

Just Inspections

Building Inspection Service

Phone 1300 558 119
Email admin@justinspections.com.au
Website <https://www.justinspections.com.au>
ABN 23687620631



Building/Property & Timber Pest Inspection

AS4349.1-2007 & AS4349.3-2010

Report Details

Report Date	22 Apr 2026
Structure At	
Appointment Date	Wed 22 Apr 2026 10:00AM - 11:00AM
Document Prepared By	Bradley Magocha
Licence Number	PE0002781 Registered Professional Engineer

Client Details

Contact	
Address	
Contact Phone	

Weather Details

Sunny

Temperature (Low / High)	12.9°C / 23.2°C
Humidity	57%
Wind Speed	7.26km/h
Wind Direction	SSE

1 Introduction

Purpose of the Inspection:

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to identify major defects, the incidence of minor defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting are limited to Appendix C of AS4349.1-2007.

The inspection shall comprise a visual assessment of the items listed in Appendix C to AS4349.1-2007 for the structures within 30 metres of the building and within the site boundaries including fences.

Client requirements or special conditions: None

2 Property Summary

The Building Inspection Summary provides you with the key items that the inspector considers of most significance to the building inspected. Please read the complete report for a full understanding of the findings of the inspector.

Property terms and conditions:

NOTE: This summary is not the complete report and any apparent discrepancies between the summary and the full report should defer to the complete report which overrides the Summary.

Please note: To conduct a proper visual inspection in accordance with AS4349.3 the property should be vacant of all furnishings.

"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).

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.

A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification be carried out as soon as possible to avoid:

- unsafe conditions
- posing a threat to life or serious injury
- loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function
- further substantial deterioration of the building

A defect of significant magnitude where rectification has to be carried out as soon as possible to avoid unsafe conditions. These include posing a threat to life or serious injury, loss of utility whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function or further substantial deterioration of the building.

In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C - Australian Standard AS2870-2011.

Pest Inspection limitations:

The report shall not contain any assessment or opinion in relation to:

- (a) any area or item that could not be inspected by the inspector
- (b) an aspect of the inspection that is not within the inspector's expertise
- (c) an aspect of the inspection that is solely regulated by statute.

The report may be conditional upon or conditional in relation to:

- (a) prevailing weather conditions, which affects the potential for the detection of timber pests
- (b) the accuracy of information provided by the client or representative of the client
- (c) the specific expertise of the inspector as specified in the report
- (d) deliberate concealment of pest activity or resultant damage
- (e) any other factor limiting the preparation of the report *Source AS 4349.3-2010*

Structure type: Townhouse

Structure age: -

Construction standard: ■ Acceptable standard

Construction materials and workmanship: ■ Acceptable quality

Maintenance standard: ■ Well maintained

3 Significant items - Property

Structural damage: ■ Not found

Conducive conditions for structural damage: ■ Not found

Major defects (non-structural): ■ Not found

Minor defects: ■ Found - see main report

Serious safety hazards: ■ Not found

Condition of structure compared to similar structures of a similar age: ■ Average condition

Risk of undetected structural damage or conditions conducive to structural damage (See main report for details): ■ Moderate

Important Information

AS4349.1-2007 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 the building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

4 Significant items - Timber Pest

Active (live) termites found: ■ Not found

Termite activity (workings/damage): ■ Not found

Possible previous termite management program: ■ Not found

Important Information

No guarantees can be given for work undertaken previously by other firms.

If visual evidence of termite workings are found but no live termites, then there may still be active termites in concealed areas or they may be active in the nearby locations. Therefore they may come back to create more damage. In most cases it will be difficult to ascertain if the infestation is active or inactive without further investigations or additional inspections. Hence continued regular inspections are essential. Unless written evidence of an appropriate termite management program in accordance with 'AS 3660 Termite Management' is provided, a treatment must always be considered to reduce the risk of further attack.

Chemical delignification damage: ■ Not found

Fungal decay: ■ Not found

Wood borer activity or damage: ■ Not found

Conditions conducive to timber pest attack: ■ Found - see main report

Major safety hazards: ■ Not found

Risk of undetected timber pest attack: ■ Low

Important Information

No property is safe from termites and termite attack can at any time. There are **no guarantees** that a property is free of termites or fully protected from termite attack. It is **strongly recommended** that frequent inspections be organised to minimise the risk of termite damage to property. **No Liability** shall be accepted on any failure of the inspection report to notify of any termite activity. **No warranty** is given or responsibility accepted for any termite damage resulting from termite activity either past, current or future.

5 Site details

Access to site: Easy pedestrian and vehicular access

Block Gradient: Gently sloping

Site drainage: Well drained

Main utility services connected:

- Electricity
- Water
- Gas

Prevailing weather conditions at the time of the inspection: Dry

6 Structure description

1 Structure name: House

Photos of structure:

-

Building type: Townhouse

Building height: Two storey

Building age: -

Smoke detectors fitted but not tested: 2

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.

Building siting: Towards the front of a medium block

Occupancy status: Occupied and full furnished

Orientation with respect to the façade (the way the property was viewed): Southwest

Photo of Property and Floor plan sketch

-

Floor construction: Slab on ground

Wall construction: Brick veneer

Roof construction: Timber framed

Other building elements:

-

Overall standard of construction: Acceptable

Overall quality of materials and workmanship: Acceptable

Level of maintenance: Acceptable standard

Incomplete construction:

-

7 Accessibility

Access

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. AS4349.1-2007 section 4.2.4.2 states- Minor defects: The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.

Readily accessible areas:

- Building interior
- Building exterior
- Roof exterior
- Roof space

Areas not inspected:

Subfloor space

Strata or Company titled property: -

Risk assessment of undetected defects: -

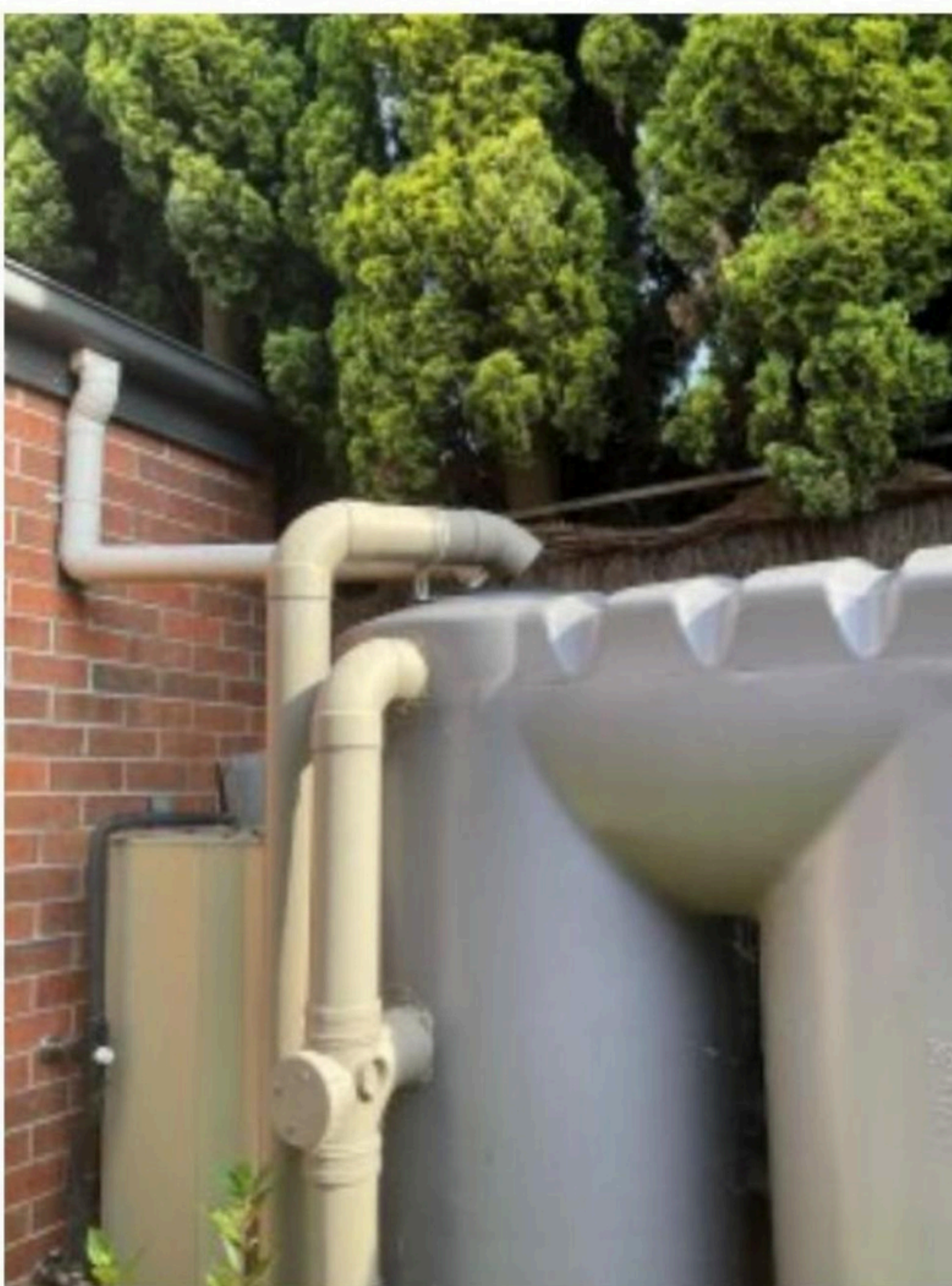
8 Significant items - Conditions conducive to Structural damage

Area: Building exterior

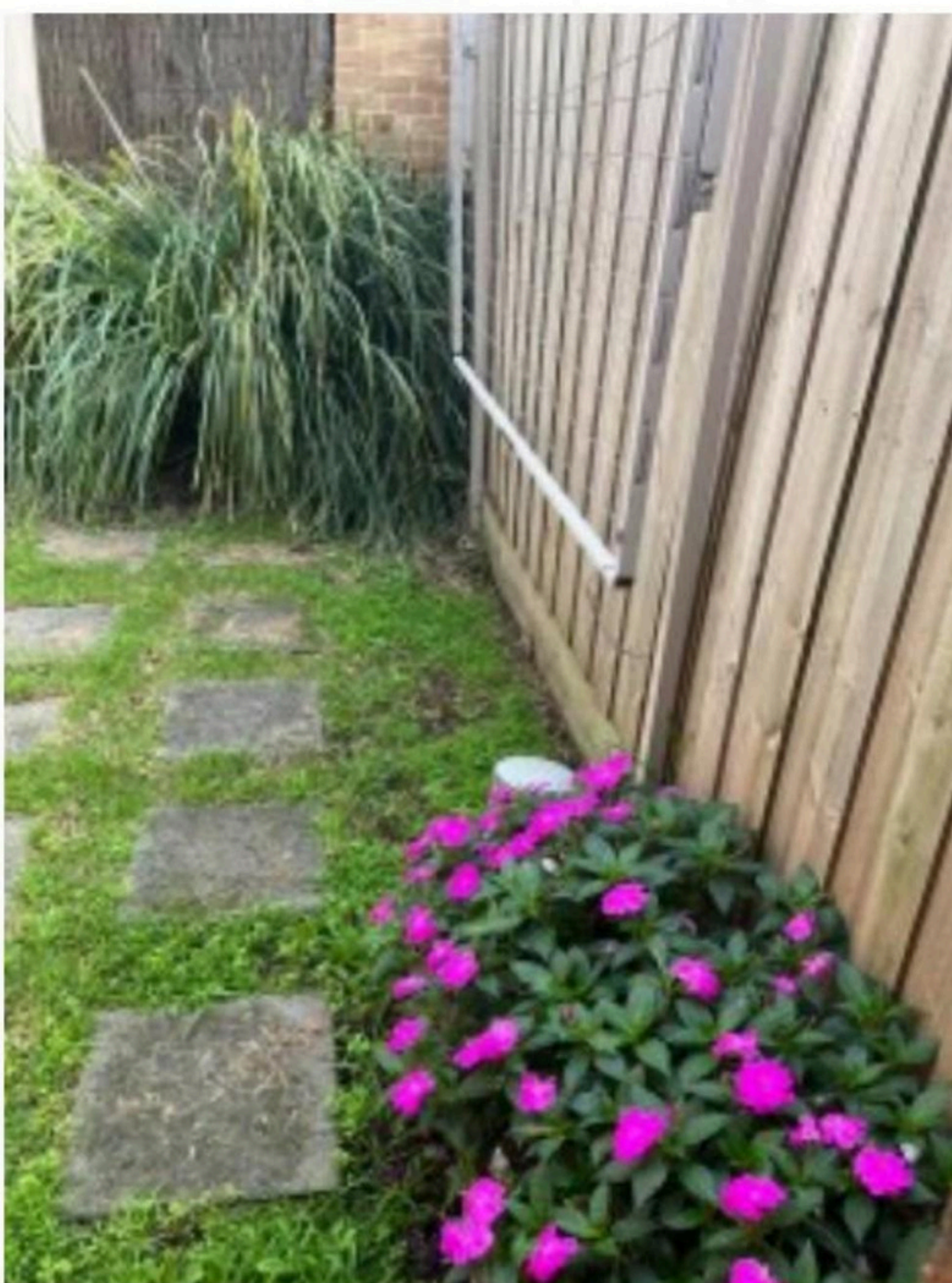
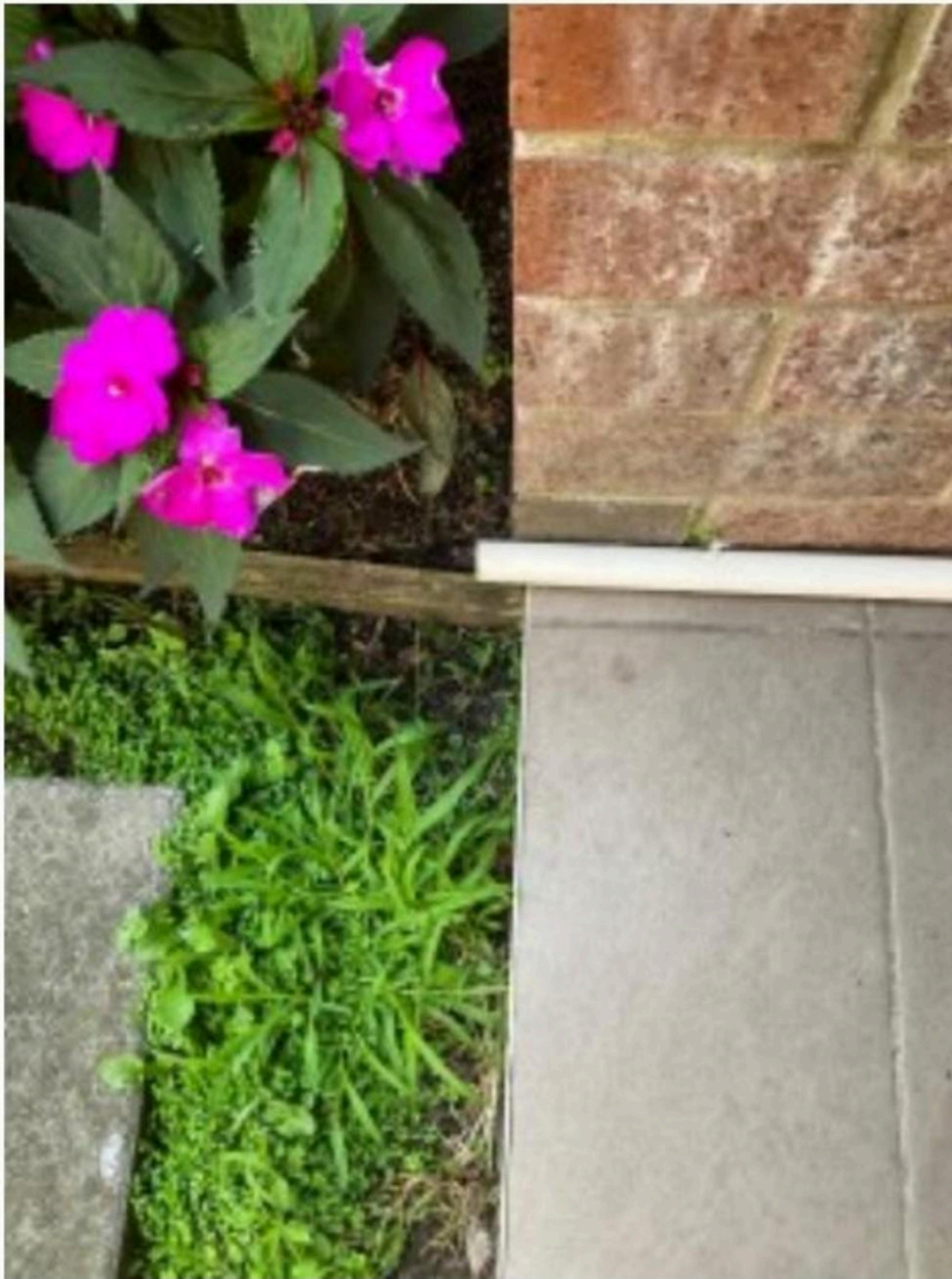
Type of conducive conditions:

-

Photos



Down pipe connection not connecting directly to the water tank potentially leading to issues with water flow and leaks. It is recommended to assess and rectify by qualified plumber.



Vegetation is growing against the wall, potentially exacerbating moisture retention and contributing to decay or pest attraction. It is advisable to address these issues by improving drainage and managing vegetation to protect the building from potential damage.

9 Significant items - Minor defects

Area

Building exterior

Defect photos



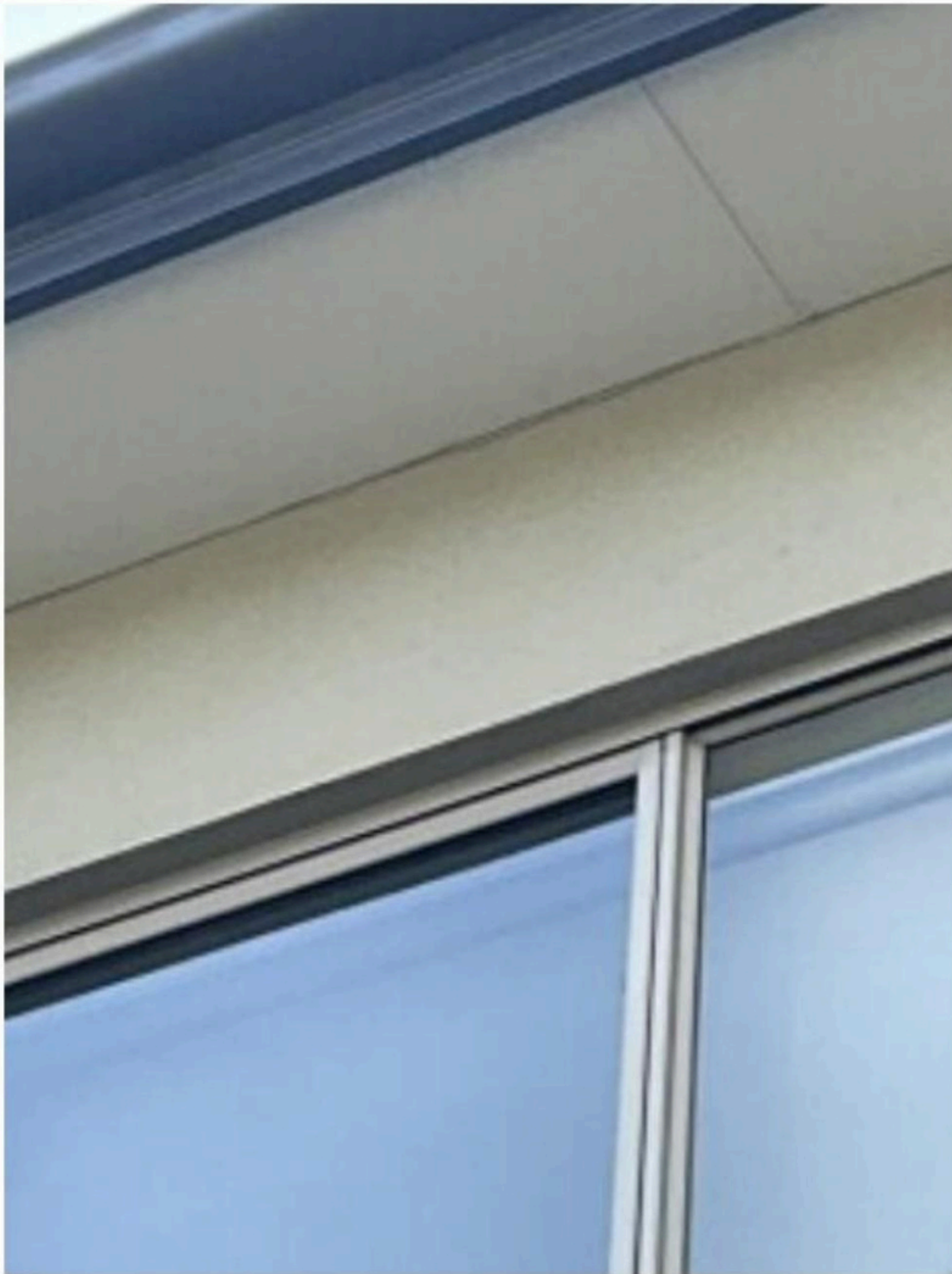
Hairline crack on outside garage wall

rendered wall surface shows signs of hairline cracking, with an evident horizontal crack and minor diagonal fissures. This issue may indicate underlying movement or stress in the structure, potentially from temperature fluctuations, settling, or moisture intrusion. It is recommended to continue monitoring to determine if there are any significant structural concerns and to prevent potential water ingress or further deterioration. Addressing the cause promptly will help maintain the wall's integrity and prevent escalation of damage.



Corroded downpipe at base

Corrosion at the base of a downpipe in contact with soil. Prolonged exposure to moisture can exacerbate the leakage risk. It is recommended that the affected area be treated through rust removal and protective coating.



Hairline crack between adjoining rendered wall and eaves

Regular monitoring and potential repair work may be necessary to prevent further damage.



Inadequate fastening

The downpipe exhibits signs of inadequate fastening, with several missing or improperly secured screws. It is recommended to refasten the downpipe with appropriate fixtures, reducing the risk of damage and maintaining proper water drainage.

**Broken floor tile**

The inspection reveals a chipped corner in one of the exterior tiles. This defect exposes the underlying material, which may lead to further deterioration if not addressed. The damaged area could potentially allow water ingress, increasing the risk of further damage over time. Repair is recommended to maintain the durability and aesthetic appeal of the tiling.

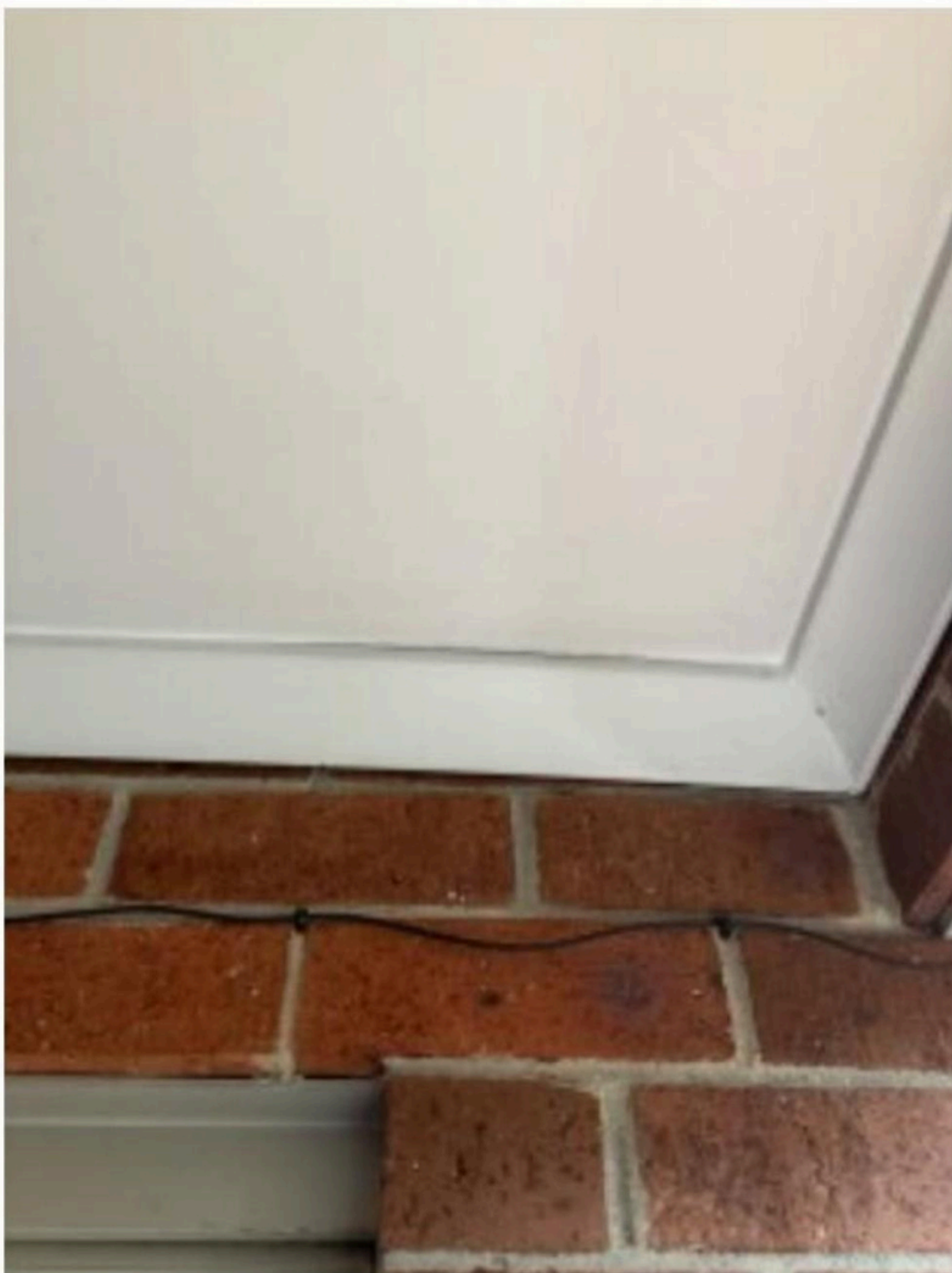


The inspection revealed that several outdoor tiles exhibit inadequate joint fill, creating visible gaps that might allow water to penetrate beneath the tiles. This could potentially lead to loosening of the tiles or water pooling. It's recommended that these joints are properly sealed to prevent potential moisture damage and ensure durability of the tiling installation. Proper sealing would also help maintain the structural integrity and aesthetics of the area.



Hairline crack on eaves porch area

A noticeable crack along the interior ceiling. This defect suggests possible structural movement or settling over time. Regular monitoring and potential repair work may be necessary to prevent further damage.



Hairline crack on corner between ceiling and cornice this defect suggests possible movement over time. Regular monitoring and potential repair work may be necessary to prevent further damage.



Chip at the bottom of rendered wall and a gap likely resulting from wear and tear, ground movement or settling over time. Repair by tradesman.

Area

Bedroom

Defect photos



Minor damage to bedroom door. Handyman can repair.

Area

Bathroom

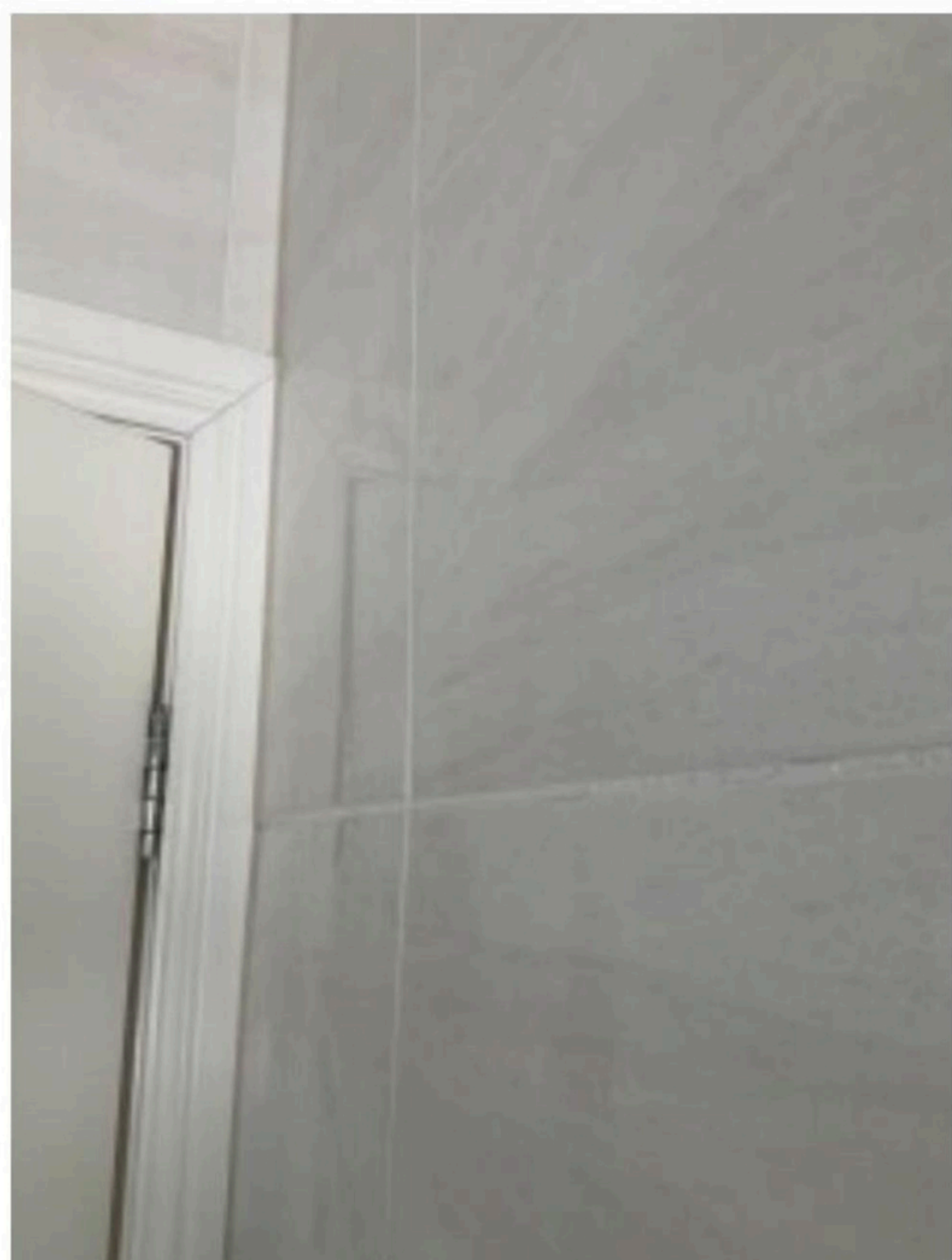
Defect photos



The door frame shows visible signs of damage, with peeling paint and a section of chipped wood at the base. This may be the result of wear and tear or potential water exposure. It is recommended to assess the extent of the damage and carry out necessary repairs to maintain. Regular maintenance and sealing may prevent further deterioration in the future.



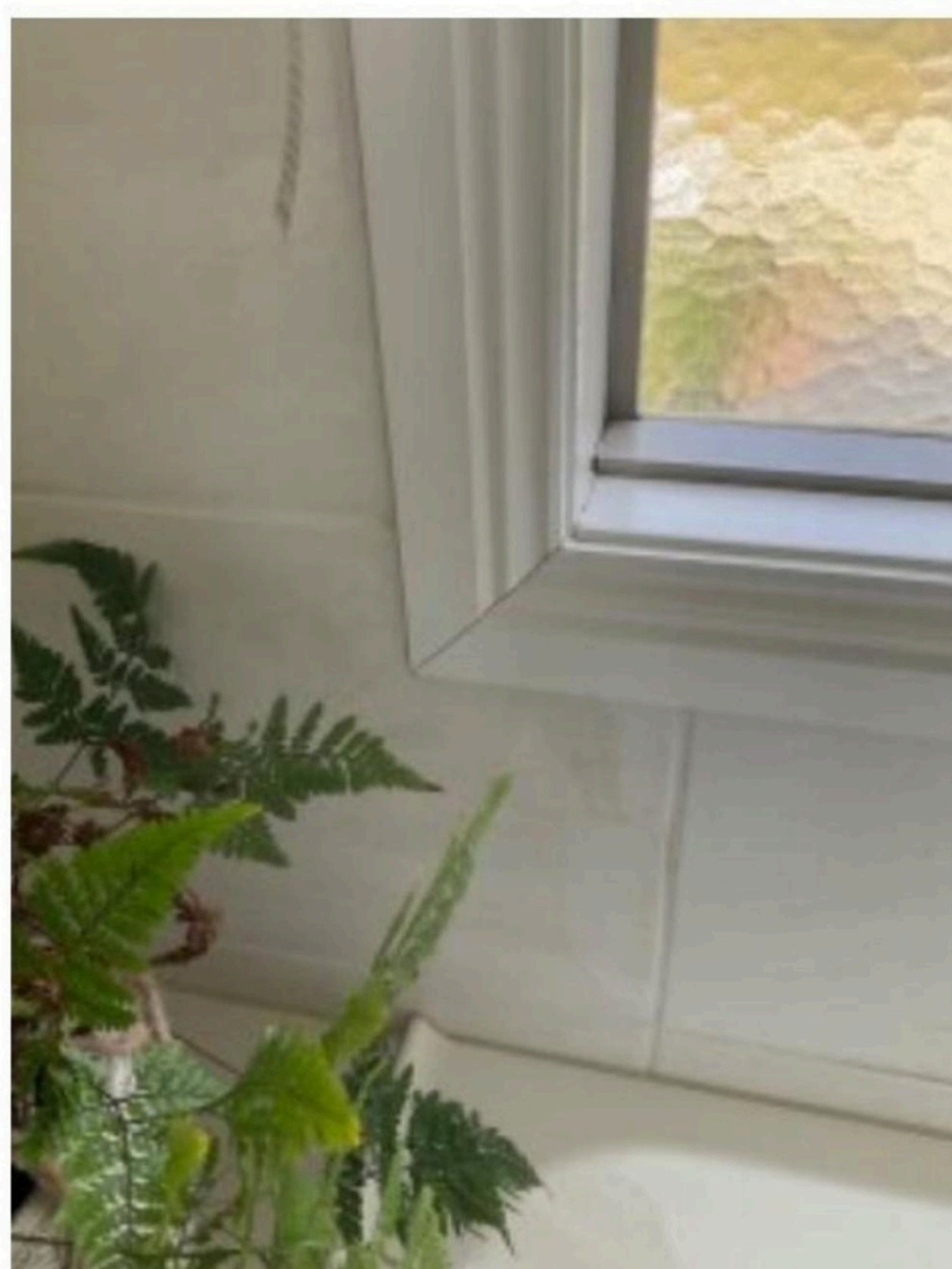
Missing grout this may lead to potential water ingress and compromise the integrity of the surrounding tiles. It is recommended to re grout to prevent further damage and ensure the longevity and stability of the floor surface in this area.



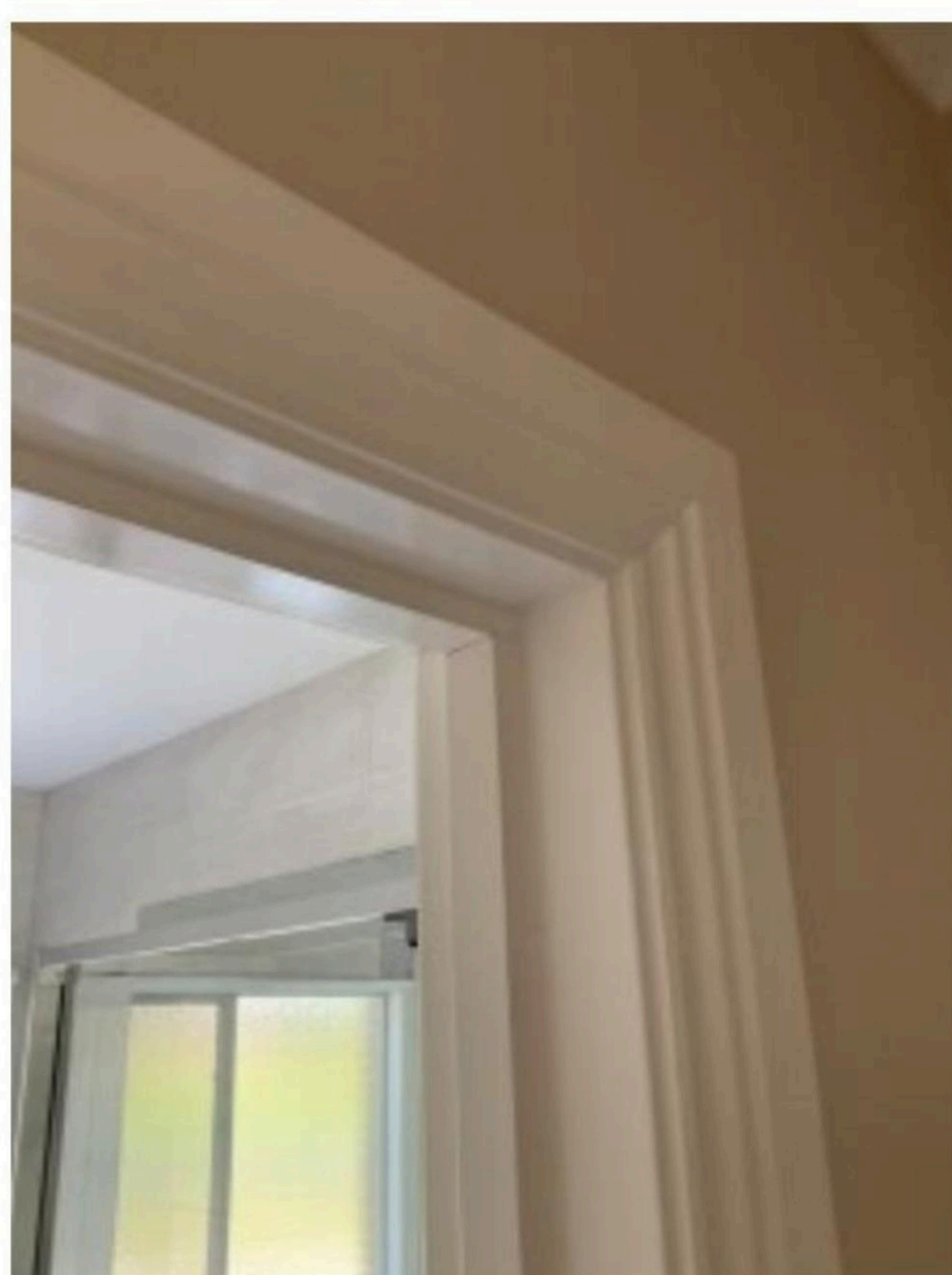
Visible signs of grout deterioration. It is recommended to re grout to prevent further damage and ensure the longevity and stability of the wall tile surface in this area.



The mirror in the bathroom shows visible deterioration. Repairing or replacing are recommended.



The window frame exhibits noticeable cracking at the corners. This could indicate potential movement or settlement. Rectification may involve repairing or resealing affected sections to ensure durability and effective sealing. If cracking worsens over time, it is recommended to engage a suitably qualified specialist for further investigation.



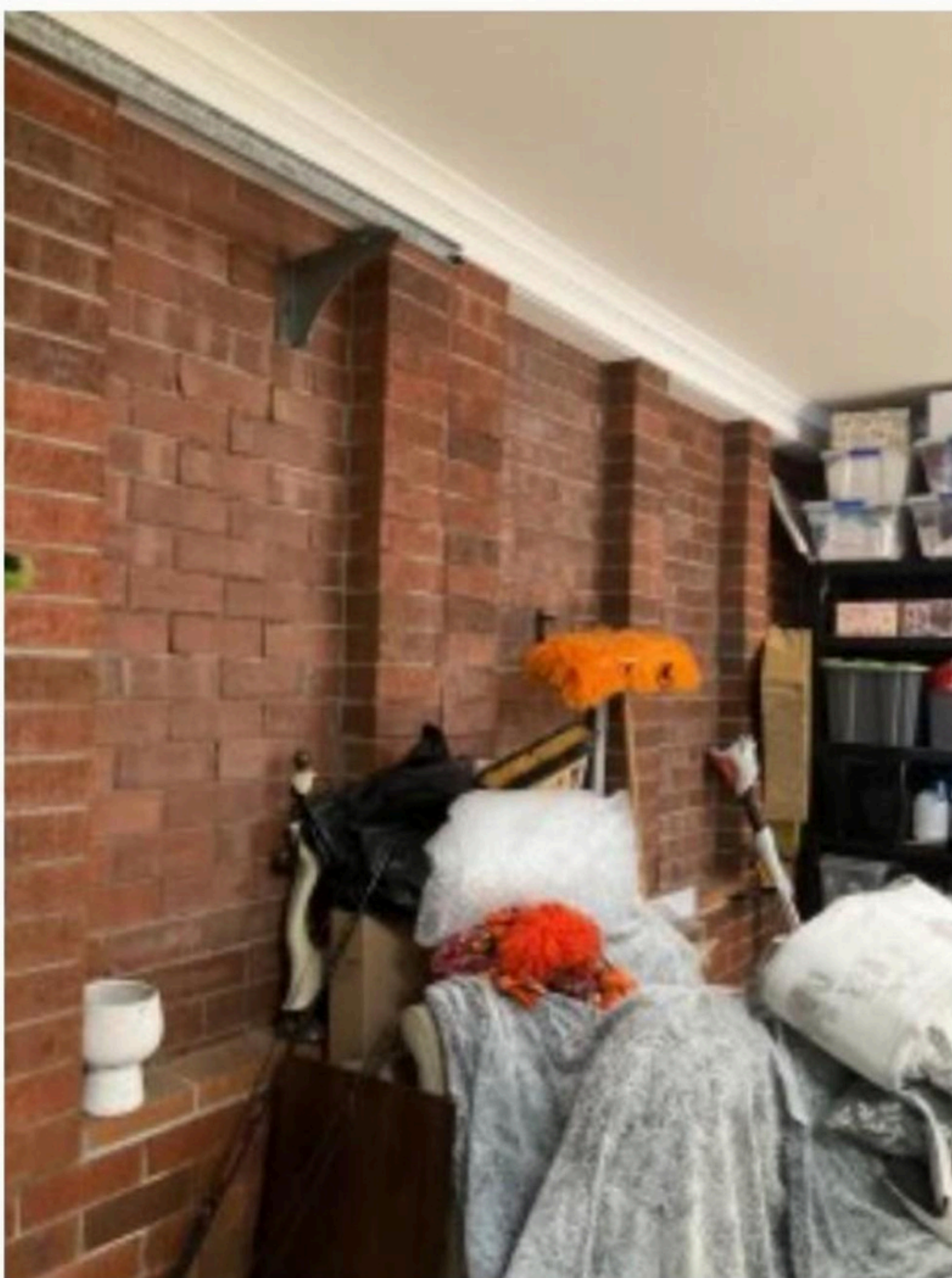
Door frame visible crack at the corner. This could indicate potential movement. Rectification by qualified tradesperson.

10 General items

Area

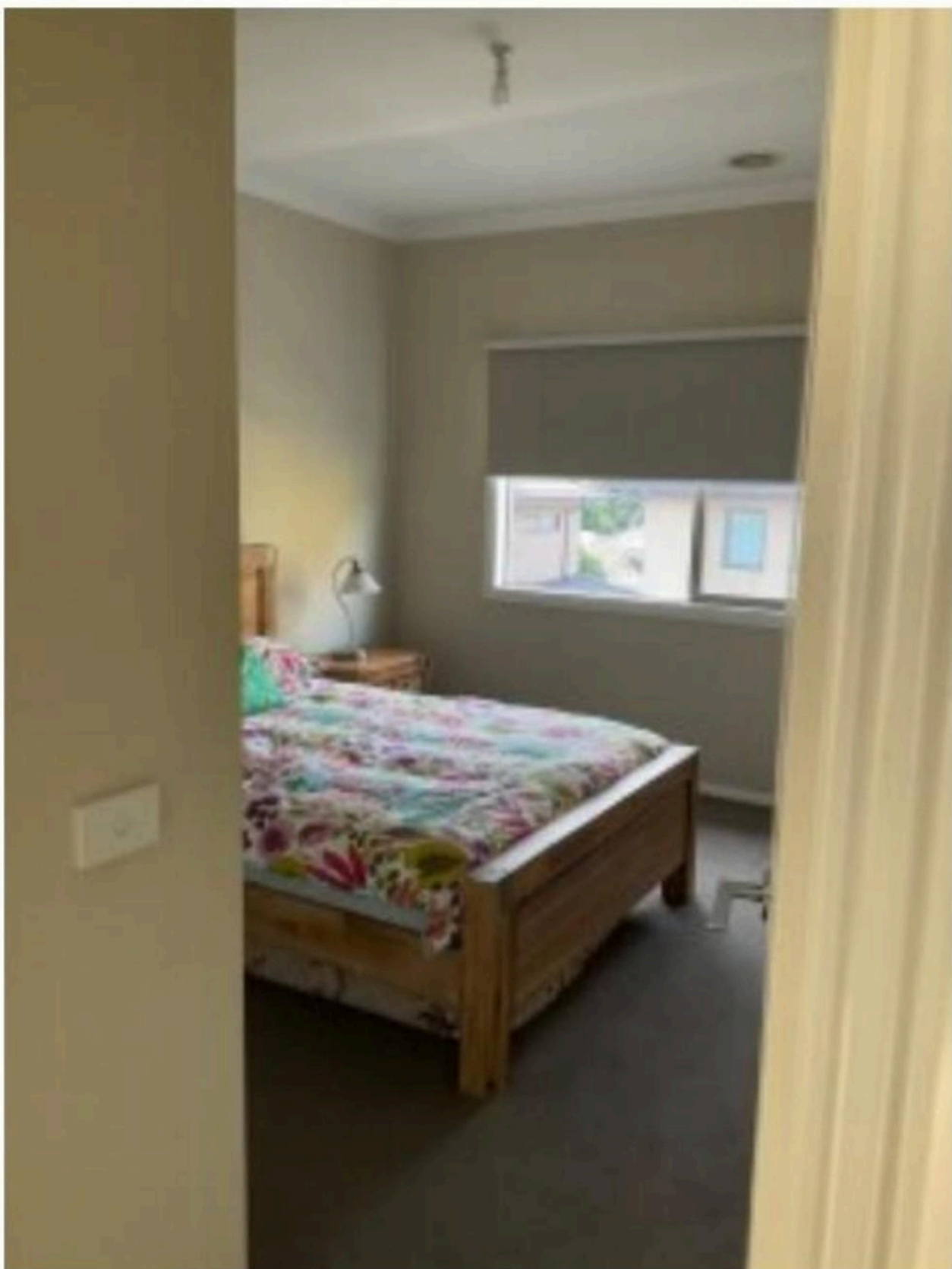
Other: Garage

General photos



The brick wall showing visible moisture. This condition can allow moisture ingress and weaken the integrity of the wall. It is recommended to have the affected sections repointed by a qualified professional to restore the wall's stability and prevent potential damage. Regular maintenance should be considered to ensure the longevity of the masonry work.





Area

Other: Living area

General photos



The flooring shows signs of damage, with visible peeling and separation at the seams of the wood panels. This condition may lead to further deterioration if left unaddressed, potentially compromising the flooring's structural integrity. Timely repair or replacement of the affected areas might be necessary to prevent further issues and maintain the quality and appearance of the floor.

Area

Other: 2nd level ceiling

General photos

The ceiling exhibits a noticeable crack adjacent to an access panel. This crack may suggest minor movement or settling of the ceiling materials. While the integrity of the overall structure does not seem compromised, it is recommended to monitor the crack for any progression. Minor repairs may be required to prevent further damage and ensure aesthetic appeal is maintained. Regular inspection by a qualified professional is advised to assess any underlying issues.

Area

-

General photos



Roof space exterior

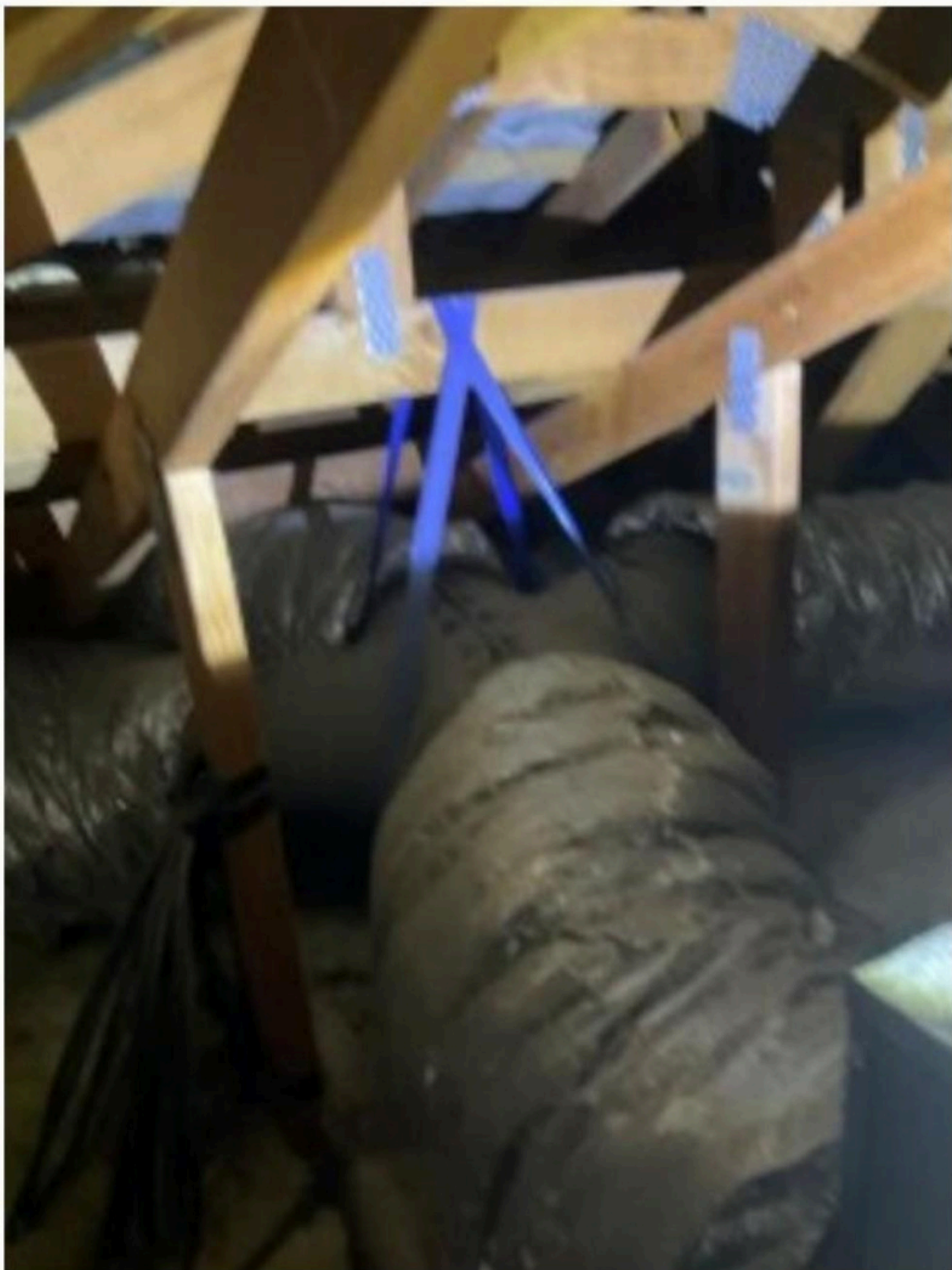
Visible signs of moss a growth along the edge of the roof gutter . This can potentially lead to water pooling and subsequent roof deterioration, affecting its integrity. Regular maintenance and possibly enhancing the drainage system would be advisable to prevent further issues and ensure roof longevity.



Area

Roof space

General photos





11 Significant items - Timber Pest Attack

Active (live) Termites found? ☒ No evidence found

Termite workings or Damage found? ☒ No evidence found

Previous Termite Management Program was found? ☒ No evidence found

Termite Management Proposal is: ☒ Recommended

Termite Management Proposal details

A Termite Management Proposal will be obtained from a suitably qualified Professional Pest Controller and available at an additional cost.

Next inspection recommended in 3 months

Chemical delignification found? ☒ No evidence found

Fungal decay found? ☒ No evidence found

Wood borers found? ☒ No evidence found

Timber Pest photos

12 Significant items - Conducive Conditions for Timber Pest Attack

Lack of adequate subfloor ventilation? ☒ No evidence found

Excessive moisture found? ☒ Evidence found

Bridging or breaching of termite management systems and inspection zones found? ☒ No evidence found

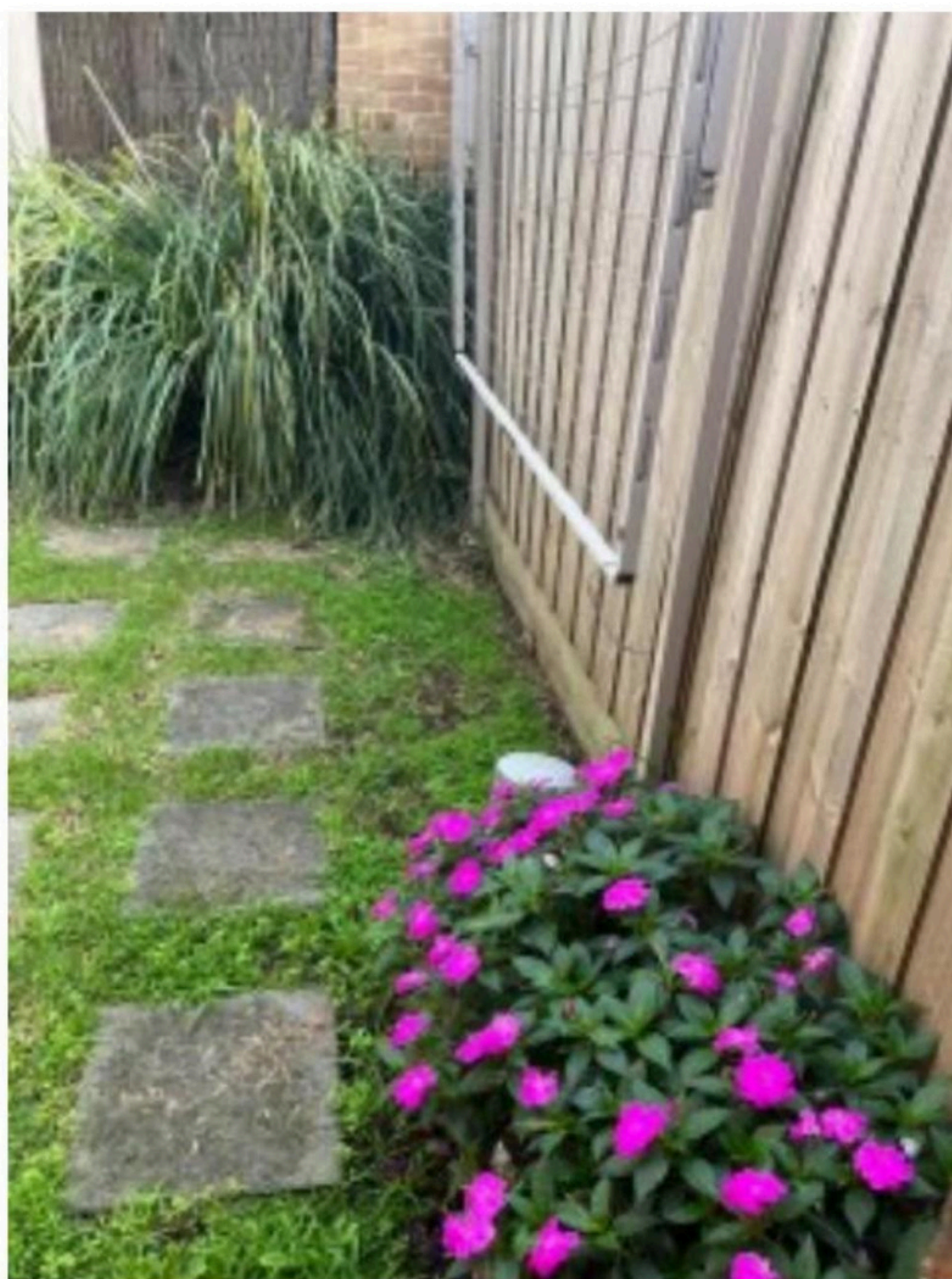
Untreated or non-durable timber used in hazardous environment found?

☒ No evidence found

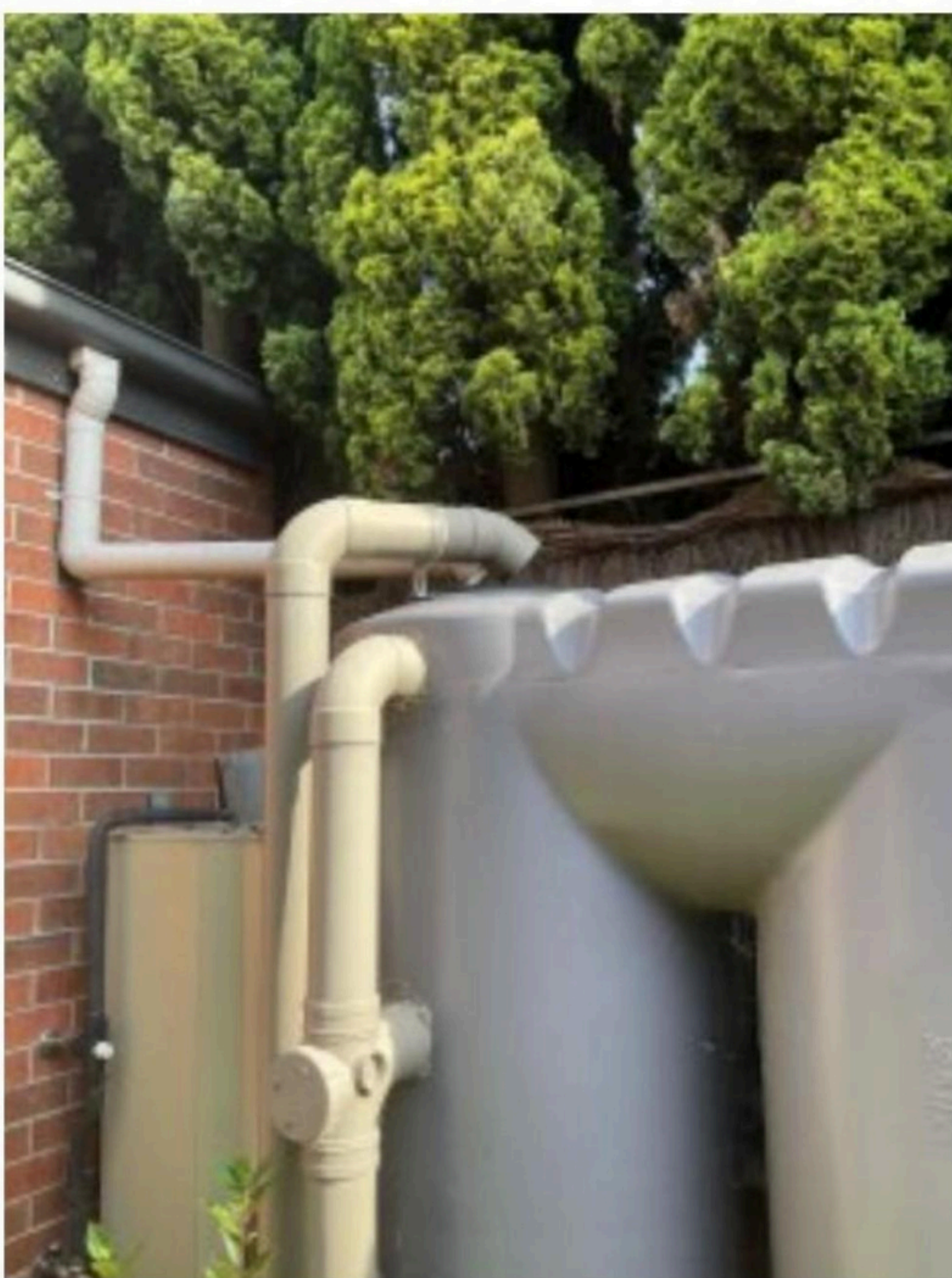
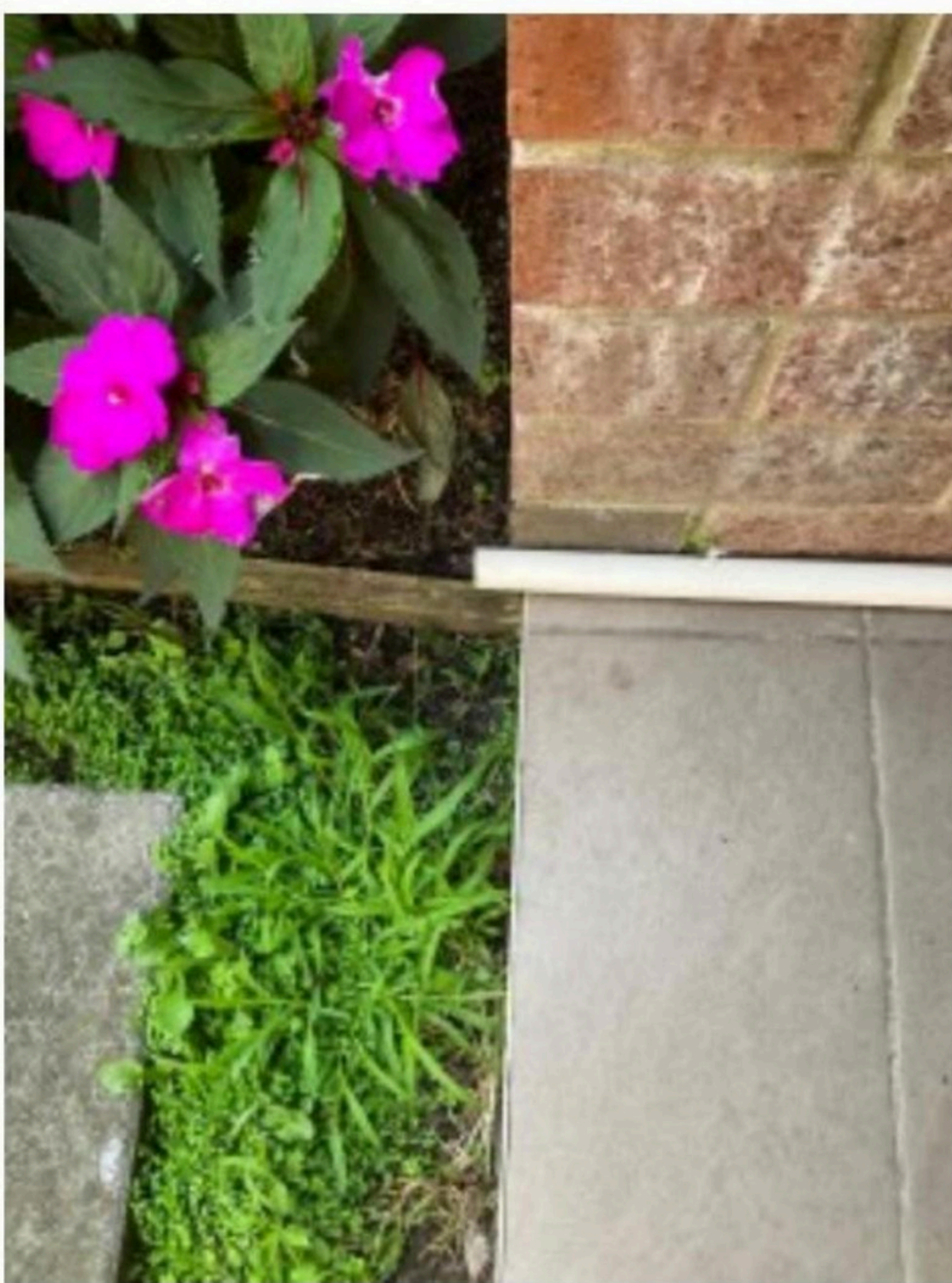
Other conditions conducive to timber pest attack found?

☒ No evidence found

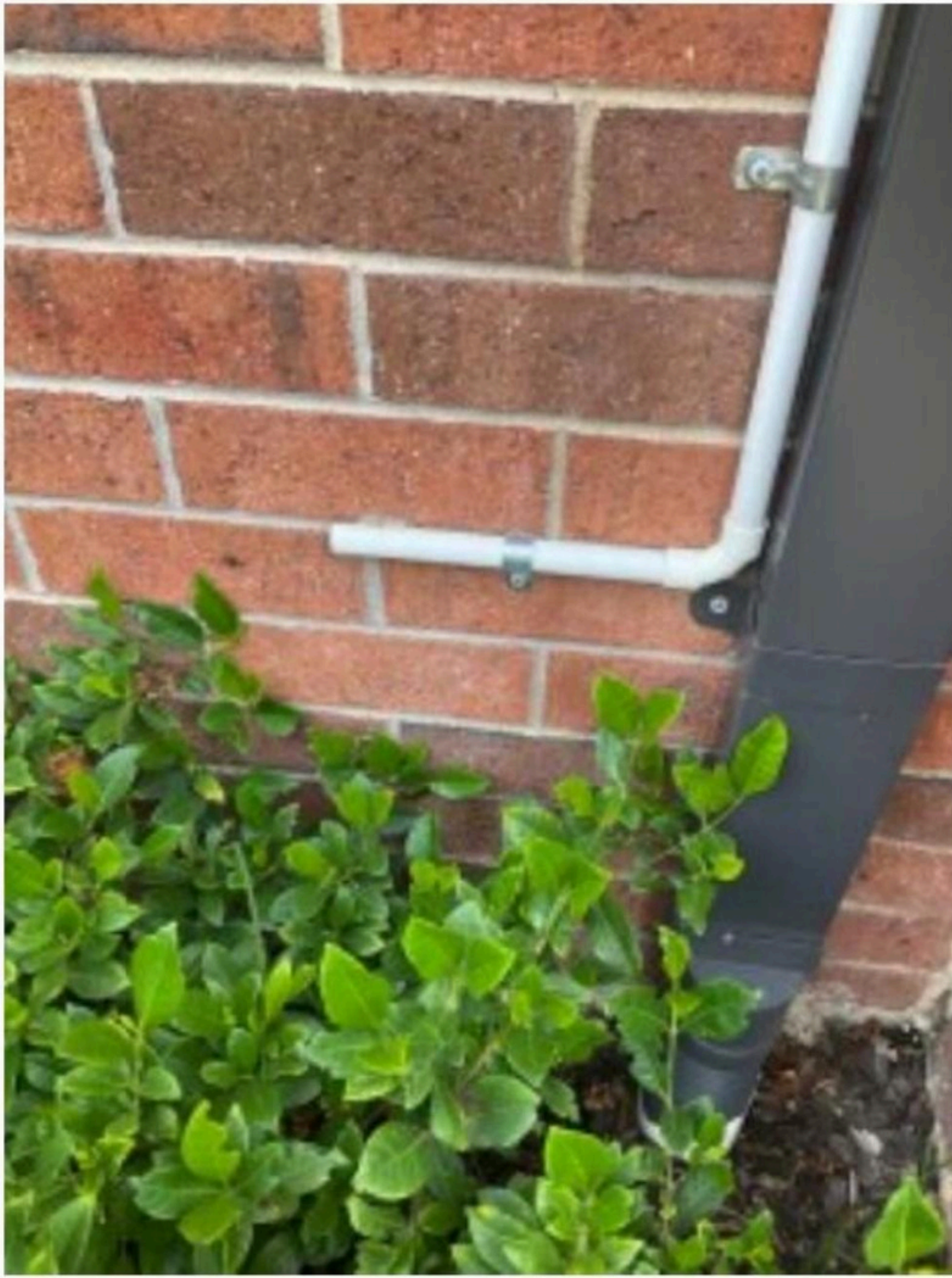
Conducive conditions Photos



Vegetation is growing against the wall, potentially exacerbating moisture retention and contributing to decay or pest attraction. It is advisable to address these issues by improving drainage and managing vegetation to protect the building from potential damage.



Down pipe connection not connecting directly to the water tank potentially leading to issues with water flow and leaks. It is recommended to assess and rectify by qualified plumber.



Drainpipe not connected to storm drainage system. This can lead to potential issues such as moisture retention against the wall, which might cause damage over time. It is recommended to engage a qualified plumber to connect.

13 Significant items - Major Safety Hazards

Major safety hazards found? ☒ No safety hazards found

Safety hazard Photos

-

14 Conclusion - Property

Structural Damage in this property compared to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered

☒ Below average

Conditions Conducive to Structural Damage in this property compared to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered

☒ Below average

The incidence of Major Defects in Secondary Elements and Finishing Elements in this property compared to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered

☒ Below average

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

☒ Below 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

Conclusion photos

15 Conclusion - Timber Pest

Treatment of Pest Attack is required? ☒ Not required currently

Termite Treatment Plan recommended? ☒ Recommended - see above

Removal of Conducive Conditions required? ☒ Not required currently

Next Timber Pest Inspection required in: -

Conclusion Photos

16 Property Notes

Disclaimers

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.

17 Timber Pest Notes

Disclaimers

The report shall not contain any assessment or opinion in relation to:

- (a) any area or item that could not be inspected by the inspector
- (b) an aspect of the inspection that is not within the inspector's expertise
- (c) an aspect of the inspection that is solely regulated by statute.

The report may be conditional upon or conditional in relation to:

- (a) prevailing weather conditions, which affects the potential for the detection of timber pests
- (b) the accuracy of information provided by the client or representative of the client
- (c) the specific expertise of the inspector as specified in the report
- (d) deliberate concealment of pest activity or resultant damage
- (e) any other factor limiting the preparation of the report *Source AS 4349.3-2010*

18 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.

Certifying Person:

Eleazar Torralba

Authority Signature



Date of Issue: 22 Apr 2026

19 Terms and Conditions

Definitions:

"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 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 storm-water 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 sub-floor 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 load-bearing part of the building, comprising the Primary Elements.

"Primary Elements" Those parts of the building providing the basic load-bearing capacity to the Structure, such as foundations, footings, floor framing, load-bearing 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 load-bearing capacity to the Structure, or those nonessential 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, flashing, 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 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."

Limitations

Information Regarding the Scope & Limitations of our Inspection and Report: In accordance with AS4349.1-2007. Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the scope and limitations of the inspection, form an integral part of the report.

1. THIS IS A VISUAL INSPECTION ONLY: Limited to those areas and sections of the property that is fully accessible and visual on the date of this property Inspection. (At the time of the inspection.) The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time and date of the visual inspection. This report is limited to a visual inspection of areas where safe and reasonable access is available, and access permitted on the date and at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground. AS4349.1-2007 section 4.2.4.2 states- Minor defects: The report shall describe the overall extent of minor defects. The inspector is not required to comment on individual minor defects and imperfections.

1.1: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re- inspection after this time is essential.

1.2: Further, this report is not intended to be used as a marketing tool by any real estate agents and only the person named in the CLIENT INFORMATION section of the report shall this report apply to as it is assumed and agreed that the person who orders the report is indeed the person purchasing the property inspected. Where a report is ordered on behalf of a CLIENT it is assumed that the terms and

condition and Pre Inspection Agreement have been fully explained to the CLIENT by the person or company ordering the report.

1.3: We strongly advise that any cracking reported in this report should be referred to a structural engineer for further assessment and advice.

2. This Report DOES NOT MAKE COMMENT ON CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. This report does NOT cover excluded items within Appendix D of AS4349.1-2007

3. COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, YOU must notify the inspector as soon as possible of the dispute or claim by email, phone, text or mail. You must allow us to visit the property (which visit must occur within twenty-eight (28) days of your notification to us) and give us full access in order that we may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection. If YOU are not satisfied with our response YOU must within twenty-eight (28) days (after occupation) of your receipt of our written response refer the matter to a Mediator nominated by us. The cost of this Mediation will be borne equally by both parties or as agreed as part of the mediated settlement. "Best to talk about the alleged situation in the first instance and to document any agreements formulated and or disagreed to" a/ The decision of the Mediator will be final and binding on both parties. Should the Mediator, order either party to pay any settlement amount or costs to the other party; but not specify a time for payment, then such payment shall be made within twenty eight (28) days of the order. Any legal representation costs are borne equally by both parties should the need arise.

4. Verbal estimates if given are only opinions of costs of rectification. The knowledge, calculations and experience of the inspector are calculation only of possible costs that may be required. We accept no liability for any estimates provided throughout our inspection and report. It is essential you obtain independent prices from other qualified tradespeople for the works, if and when required.

5. This inspected properties site classification can be confirmed with your local Council or by obtaining a Geotechnical Engineers Inspection and Report. In addition the CSIRO has a brochure available from your local Council in reference to foundation maintenance.

6. We are in no way connected or associated with any of the intended negotiations between the Purchaser, the Real Estate Agent, the Bank, the Lender or the Vendor. The sale of this inspected property is the sole responsibility of the selling Agent or the Vendor and we do not become entangled in such negotiations, under any circumstances.

7. Conclusion & Warning: HIGH (Needs immediate rectification) TYPICAL (Rectification works is required) LOW (Minor rectification is required.) The purpose of this inspection is to provide advice to the Client regarding the condition of the property at the time of the inspection. This inspection comprised a visual assessment only of the property to identify any defects and to form an opinion regarding the condition of the property at the time of the inspection. Acceptance Criteria: The building shall be 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.

8. In the case of Strata or Company Title properties, like Town Houses, Units and Villa Units the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The unit's exterior above ground floor level is not inspected and can only be inspected from its balcony areas. The inspection of other common property areas would be the subject a full STRATA Inspection and Documentation Search and inspection on this Unit and Complex. The inspection does not cover common property. If this inspection relates to the above, then the immediate exterior of the Unit or Villa specified is the only part of the exterior inspected.

9. Trees: Where trees are too close to the dwelling house, then this could affect the performance of the dwellings footings as the moisture levels change within the ground. A Geotechnical Engineer's Inspection can determine the foundation material and advice on the best course of action with regards to the trees. Council approval is required for the removal of trees.

10. Septic Tanks: It is our opinion that this item, if applicable to this site MUST be inspected by a Licensed Plumber. Septic Tanks and their operation are out of our area of expertise.

11. Swimming Pools: Swimming Pools and Spas are not part of the Standard Visual Building Report under AS4349.1-2007 and are not covered by this Report unless we show in our opinion some assumed items of concern. It is essential a pool inspection expert and report be consulted to examine the pool and the pools equipment and its plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non-compliance under the current legislation. CPR charts can be obtained from your local Council. The Swimming Pool Fencing codes can also be obtained from your local Council. Swimming Pool fencing safety inspection should be carried out annually. (Subject to State by State regulations)

12. DISCLAIMER 1: No Liability shall be accepted on an account of failure within the Report to notify any problems in the areas of the subject property physically inaccessible for inspection or if access for Inspection is denied by or to the Inspector.

13. DISCLAIMER 2: DISCLAIMER OF LIABILITY TO ANY THIRD PARTIES: We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the "Client" in connection with the use of this Inspection Report. The only Person to whom we may be liable and to whom losses arising in contract or tort sustained may be payable by us, is the Client named "Client" of this report.

14. NOT A CERTIFICATE OF COMPLIANCE: This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance, or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

15a) Please refer to full body of the report regarding sections that were incapable/inaccessible/obstructed of being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashing and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floorboards may need to be removed, furniture moved, cupboards and

wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner or occupant.

15b) Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics/roof voids with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic/roof void is only partially accessed, thereby limiting the review of the attic/roof void area from the hatch area only. Inspectors will not crawl the attic/roof void area when they believe it is a danger to them or that they might damage the attic/roof void insulation or framing. There is a limited review of the attic/roof void area viewed from the hatch only in these circumstances.

15c) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally, issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated/brittle covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

15d) Limitations of the exterior inspection. This is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilisation measures are not inspected unless specifically agreed-upon and documented in this report. Please note - If any wall cracking/cracks/ openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practising structural engineer for further advice.

15e) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings' settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to Windows and surrounds cannot be determined in the absence of rain.

15f) Internal Inspections. Inspection to the upper side of flooring of the internal inspection is normally restricted by carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

15g) Important note: Where any elevated structure (deck, balcony, veranda etc) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. This can only be done by a qualified engineer. For the purpose of this report, the structure includes elevated decks, verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component of such a structure is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

16) SURFACE WATER AND DRAINAGE: The retention of water from surface run off could influence the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and storm water runoff and have the water directed away from the house or to storm water pipes by a licensed drainage plumber. The general adequacy of site drainage is not

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

17) SHOWER RECESSES: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on the shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.

18) GLASS CAUTION: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in traffic-able areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

19) RETAINING WALLS: Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site were not assessed and the performance of these walls is not the subject of a standard property report and should be further investigated with regard to the following items, adequate drainage systems, adequate load bearing, correct component sizing and batter.

20) ROOMS BELOW GROUND LEVEL: If there are any rooms under the house or below ground level (whether they be habitable or non-habitable rooms), these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have council approval. The purchaser should make their own enquiries with the Council to ascertain if approval was given.

21) ASBESTOS DISCLAIMER : No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

22) MOULD (mildew and non-wood decay fungi) disclaimer: Mildew and non-wood decay fungi is commonly known as mould. However, mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided.

23) MAGNESITE DISCLAIMER: No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether magnesite flooring is present and/or seek advice from a structural engineer.

24) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the report) Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT"