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Queensland, 4509 Australia

## Pre-Purchase Standard Property & Timber Pest Report

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24th Mar, 2023

## PRE-PURCHASE STANDARD PROPERTY & TIMBER PEST REPORT

in accordance with AS 3660.1

Form: C3 - 4th March 2015

Report number:	AI23-0
Inspection Date:	24th Mar, 2023
Property Address	Queensland, 4509 Australia

### Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means 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.

"Timber Pest Detection Consultant" means 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.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

### Terms on which this report was prepared

#### Property report

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- 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.
- 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.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means 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.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means 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.

"Secondary Elements" means 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" means 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 lino.

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

"Serious Safety Hazard" means 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" means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness 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 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 - 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.

**ACCEPTANCE CRITERIA** 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.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (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; and
- (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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) 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
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

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.

## TIMBER PEST REPORT

**PURPOSE** The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

**SCOPE OF INSPECTION** 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 (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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.

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

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

"Timber Pest Damage" means 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" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means 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" 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means 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;
- (c) 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.

**ACCEPTANCE CRITERIA** Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (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; and
- (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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

## Special conditions or instructions

Special conditions or instructions	There are no special conditions or instructions.
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## The parties

Pre-engagement inspection agreement number:	
Name of Client:	
Name of Principal:	NA
Address of Client:	NA
Client's email:	Support@
Client's telephone number:	+6104

## SECTION A RESULTS OF INSPECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with 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.

### PROPERTY REPORT - SUMMARY

In respect of significant items:

Evidence of Serious Safety Hazards	was not observed
Evidence of Major Defects	was observed - see Section D, Item D2 - D21
Evidence of Minor Defects	was observed - see Section D, item D22
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:	High. See Section C for details

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 the implementation of a preventative maintenance program see Section G "Important Notes".	All joins to the wet areas require to be sealed to reduce the risk of water leaks and penetration, All the exposed timbers require to be painted to maximise the life of the timbers, The property shows signs of termite damage. Due to the possibility of concealed structural damage recommend removing any linings that may be concealing structural damage and properly assessing the structural integrity of the building. Recommend engaging a builder to undertake an invasive building inspection and undertake any repairs necessary. Recommend the above be implemented as soon as practical
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### TIMBER PEST REPORT - SUMMARY

In respect of significant items:

Evidence of active (live) termites	was not found
Evidence of termite activity (including workings) and/or damage	was found - See Item E3
Evidence of a possible previous termite management program	was found - See Item E4
The next inspection to help detect any future termite attack is recommended in	1 months
Evidence of chemical delignification damage	was not found
Evidence of fungal decay activity and/or damage	was found - See Item E7
Evidence of wood borer activity and/or damage	was not found
Evidence of conditions conducive to timber pest attack	was found - See Items E9 - E13
Evidence of major safety hazards	was not found
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	High. See Section C for details

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 see Section G "Important Notes".	Recommend contacting the termite system installer to verify the status of a termite protection system and associated warranty. Landscaping or other aspects of the system may have been altered which may affect the performance of the system. If a warranty is not in place, recommend installing a chemical barrier immediately to reduce the risk of termite attack and structural damage. Recommend undertaking the above as soon as practical., Recommend making all timbers to not be in contact with the ground., Recommend rectifying all conducive conditions in this report.
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## SECTION B GENERAL

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

### GENERAL DESCRIPTION OF THE PROPERTY

Residential building type:	Detached house
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Number of storeys:	Single storey.
Approximate building age:	20 years
Approximate year when the property was extended:	Not applicable
Smoke detectors:	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. (Vendor should provide a certificate of compliance prior to settlement).
Siting of the building:	Towards the front of a small block.
Gradient:	The land is gently sloping.
Site drainage:	The site appears to be adequately drained.
Access:	Reasonable pedestrian and vehicular access
Main utility services:	The following services were connected, Electricity, Gas, Water, Sewer, Solar panels
Occupancy status:	Unoccupied and unfurnished., Due to the property being vacant at the time of the inspection an accurate assessment of moisture could not be obtained.
Orientation (to establish the way the property was viewed):	The facade of the building faces east Note. For the purpose of this report the facade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry

#### PRIMARY METHOD OF CONSTRUCTION

Main building - floor construction:	Slab on ground
Main building - wall construction:	Brick veneer, Timber frame
Main building - roof construction:	Metal tiles, Timber frame
Other building elements:	Fences, Doors, Architraves, Reveals, Skirtings, Mouldings, Flooring, Cabinets
Additional Details:	Other (timber) building elements
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Reasonably maintained

#### INCOMPLETE CONSTRUCTION

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
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Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

#### ACCOMMODATION & SIGNIFICANT ANCILLARIES

Room Type: Living rooms	Quantity: 1
Room Type: Bedrooms	Quantity: 4
Room Type: Bathroom/Ensuite	Quantity: 2
Room Type: Separate toilet	Quantity: 1
Room Type: Kitchen	Quantity: 1
Room Type: Laundry	Quantity: 1
Room Type: Dining room	Quantity: 1

#### PARKING

Type: Attached Garage	Quantity: 2
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### SECTION C ACCESSIBILITY

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & 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:

- 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
- 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 & 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 & 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, Building Exterior, Roof Exterior, Roof Space, The site including fences
Additional comments:	Parts of the roof space not inspected due to accessibility, Upper roof inspected from ladder due to steep slope

## STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	No
Was the inspection limited to assessing the interior or exterior of a particular unit?	No
Additional comments:	Not applicable

## OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects:
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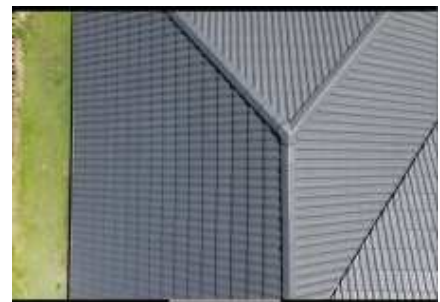
### Obstruction Photos



Showing used devices in the inspection process



Showing used devices in the inspection process



Showing example of the roof cover



Showing example of framing and low clearance in the roof space



Showing examples of wall, floor, and ceiling coverings.



Showing examples of the vegetation.



Showing an example of the cabinet.



Showing an example of the external fixture



Showing an example of the stored items.



Showing an example of the stored items.

### INACCESSIBLE AREAS

Were there any normally accessible areas that did not permit entry?	There was no inspection of:
Inaccessible Areas:	Parts of the roof space due to accessibility, Parts of the upper roof due to the solar panel installation, Behind the stored items

### Inaccessible Area Photos



Showing the solar panel on top of the roof



Showing example of roof space



Showing example of the stored items

### UNDETECTED DEFECT RISK ASSESSMENT

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:	High
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A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Additional comments:	Recommend further inspection to the framing around the areas with termite workings to determine if there is any concealed damage, Recommend removing all wall/ceiling/floor coverings around areas with termite damage to determine if there are any concealed damages to the framing, Recommend further invasive inspection to the areas with wood rot and/or evidence of water leaks to determine if there are any concealed damages, Recommend removing all wall and ceiling coverings around areas with high moisture to determine if there are any concealed damages to the framing, Recommend further inspection to the upper roof exterior when safe access is gained, Recommend further inspection when access is gained to all areas., Recommend further inspection once obstruction removed
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## SECTION D PROPERTY REPORT

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 (see also Section G 'Important note').

### SERIOUS SAFETY HAZARDS

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:	No evidence was found
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### INSIDE CONDITION - MAJOR DEFECTS

D2 - Ceilings	The following evidence of Major Defects was found
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#### Ceiling Defects



Movement cracks to ceiling and/or cornices. Recommend engaging a plasterer to repairs/replace to prevent further deterioration, Living room



Movement cracks to ceiling and/or cornices. Recommend engaging a plasterer to repairs/replace to prevent further deterioration, Living room



Movement cracks to ceiling and/or cornices. Recommend engaging a plasterer to repairs/replace to prevent further deterioration, Living room



Movement cracks to ceiling and/or cornices. Recommend engaging a plasterer to repairs/replace to prevent further deterioration, Living room



Movement cracks to ceiling and/or cornices. Recommend engaging a plasterer to repairs/replace to prevent further deterioration, Living room



Sagging ceilings. Recommend engaging a plasterer to repair/replace the ceiling to prevent further deterioration,, Dining room



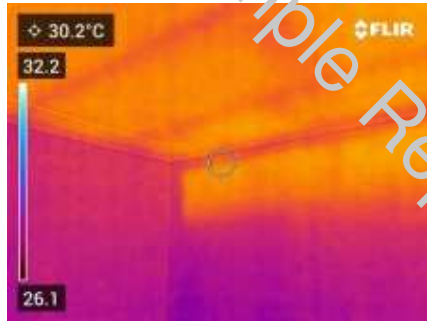
Sagging ceilings. Recommend engaging a plasterer to repair/replace the ceiling to prevent further deterioration,, Dining room

D3 - Internal Walls	The following evidence of Major Defects was found
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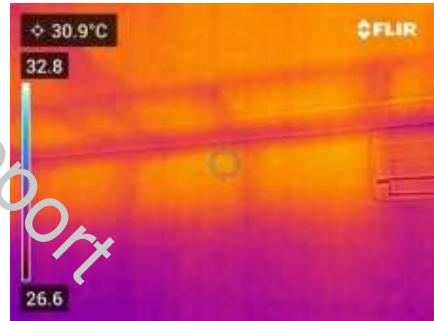
Internal Wall Defects



The property shows signs of termite damage. Due to the possibility of concealed structural damage recommend removing any linings that may be concealing structural damage and properly assessing the structural integrity of the building. Recommend engaging a builder to undertake an invasive building inspection and undertake any repairs necessary. Recommend the above be implemented as soon as practical



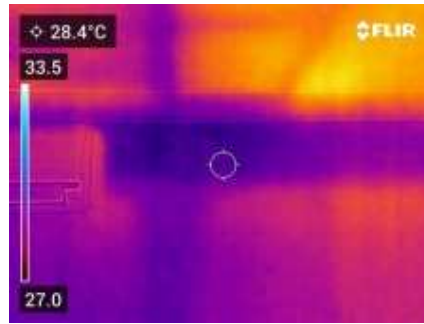
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The property shows signs of termite damage. Due to the possibility of concealed structural damage recommend removing any linings that may be concealing structural damage and properly assessing the structural integrity of the building. Recommend engaging a builder to undertake an invasive building inspection and undertake any repairs necessary. Recommend the above be implemented as soon as practical



The property shows signs of termite damage. Due to the possibility of concealed structural damage recommend removing any linings that may be concealing structural damage and properly assessing the structural integrity of the building. Recommend engaging a builder to undertake an invasive building inspection and undertake any repairs necessary. Recommend the above be implemented as soon as practical



The property shows signs of termite damage. Due to the possibility of concealed structural damage recommend removing any linings that may be concealing structural damage and properly assessing the structural integrity of the building. Recommend engaging a builder to undertake an invasive building inspection and undertake any repairs necessary. Recommend the above be implemented as soon as practical

D4 - Floors	The following evidence of Major Defects was found
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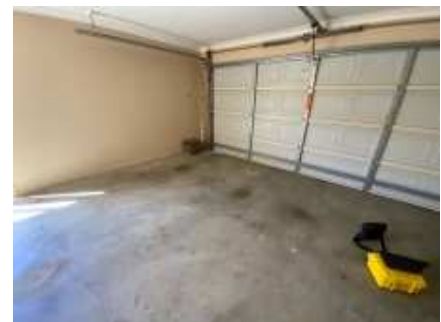
### Floor Defects



Cracking was observed on parts of the floors. Recommend a structural engineer be engaged to inspect and provide appropriate advice and recommendations to reduce the risk of further deterioration to the building., Garage floor



Cracking was observed on parts of the floors. Recommend a structural engineer be engaged to inspect and provide appropriate advice and recommendations to reduce the risk of further deterioration to the building., Garage floor



Cracking was observed on parts of the floors. Recommend a structural engineer be engaged to inspect and provide appropriate advice and recommendations to reduce the risk of further deterioration to the building., Garage floor



A few cracked and damaged tiles to the floor, recommend engaging a tiler to replace the damaged tiles and avoid further deterioration, Most of the floor tiles are drummy.

D5 - Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	The following evidence of Major Defects was found
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Internal Joinery Defects



Wood rot/water damage to the kitchen window timber frame, a carpenter recommended to repair/replace and avoid further deterioration



Wood rot/water damage to the kitchen window timber frame, a carpenter recommended to repair/replace and avoid further deterioration



Wood rot/water damage to the kitchen window timber frame, a carpenter recommended to repair/replace and avoid further deterioration

D6 - Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defect was found
D7 - Bathroom fittings	The following evidence of Major Defects was found

Bathroom Fitting Defects



Cracked/loose/missing sealant/grout to parts of bathroom. Recommend resealing to reduce the risk of water leaks and damage



Cracked/loose/missing sealant/grout to parts of bathroom. Recommend resealing to reduce the risk of water leaks and damage



Cracked/loose/missing sealant/grout to parts of bathroom. Recommend resealing to reduce the risk of water leaks and damage



A few cracked tiles to the bathroom. Recommend engaging a tiler to repair/replacing to reduce the risk of water leaks and damage, Movement crack to the wall which affected the tile's mortars



A few cracked tiles to the bathroom. Recommend engaging a tiler to repair/replacing to reduce the risk of water leaks and damage, Movement crack to the wall which affected the tile's mortars



Cracked/loose/missing sealant/grout to parts of bathroom. Recommend resealing to reduce the risk of water leaks and damage





Cracked/loose/missing sealant/grout to parts of bathroom. Recommend resealing to reduce the risk of water leaks and damage



Moisture damage to the windows frame, recommend engaging a carpenter to repair/replace the affected area and avoid further deterioration



Moisture damage to the windows frame, recommend engaging a carpenter to repair/replace the affected area and avoid further deterioration



High moisture readings to the walls around the shower. Recommend engaging a builder/plumber for further inspection to determine if the shower needs re-building/waterproofing or it can be repaired easily, Behind the main bathroom shower wall, to the floor and door frame



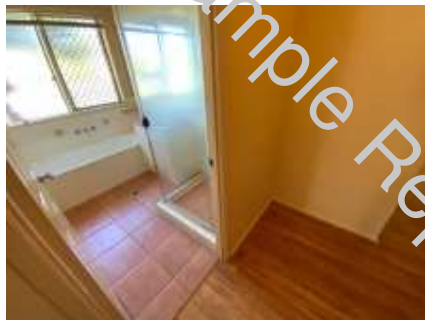
High moisture readings to the walls around the shower. Recommend engaging a builder/plumber for further inspection to determine if the shower needs re-building/waterproofing or it can be repaired easily, Behind the main bathroom shower wall, to the floor and door frame



High moisture readings to the walls around the shower. Recommend engaging a builder/plumber for further inspection to determine if the shower needs re-building/waterproofing or it can be repaired easily, Behind the main bathroom shower wall, to the floor and door frame



High moisture readings to the walls around the shower. Recommend engaging a builder/plumber for further inspection to determine if the shower needs re-building/waterproofing or it can be repaired easily, Behind the main bathroom shower wall, to the floor and door frame



High moisture readings to the walls around the shower. Recommend engaging a builder/plumber for further inspection to determine if the shower needs re-building/waterproofing or it can be repaired easily, Behind the main bathroom shower wall, to the floor and door frame

D8 - Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	Not inspected due to construction design
D9 - Roof space	The following evidence of Major Defects was found

### Roof space Defects



Termite damage to parts of the roof framing. Recommend engaging a builder for further invasive inspection to the area to determine if there is any concealed damage and replace all damaged timbers.



Termite damage to parts of the roof framing. Recommend engaging a builder for further invasive inspection to the area to determine if there is any concealed damage and replace all damaged timbers.



Termite damage to parts of the roof framing. Recommend engaging a builder for further invasive inspection to the area to determine if there is any concealed damage and replace all damaged timbers.

D10 - Subfloor space	Not inspected due to construction design
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### OUTSIDE CONDITION - MAJOR DEFECTS

D11 - External walls	The following evidence of Major Defects was found
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#### External Wall Defects



Some parts of the external wall are in contact with the ground. Recommend exposing a minimum of 75mm under the timbers to reduce the risk of termite attack and wood rot, Timber fence attached to the wall and ground



Some parts of the external wall have gaps present. Recommend sealing all the gaps to reduce the risk of water leaks and penetration into the building, Top of the front windows



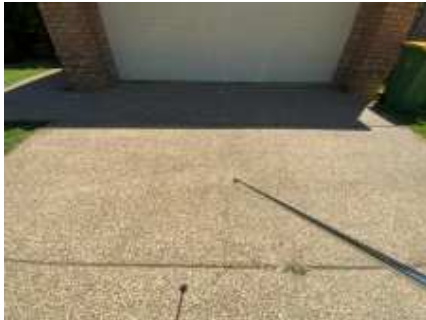
Some parts of the external wall have gaps present. Recommend sealing all the gaps to reduce the risk of water leaks and penetration into the building, Top of the front windows

D12 - Windows	No evidence of Major Defect was found
D13 - External doors (including patio doors)	No evidence of Major Defect was found
D14 - Platforms (including verandahs, patios, decks and the like)	No evidence of Major Defect was found
D15 - Other external primary elements	No evidence of Major Defect was found
D16 - Other external secondary & finishing elements	No evidence of Major Defect was found
D17 - Roof exterior (including roof covering, penetrations, flashings)	No evidence of Major Defect was found

D18 - Rainwater goods	No evidence of Major Defect was found
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D19 - The grounds	The following evidence of Major Defects was found
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Grounds Defects



Settlement cracks to parts of the pathway/driveway. Recommend engaging a concreting contractor to repair/replace and avoid further deterioration



Settlement cracks to parts of the pathway/driveway. Recommend engaging a concreting contractor to repair/replace and avoid further deterioration



Settlement cracks to parts of the pathway/driveway. Recommend engaging a concreting contractor to repair/replace and avoid further deterioration

D20 - Walls & fences	The following evidence of Major Defects was found
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Wall & Fence Defects



Parts of the fences are in ground contact. Recommend exposing 75mm under the timbers to reduce the risk of wood rot and termite attacks



Parts of the fences are in ground contact. Recommend exposing 75mm under the timbers to reduce the risk of wood rot and termite attacks



Wood rot to parts of the fences. Recommend engaging a fencing contractor to repair/replace the damaged parts and avoid further deterioration. Make sure all the exposed timbers are painted to maximise the life of the timbers



Wood rot to parts of the fences. Recommend engaging a fencing contractor to repair/replace the damaged parts and avoid further deterioration. Make sure all the exposed timbers are painted to maximise the life of the timbers

D21 - Outbuildings	No evidence of Major Defect was found
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## MINOR DEFECTS

<p>D22 Minor defects: Monitoring and normal maintenance must be carried out (see also Section F 'Important note'). How many minor defects were noted?</p>	<p>some</p>
<p>Comments on Minor Defects</p>	<p>The top &amp; Bottom edges of all doors must be painted to prolong their life expectancy., A few cosmetic defects, A few door latches require adjusting for smooth operation, A few fly screens require repair/replacement, A few minor damages to the parts, A few windows/sliding doors require adjusting for smooth operation, Broken and/or missing door stopper, Few holes and minor missing mortar finish to the external walls. Seal &amp; reporting are recommended., Loose or delamination to cabinets, Some kitchen cabinet doors require adjustment for smooth operation., Minor rusting visible to parts. Recommend applying rust guard, Minor settlement cracks to ceiling and/or cornices, Minor settlement cracks to external walls, Minor settlement cracks to internal walls and/or internal trims, Minor settlement cracks to the concrete, Scuff marks and paint blemishes, Some drummy and/or damaged tiles to floors, loose grout noted to isolated floor tiles joints., Minor settlement crack to the roof tile</p>

### Minor Defect Photos



Showing example of settlement cracks, Soffit sheet moulding



Showing example of minor rusting



Showing example of minor rusting



Showing example of the mould/moisture stain to the wall



It appears the bottles gas are empty., Any services requiring gas will be inoperable. Recommend further investigations once gas bottles are connected to ensure correctly installed and all services operating correctly. Recommend the above be implemented as soon as practicable



The rangehood is broken, an electrician recommended.



All AC units were working at the time of the inspection, but for a proper testing and gas measurement, a AC technician needs to be engaged



All AC units were working at the time of the inspection, but for a proper testing and gas measurement, a AC technician needs to be engaged



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All AC units were working at the time of the inspection, but for a proper testing and gas measurement, a AC technician needs to be engaged



Oven was working at the time of the inspection, but an electrician recommended to test the oven energy efficiency., Some written guides around the knobs are unreadable



Showing example of the minor gap around door/windows frame, recommend applying silicone to avoid water entry to the wall



Showing example of the minor gap around door/windows frame, recommend applying silicone to avoid water entry to the wall



Showing example of the minor gap around door/windows frame, recommend applying silicone to avoid water entry to the wall



Showing solar panel is working at the time of the inspection, but an electrician recommended to inspect the energy efficiency of the solar units



Showing solar panel is working at the time of the inspection, but an electrician recommended to inspect the energy efficiency of the solar units



Showing example of the damaged soffit sheet



Showing example of the damaged soffit sheet



Water stain on front downpipe, it looks like is leaking, a plumber recommended



Water stain on front downpipe, it looks like is leaking, a plumber recommended



The power point under cook top is not working, an electrician recommended



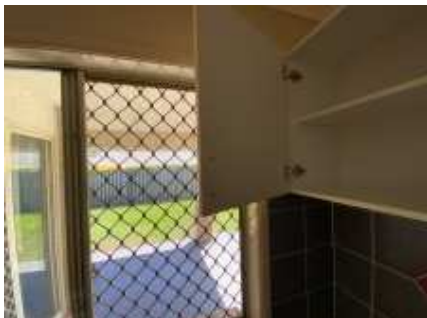
Showing example of the cosmetic defect to the oven/cook top knob.



Showing example of the cosmetic defect to the oven/cook top knob.



Showing the broken range hood, an electrician recommended to repair/replace and make it usable



Showing example of loose/missing laminate to the cabinets



Showing example of loose/missing laminate to the cabinets



Showing example of loose/missing laminate to the cabinets



Showing example of loose/missing laminate to the cabinets



Showing cabinet door needs adjustment



Showing example of loose/missing laminate to the cabinets



Showing example of the dummy tile



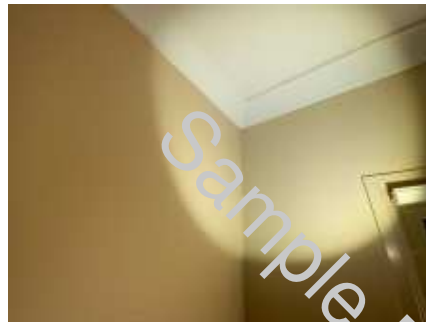
Showing example of the dummy tile



Showing example of the damaged floor board



Showing example of the damaged floor board



Showing example of settlement cracks, Wall/cornices



Showing example of settlement cracks, Wall/cornices



Showing example of settlement cracks, Wall/cornices



Showing sagging to the ceiling, top of the garage door



Air conditioning panel remained open, after turning off, an electrician recommended



Showing example of the previous attempt to repair the wall



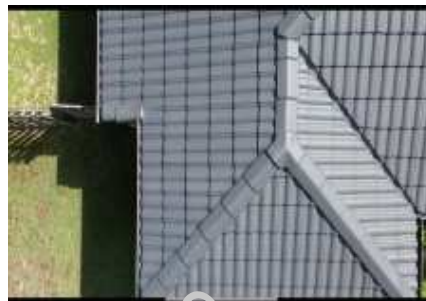
Showing example of the previous attempt to repair the wall



Any services requiring gas will be inoperable when the gas bottles are empty. Recommend further investigations once gas bottles are connected to ensure correctly installed and all services operating correctly. Recommend the above be implemented as soon as practicable. It looks no electricity is connected to the cabinet powerpoint, under cook top.



Showing example of settlement cracks, Roof tile, minor scratches.



Showing example of settlement cracks, Roof tile, minor scratches.



Showing minor scratches to the solar panel



Showing minor scratches to the solar panel

## SECTION E TIMBER PEST REPORT

The following items were reported on in accordance with the Scope of Inspection

### TIMBER PEST ATTACK

E1 Active (live) termites	No evidence was found
E2 Subterranean termite management proposal	The need for a Proposal is undetermined
Additional Comments	Recommend checking with the termite management system installer if the current system is still warranted, warranty may have lapsed if annual inspections have not been carried out or there may be a life expectancy listed for termimesh or kordon or other treatments if it is in an older home
E3 Termite workings and/or damage	The following evidence was found



The extent of any visible damage appears:	Undetermined
Location	Termite damage to roofing members
Additional Comments	Recommend replacing all the damaged timbers, Recommend further invasive inspection to the areas with evidence of termite damage to determine if there are any concealed damages to the framing, Recommend exposing a minimum of 75 mm under all the timbers, Recommend an invasive inspection and full eradication of any live termites found to reduce the risk of further termite attacks

### Termite Damage/Workings Photos



Showing sign of the termite working inside the roof space



Showing sign of the termite working inside the roof space



Showing sign of the termite working inside the roof space

E4 Previous termite management program	The following evidence was found:
Evidence of previous program:	Treatment sticker in meter box, Evidence of chemically treated membrane
Additional Comments	The property was built around 2003/2004. There is a physical barrier around the house, which was installed at the same construction time. Another barrier was installed in 2010. Highly recommend contacting the termite system installer to find out the reason for the second installation and status of the barrier system warranty BEFORE SETTLEMENT.

### Previous Treatment Photos



Showing sign of termite management system in meter box.



Showing bait station installed around the house.



Showing bait station installed around the house.



Showing bait station installed around the house.



Showing bait station installed around the house.



Showing bait station installed around the house.

E5 Frequency of future inspections: The next inspection to help detect termite attack is recommended in:	Monthly until the existing termite barrier system verified to be warranted or a new system is installed
E6 Chemical delignification	No evidence was found.
E7 Fungal decay	The following evidence was found:
Location	Wood rot to fences
The extent of any visible damage appears:	Localised
Additional Comments	Recommend replacing all the damaged timbers, Recommend exposing minimum of 75 mm under the timbers to reduce the risk of wood rot and termite attacks

Fungal Decay Photos



Showing example of the wood rot to the timber



Showing example of the wood rot to the timber



Showing example of the wood rot to the timber

E8 Wood borers	No evidence was found.
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CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation	Not applicable due to construction design
E10 The presence of excessive moisture	The following evidence was found

Additional Comments	Excessive moisture to walls around the shower area. Recommend engaging a builder for further inspection to determine if the shower needs re-building/waterproofing or is easily repaired, Recommend re-sealing the joins to the shower screen(s), External taps require a drain underneath them. Recommend engaging a plumber to rectify, Ensure all Rainwater Goods (Gutters, Downpipes, Rain harvesting equipment) have been cleaned regularly, and are debris free. (Min two times a year highly advised). Any blockages or clogged systems might lead to overflowing and creating conducive conditions to damage Main Building Structures (Timber frame structure, Soffit sheets, internal Ceiling panels and etc).
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Excessive Moisture Photos



Showing possible source of excessive moisture



Showing possible source of excessive moisture



Showing possible source of excessive moisture



Showing possible source of excessive moisture



Showing possible source of excessive moisture



Showing possible source of excessive moisture



Showing possible source of excessive moisture

E11 Bridging or breaching of termite barriers and inspection zones	The following evidence was found
--	----------------------------------

Additional Comments	Timbers in ground contact. Recommend exposing minimum 75 mm under the timbers to allow for visual inspection zone and reduce the risk of termite attacks and wood rot. Due to the applied termite barrier, the degree of risk associated with these bridging elements may be reduced. Recommend maintaining a chemical barrier as a part of a termite management system along with regular visual inspections. It appears several elements of the external fixture may be bridging the termite barrier. This may allow for concealed termite entry into the building. Recommend engaging a pest technician to advise on rectification works required. Recommend engaging a technician to rectify to reduce the risk of termite attack and structural damage
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**Bridging Photos**



Showing example of the bridging/breaching



Showing example of the bridging/breaching



Showing example of the bridging/breaching



Showing example of the bridging/breaching

Sample Report

E12 Untreated or non-durable timber used in a hazardous environment	No evidence was found
E13 Other conditions conducive to timber pest attack	The following evidence was found
Additional Comments	Garden beds and/or vegetation close to external walls. Recommend removing

**Other Conducive Condition Photos**



Showing example of the other conducive conditions



Showing example of the other conducive conditions

## MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards	No evidence was found
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## SECTION F 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.

### PROPERTY REPORT

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:	Average
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:	Average
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:	Average

### TIMBER PEST REPORT

Treatment of Timber Pest Attack is required.	Yes, as detailed in Section E
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 - see Item E2
Removal of Conditions Conducive to Timber Pest Attack is necessary.	Yes, as detailed in Section E
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	Monthly until the existing termite barrier system verified to be warranted or a new system is installed

## SECTION G IMPORTANT NOTES

### PROPERTY REPORT - IMPORTANT NOTE

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

### TIMBER PEST REPORT - RISK MANAGEMENT OPTIONS

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 barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier 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.

## SECTION H ADDITIONAL COMMENTS

Additional comments	The following additional comments are noted
Additional comments	<ul style="list-style-type: none"> <li>- The following lists DO NOT form part of the inspection: ((Electrical, Plumbing, Appliances Inspection, Surveying, Geo-Technical, Air Conditioning, Structural Engineering, Council Compliance, Asbestos (if your house was built after 2003, it is unlikely that it would have any asbestos-containing materials), Fire Alarm/Smoke Alarm technician, Fire Engineer))</li> <li>- Please note that no council approval checks are carried out during the inspection. We strongly recommend that you ensure any required approvals are in place prior to your purchase.</li> <li>- Please note that testing of dishwashers, washing machines, ovens, cooktops, stoves, AC units, range-hood, ceiling fans, exhaust fans, solar systems and other general appliances do not form part of the inspection. (A licensed electrician is recommended).</li> <li>- Doors and windows throughout the property are not keys tested during the inspection. We recommend you ensure that all keys are available and function correctly with the seller prior to your purchase.</li> <li>- Exterior areas where applicable, including behind vegetation, hot water systems, air conditioning units, sheds, stored items and water tanks, have reduced the ability for a precise visual inspection.</li> <li>- Accurate moisture assessment cannot be achieved due to dry weather conditions at the time of the inspection.</li> </ul>
Additional inspections recommended	Geo technical, Appliances inspection, Surveying, Electrical, Structural engineering, Council compliance, Asbestos (if your house was built after 2003, it is unlikely that it would have any asbestos containing materials), Fire alarm and smoke alarm technician, Plumbing, Air conditioning, Fire engineer, Mould hygenist

## SECTION I ANNEXURES TO THIS REPORT

Annexures to this report	The following are attached
Annexures	The following photos show the property accommodations and significant ancillaries.

Annexure Photos



General photos of the property at the time of the inspection



General photos of the property at the time of the inspection



General photos of the property at the time of the inspection



General photos of the property at the time of the inspection



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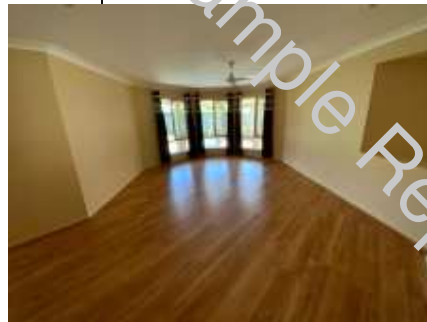
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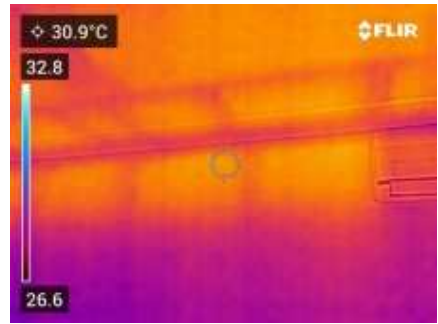
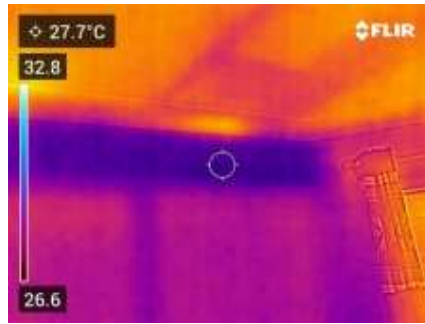
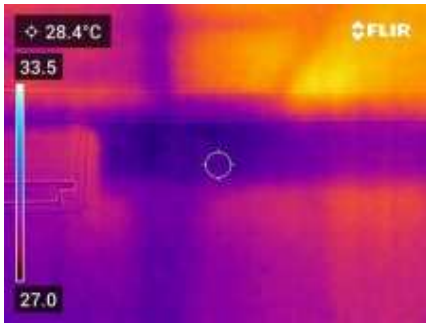
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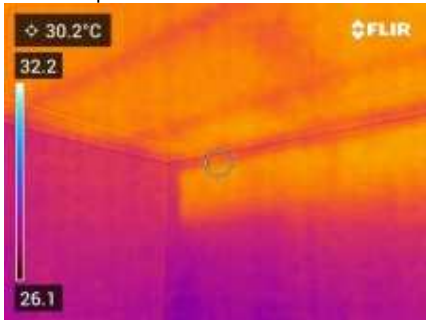
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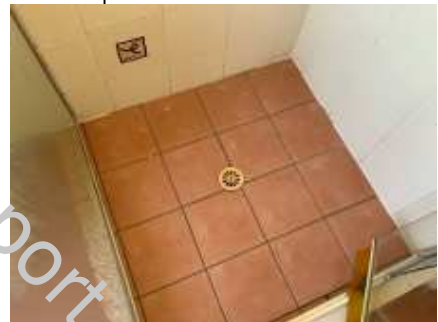
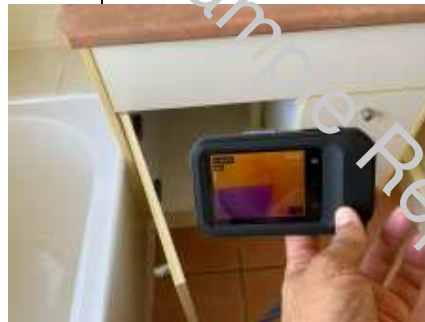
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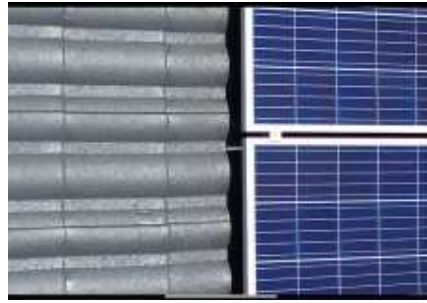
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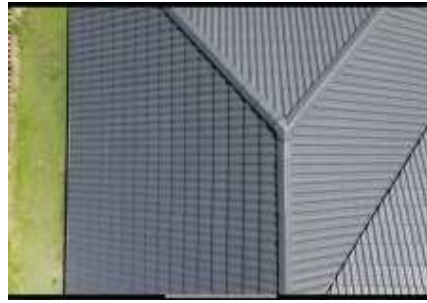
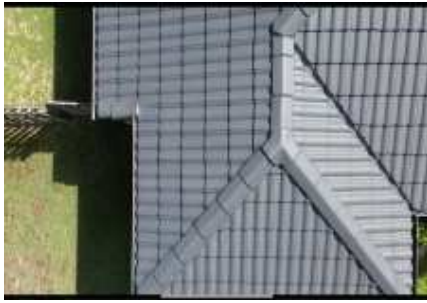
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General photos of the property at the time of the inspection

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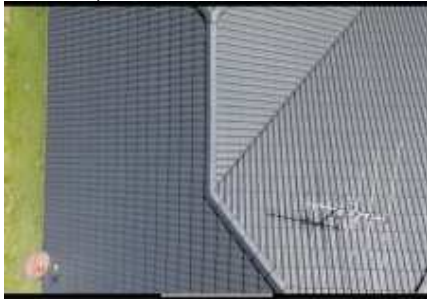
General photos of the property at the time of the inspection



General photos of the property at the time of the inspection

General photos of the property at the time of the inspection

General photos of the property at the time of the inspection



General photos of the property at the time of the inspection

General photos of the property at the time of the inspection

General photos of the property at the time of the inspection



Sample Report


General photos of the property at the time of the inspection

## SECTION J CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Name:	Elcid Pouya
Licence No:	1312851



Authorised Signatory:	
Date of Issue:	24th Mar, 2023

Sample Report