        |   |
|------------------------|---|
| Main utility services: | Electricity, Sewerage, Mains water, Gas |
|------------------------|---|

|                   |          |
|-------------------|----------|
| Occupancy status: | Occupied |
|-------------------|----------|

|            |                 |
|------------|-----------------|
| Furnished: | Fully furnished |
|------------|-----------------|

|                                     |     |
|-------------------------------------|-----|
| Strata or company title properties: | Yes |
|-------------------------------------|-----|

|                              |  |
|------------------------------|--|
| Orientation of the property: | The facade of the building faces south<br>Note. For the purpose of this report the façade of the building contains the main entrance door. |
|------------------------------|--|

|                     |      |
|---------------------|------|
| Weather conditions: | Fine |
|---------------------|------|

## Primary method of construction

|                                     |                |
|-------------------------------------|----------------|
| Main building – floor construction: | Suspended slab |
|-------------------------------------|----------------|

|                                    |              |
|------------------------------------|--------------|
| Main building – wall construction: | Cavity brick |
|------------------------------------|--------------|

|                                    |   |
|------------------------------------|---|
| Main building – roof construction: | Timber framed, Corrugated iron (Colourbond), Pitched roof |
|------------------------------------|---|

Other timber building elements: Doors, Door frames, Internal cabinetry , Skirting

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Other building elements: Balcony

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Overall standard of construction: High

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Overall quality of workmanship and materials: High

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Level of maintenance: Well maintained

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## Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

STRUCTURAL: The inspection has been conducted as required by the Australian Standard 4349.1-2007 Appendix A for major structural defects and Appendix B for Strata and Company title properties as defined.

### STRATA AND COMPANY TITLE PROPERTY INSPECTION

(Informative)

#### B1 GENERAL

Pre-purchase inspections on strata and company title buildings and similar forms of community title are subject to particular issues that can result in problems between the client and inspector. Probably the most common problem is the failure of the client to appreciate the significance of the difference between individual and common property. Sometimes, pre-purchase inspections are not requested because of an assumption that an examination of the strata records alone will adequately inform the purchaser of potential defects. Body corporate records will only disclose those defects that have been brought formally to the attention of the body corporate. The records will not necessarily reveal all the defects.

#### B2 SCOPE OF INSPECTION

With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected, as that is the extent of the individual property, and does not include review of body corporate or similar records.

An inspection of all strata and company title common property, including the interior of every unit, would need to be carried out to determine the extent of any defects in the whole of the common property. Where clear evidence of major defect is apparent during the inspection in accordance of this Standard, the inspector should advise the client to obtain an inspection of common areas.

#### B3 LIABILITY FOR MAINTENANCE COST

A prospective purchaser should be aware that their liability for the cost of repairing building defects is not restricted to the particular unit which they are proposing to purchase, but may include contribution to the whole of the common property. Thus, an inspection of the particular unit and its immediate surrounds may be of limited assistance to the prospective purchaser as an indicator of the total extent of their overall liability to contribute to the cost of repairs.

TIMBER PEST AND TERMITE: Further to this the inspection has also been conducted as required by the Australian Standard AS 4349.3(2010) for termite activity with focus on Appendix F for Strata and Company title property inspections.

The basis of this Standard is a non-invasive inspection comprising visual inspection

The basis of this Standard is a non-invasive inspection comprising visual inspection supplemented by non-marking sounding of elements and assessment of moisture content of materials. The Inspector might decide to supplement this type of inspection with other non-destructive techniques or equipment, depending on the particular circumstances; however the use of such further equipment is beyond the minimum requirements of this Standard.

The nature of timber pest activity and non-invasive inspection is such that some residual damage is inevitable in some cases.

For the purposes of this Standard timber pests that damage timber are subterranean and damp-wood termites, borers of seasoned timber and wood decay fungi. This Standard does not require inspection and report on drywood termites or mould.

## APPENDIX F

### STRATA AND COMPANY TITLE PROPERTY INSPECTION

(Informative)

#### F1 GENERAL

Pre-purchase inspections and inspections for other reasons on strata and company title buildings and similar forms of community title are subject to particular issues that can result in problems between the client and inspector.

Probably the most common problem is the failure of the client to appreciate the significance of the difference between individual and common property.

Sometimes, pre-purchase inspections are not requested because of an assumption that an examination of the strata records alone will adequately inform the purchaser of potential building defects and timber pest issues. Body corporate records will only disclose those building defects and timber pest issues that have been brought formally to the attention of the body corporate. The records will not necessarily reveal all the building defects or timber pest issues.

#### F2 SCOPE OF INSPECTION

With strata and company title properties, the inspection is limited to the interior and the immediate exterior of the particular residence to be inspected, as that is the extent of the individual property. The inspection does not include review of body corporate or similar records nor an inspection of other individuals' property nor the common property. An inspection of all strata and company title property, including the interior and exterior of every unit and all common property, would need to be carried out to determine if any building defects or timber pest issues exist and if so, the extent of any such building defects or timber pest issues. Where clear evidence of any timber pest issue is apparent during the inspection in accordance of this Standard, the inspector should advise the client to obtain an inspection of all common areas and all other units and buildings and structures within the property boundaries.

The need for timeliness and urgency in carrying out inspections and any relevant repairs and maintenance and pest control, in order to protect the property, concerning not only the unit indicated by the client but other units, buildings, structures and landscaping within the property boundaries, should be clearly outlined to the client.

#### F3 LIABILITY FOR MAINTENANCE COST

A prospective purchaser should be aware that their liability for the cost of repairing building defects and timber pest issues is not restricted to the particular unit which they are proposing to purchase, but may include contribution to the whole of the common property including other people's units. Thus, an inspection of the particular unit and its immediate surrounds may be of limited assistance to the prospective purchaser as an indicator of the total extent of their overall liability to contribute to the cost of repairs.

## Accommodation and significant ancillaries

| STOREY | LIVING ROOMS | BEDROOMS | BATHROOM / ENSUITE | SEPARATE TOILET | KITCHEN | LAUNDRY | POOL* | OTHER | NAME OF OTHER |
|--------|--------------|----------|--------------------|-----------------|---------|---------|-------|-------|---------------|
| Ground | 1            | 2        | 1                  | 1               | 1       | 1       | 0     | 0     |               |
| Totals | 1            | 2        | 1                  | 1               | 1       | 1       | 0     | 0     |               |

# Parking

| TYPE     | OFF STREET PARKING<br>SPACES (UNCOVERED) | GARAGE (COVERED) | CARPORT<br>(COVERED) |
|----------|--|------------------|----------------------|
| Attached | 0  | 0                | 0                    |
| Detached | 0  | 0                | 1                    |
| Totals   | 0  | 0                | 1                    |

# Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection

Inspection agreement supplied: Sent

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## Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

|                                      |   |
|--------------------------------------|---|
| <b>Damage</b>                        | The building material or item has deteriorated or is not fit for its designed purpose           |
| <b>Distortion, warping, twisting</b> | The item has moved out of shape or moved from its position                                      |
| <b>Water penetration, Dampness</b>   | Moisture has gained access to unplanned and / or unacceptable areas                             |
| <b>Material Deterioration</b>        | The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay |
| <b>Operational</b>                   | The item or part does not function as expected  |
| <b>Installation</b>                  | The installation of an item is unacceptable, has failed or is absent                            |

## Scope of inspection

### BUILDING INSPECTION

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

### TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.



# Accessibility

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Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior (of a company or strata title unit)
- Building exterior (only the immediate exterior of a company or strata title unit)
- Roof void - Part

## Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Curtains / blinds
- Floor coverings
- Insulation
- Above safe working height.
- Clothing and personal effects
- Built-in cupboards
- Furniture
- Stored articles
- Appliances and equipment
- Areas of low roof pitch

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Exterior roof surface on second storey
- Areas of low roof pitch
- Roof void - part
- Slab edge which would normally be exposed due to finished ground levels obscuring inspection.

# Summary

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SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Serious Safety Hazard

**Not Found**

Evidence of Major Defect

**Not Found**

Evidence of Minor Defect

**Not Found**

## Additional specialist inspections

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.

Not Applicable

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

**LOW**

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

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

# Significant Items

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The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Serious Safety Hazard

No evidence was found

## Major Defect

No evidence was found

## Minor Defect

No evidence was found

# Additional comments

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There are no additional comments

## For your information

### For your information 1.01

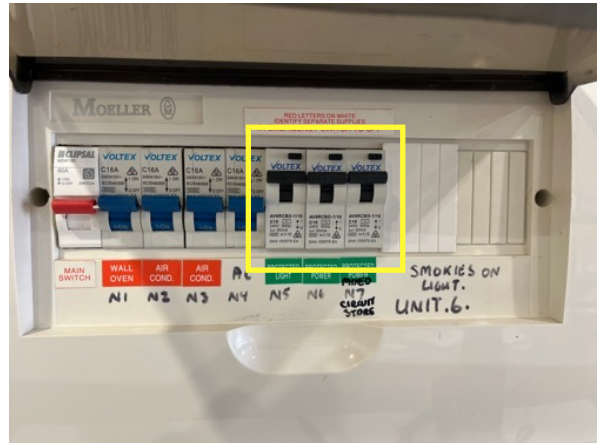
**Location:** Meter Box

**Finding:** Safety switches (RCD)

Reporting on electrical aspects is outside the scope of the inspection. We do confirm safety switches were observed in the meter box at the time of the inspection. Safety switches are designed to identify any faults in the electrical circuit throughout the house and switch off the power accordingly. This is a safety measure that is aimed at preventing any personal injury that may result when attempting to operate faulty switches or appliances.

It is further advised all electrical items are checked and the new homeowner issued with an electrical certificate issued by a licensed electrician.

In addition, each State and Territory has legislation in place with different requirements that make it mandatory under certain circumstances to have a safety switch installed. These are triggered by the age of the building, its intended use (e.g. as a rental and sometimes by the sale of the property itself. You should refer to the State-based regulator for electrical safety in your State to determine the requirements and obligations for the upgrade to the electrical switchboard.



## For your information 1.02

**Location:** Between Kitchen And Bedrooms

**Finding:** Smoke detectors and alarms

Please note that this item is highlighted as a caution only. Smoke detectors were observed between the kitchen and the rest of the bedrooms. See photographs for details.

Take note, smoke alarms do expire after ten years.

Further Inspection and/or advisory services is necessary to provide advice on the sufficiency, type and location of smoke detectors, and to test the functionality of all devices. It is advised to test smoke alarms on a monthly basis.

Always ensure sufficient working and suitable smoke detectors are installed prior to occupying any building. Please refer to AS3786 and state based legislation, which may also apply.





## For your information 1.03

**Location:** All Wet Areas

**Finding:** Checked for moisture and termite activity

All vanities and under sink cupboards should be free of moisture. Moisture can lead to wood decay (wood rot) and this in turn can attract termites. In this areas the plumbing pipe penetration through the slab creates a potential entrance point for termites.





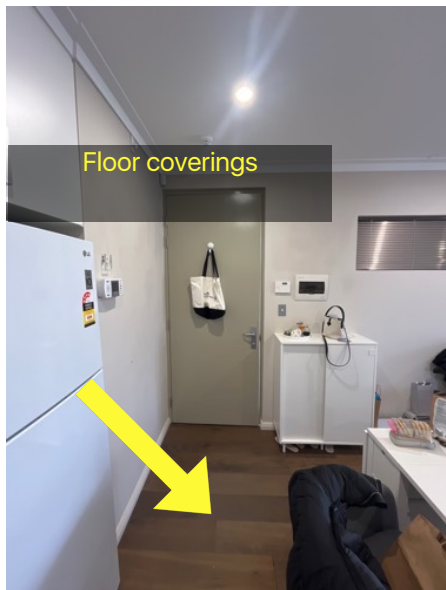


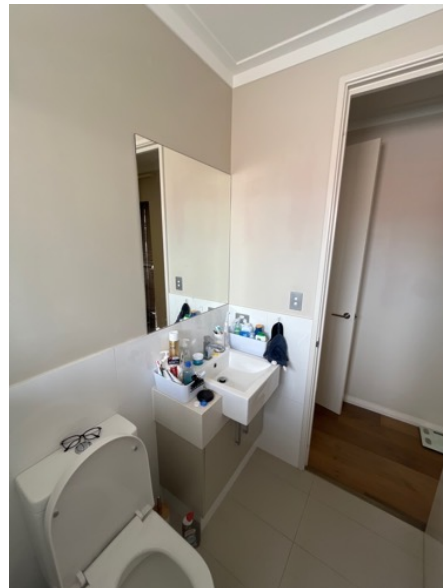
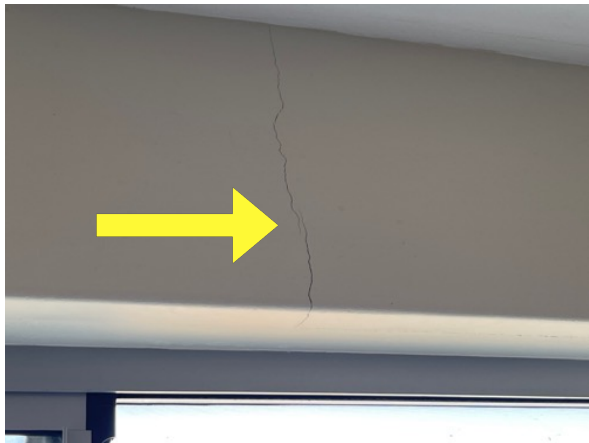
## For your information 1.04

**Location:** All Internal Areas

**Finding:** Additional Photos - Internal areas inspected

These photographs are an indication of the areas inspected. Some photographs may point out obstructions and limitations which impeded full inspection of the property at the time of inspection. Some photographs may also point out minor cosmetic maintenance items which are normally excluded from a structural inspection. Always contact your building inspector should you have any questions.











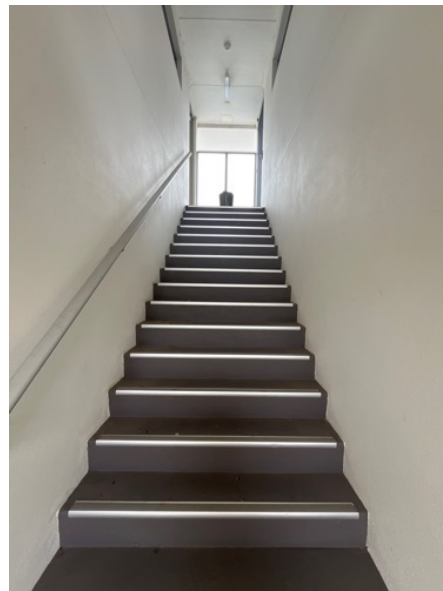
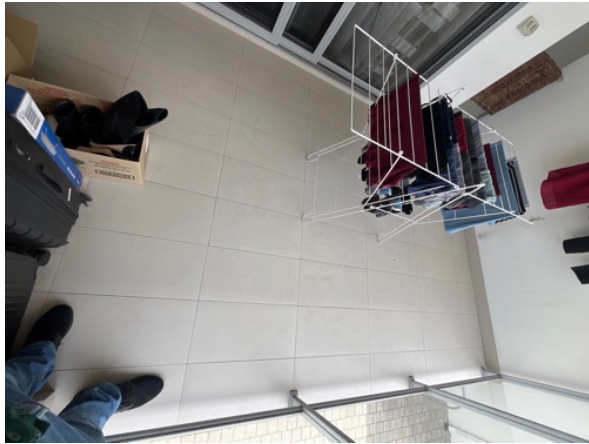
## For your information 1.05

**Location:** All External Areas

**Finding:** Additional Photos - External areas inspected

These photographs are an indication of the areas inspected. Some photographs may point out obstructions and limitations which impeded full inspection of the property at the time of inspection. Some photographs may also point out minor cosmetic maintenance items which are normally excluded from a structural inspection. Always contact your building inspector should you have any questions.











## Conclusion

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

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**No major defects were observed at the time of the inspection.**

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**Considering the property's age, type, and general expectations for similar residences, we conclude that the overall condition of this residential property is rated as good.**

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**Considering the property's age, type, and general expectations for similar residences, we conclude that the overall condition of this residential property is rated as good.**

## Building consultant's summary

**Compared to other buildings of a similar age and construction, this 2 bedroom unit, at the time of inspection was found to be structurally in a good condition. No major structural defects were observed.**

**No live termite or previous termite activity could be identified at the time of the inspection. Conducive conditions for a termite attack was identified.**

**No information or evidence could be found about an implemented termite management system and it is highly recommended to consult the STRATA regarding the termite management strategy and if needed get a barrier installed without delay.**

# Summary

**SUMMARY INFORMATION:** The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

|  |                  |
|--|------------------|
| Evidence of active (live) termites                                       | <b>Not Found</b> |
| Evidence of termite activity (including workings) and/or damage          | <b>Not Found</b> |
| Evidence of a possible previous termite management program               | <b>Not Found</b> |
| Evidence of chemical delignification damage                              | <b>Not Found</b> |
| Evidence of fungal decay activity and/or damage                          | <b>Not Found</b> |
| Evidence of wood borer activity and/or damage                            | <b>Not Found</b> |
| Evidence of conditions conducive to timber pest attack                   | <b>Found</b>     |
| Next inspection to help detect a future termite attack is recommended in |                  |

## Undetected timber pest defect risk assessment

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

### **MODERATE - HIGH**

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

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

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

# Significant Items

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The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Timber pest attack

### **ACTIVE (LIVE) TERMITES**

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

No evidence was found

### **TERMITE WORKINGS AND/OR DAMAGE**

No evidence was found

### **CHEMICAL DELIGNIFICATION**

No evidence was found

### **FUNGAL DECAY**

No evidence was found

### **WOOD BORERS**

No evidence was found

## Conditions conducive to timber pest attack

### **LACK OF ADEQUATE SUBFLOOR VENTILATION**

No evidence was found

### **THE PRESENCE OF EXCESSIVE MOISTURE**

No evidence was found

### **BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES**



## Conditions conducive to timber pest attack 2.01

**Location:** See Photos Below

**Finding:** Garden beds in direct contact with walls

Garden beds were found directly in contact with the building walls. The garden beds can include untreated timber, and with a combination of moisture from watering hosing can make conditions conducive to termite activity and concealed termite ingress.

It is highly advised to clear these areas to make visual inspections possible. Alternatively the application of a chemical barrier need to be implemented immediately.

Consultation with a licensed pest control technician about the cost and installation of such a barrier is highly advised.



### UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found

### OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

No evidence was found

## Serious Safety Hazards

No evidence of Serious Safety Hazards were found

## For your information

### SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

## PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

## OBSERVATIONS

### For your information 2.02

**Location:** All External Areas

**Finding:** Strata managed buildings Termite management strategy

During the inspection of the subject property, it was noted that there was a lack of adequate termite protection information available for strata managed properties. This deficiency poses a potential risk for the property and its occupants, as termites can cause significant damage to the structure over time.

According to the relevant Australian standards, specifically AS 3660.2-2017, it is essential for strata managed properties to have comprehensive termite protection measures in place. These measures should include regular inspections, monitoring systems, and appropriate treatments to prevent and control termite infestations.

To rectify this defect, it is recommended that the strata management company or the owners' corporation engage a qualified pest control specialist to conduct a thorough termite inspection and implement necessary preventative measures. This should include the installation of a termite management system, such as a physical barrier or chemical treatment, in accordance with AS 3660.2-2017. Additionally, it is advised that the strata management company provide clear and accessible information to all property owners regarding termite protection protocols and responsibilities.

Addressing this defect promptly and ensuring compliance with the relevant standards will help safeguard the property against potential termite damage and provide peace of mind to its future occupants.



# Conclusion

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

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in

## Risk management options

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To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

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

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

Signature of consultant -



# Definitions to help you better understand this report

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## ----- PROPERTY INSPECTION REPORT -----

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and

tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

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

"Minor Defect" A defect other than a Major Defect.

"Serious Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster."

## ----- TIMBER PEST INSPECTION REPORT -----

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Readily Accessible Areas" Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (a) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

# Terms on which this report was prepared

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----- PROPERTY INSPECTION REPORT -----

## Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

## Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
  - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
  - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
  - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

#### Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) 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; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

#### Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

— — — — — TIMBER PEST INSPECTION REPORT — — — — —

#### Service

1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

#### Scope of this Report



other party can rely on the Report nor is the Report intended for any other party.

#### Scope of this Report

4. This Report is limited to the findings of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

#### Inspection Limitations

7. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

8. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out;
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstructions may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth;

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and
- (b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report or management proposal which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

## Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species:

(a) Drywood termites. This species has extremely small colonies and is difficult to detect; and

(b) European House Borer (*Hylotrupes bajulus*). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

## Acknowledgements

17. The Client acknowledges that the contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

18. The Client acknowledges that this Report does not assess the structural integrity of the building or site.

19. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

20. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency unless specified otherwise.

21. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

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