



16 Henry Street, Nirimba QLD, Australia

Pre-Purchase Standard Property & Timber Pest Report

Details

Inspection Date:	22 Jan 2025
Property Address	16 Henry Street, Nirimba QLD, Australia
Special conditions or instructions	As per signed pre-engagement agreement.
The parties	
Pre-engagement inspection agreement number (if applicable):	11997
Name of Client:	MakeChoice pty Ltd ATF MakeChoice one bare trust - Cesil Oramadathil
Client's email:	cesiloml@gmail.com
Client's telephone number:	0431317835

Service

As requested by the Client, i.e. the person or persons, for whom the Report is to be carried out or their Principal (i.e. the person or persons for whom the report is being obtained), the inspection is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

The Report will be produced for the exclusive use of the Client. The Consultant, their company or firm is not liable for any reliance placed on the report by any third party.

Definitions for above

"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.

Section A - General Description of the Property

Residential building type:	Detached house
Number of storeys:	Single storey.
Approximate building age:	6 years
Approximate year when the property was extended (if applicable):	Not applicable
Smoke detectors:	5 fitted, but not tested
Siting of the building:	Towards the front of a small block.

Gradient:	The land is relatively flat.
Site drainage:	The site appears to be reasonably drained.
Access:	Reasonable pedestrian and vehicular access Off-street parking
Main utility services:	The following services were connected: Water Sewer Water tank No electricity at the time of the inspection
Occupancy status:	Due to the property being vacant at the time of the inspection an accurate assessment of moisture could not be obtained. Unoccupied but partly furnished
Orientation (to establish the way the property was viewed):	The facade of the building faces the street
Prevailing weather conditions at the time of inspection:	Dry

Primary Method of Construction

Main building - floor construction	Slab on ground
Main building - wall construction:	Steel framed Brick veneer
Main building - roof construction:	Steel framed Coloured metal sheeting
Other (timber) building elements:	Architraves Cabinets Doors Fascias/Barges Mouldings Patio Reveals Skirtings Windows
Overall standard of construction:	High
Overall quality of workmanship and materials:	High
Level of maintenance:	Well 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

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:

Room Type	Living rooms
Quantity	1
Room Type	Bedrooms
Quantity	4
Room Type	Bathroom/Ensuite
Quantity	2
Room Type	Kitchen
Quantity	1
Room Type	Laundry
Quantity	1

Parking spaces:

Type	Attached Garage
Quantity	2

Section B - Accessibility

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:	No inspection to parts of the roof space due to obstructions/low clearances
	Inspection to roof space restricted due to extreme heat
	Unable to test garage door due to no power
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?	Not applicable

Obstructions

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

Photo of Obstruction



Comments on Obstructions:

Showing example of landscaping and gardens

Photo of Obstruction



Comments on Obstructions:

Showing example of window furnishings

Photo of Obstruction



Comments on Obstructions:

Showing example of insulation to the roof space

Photo of Obstruction



Comments on Obstructions:

Showing example of the cabinetry

Photo of Obstruction



Comments on Obstructions:

Showing example of framing and low clearance in the roof space

Photo of Obstruction





Comments on Obstructions:

Showing example of external fixtures

Inaccessible areas

Were there any normally accessible areas that did not permit entry?

There was no inspection of:

Areas:

Left side exterior wall due to inside neighbouring property (photo over fence)

Inaccessible Area Photos

Photo





Photo Comments: Showing example of the external walls

Section C - 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: Moderate

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 once vacant and obstructions removed
Recommend further inspection when access is gained to all areas

Unless noted in "Special Conditions or Instructions", the inspection only covers the Readily Accessible Areas of the Building & Site (see Note below).

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

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Building & 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 inspection, 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 does not include areas, which are inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible are 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.

The items outlined in the preceding report have been reported on as per the conditions noted in the Scope of Inspection. For any items not mentioned in the report it will be assumed that preventative or routine maintenance will be carried out as per Section G "Important Notes")

Serious Safety Hazards

As a matter of course, in the interests of safety, an 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	No evidence of Major Defect was found
D3 - Internal Walls	No evidence of Major Defect was found
D4 - Floors	No evidence of Major Defect was found
D5 - Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of Major Defect was found
D6 - Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defect was found
D7 - Bathroom Fittings	No evidence of Major Defect was found
D8 - Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	No evidence of Major Defect was found
D9 - Roof space	No evidence of Major Defect was found
D10 - Subfloor space	Not inspected due to construction design

Outside Condition - Major Defects

D11 - External walls	No evidence of Major Defect was found
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)	The following evidence of Major Defects was found

Roof Exterior Defects

Details of Major Defect	Significant denting to throughout roof. Appears hail damage. Consult hail specialist regarding assessment and check with owner regarding if any previous hail claims made.
Photo(s) of Defect	

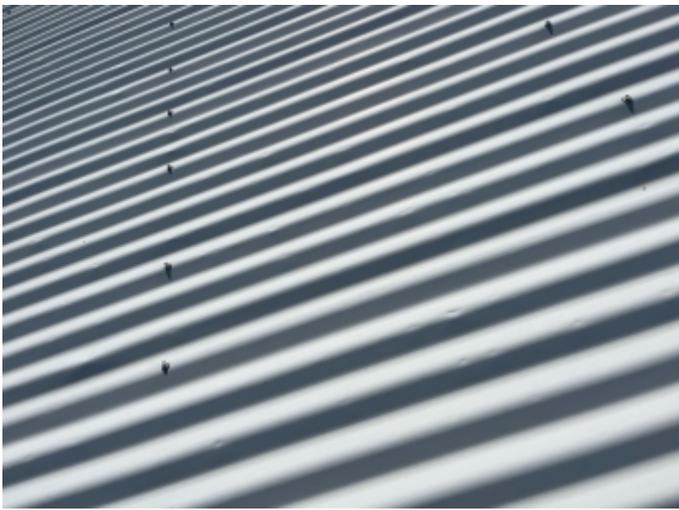




















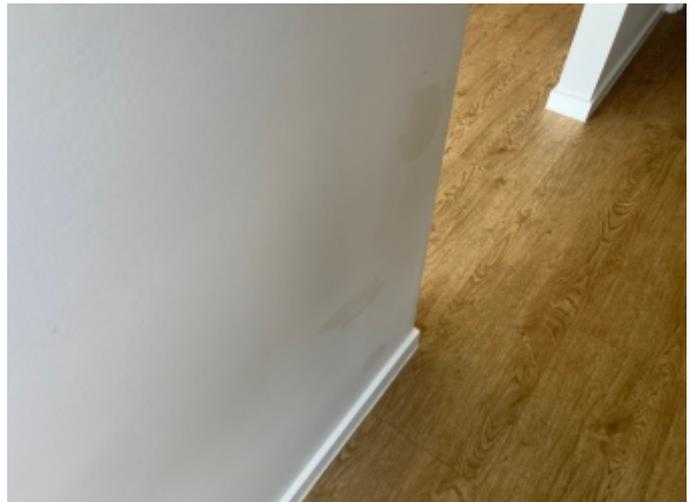
D18 - Rainwater goods	No evidence of Major Defect was found
D19 - The grounds	No evidence of Major Defect was found
D20 - Walls & fences	No evidence of Major Defect was found
D21 - Outbuildings	No Outbuildings present

Minor Defects

D22 Minor defects: There are _____ Minor Defects. Monitoring and normal maintenance must be carried out (see also Section F 'Important note').	some
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Internal Wall Defects

Internal Walls	Sub-standard painted/finished parts of the building
Photo	



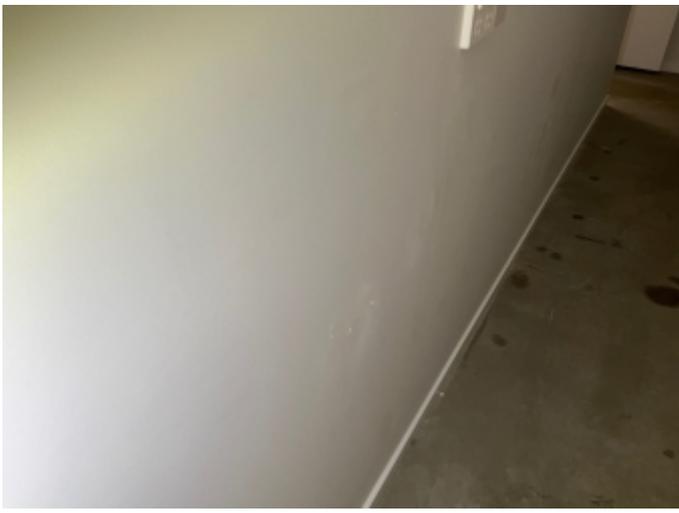


Photo Comments:

Showing example of the substandard finished/painted parts of the building

Internal Walls

Movement cracks to areas of the walls. These cracks may be defined as minor cracks as per the relevant standards. Recommend engaging a plasterer to rectify to reduce the risk of further deterioration. If further movement is noticed, recommend engaging a builder to further investigate to reduce the risk of further deterioration.

Internal Wall Defects:

Identified kitchen

Photo

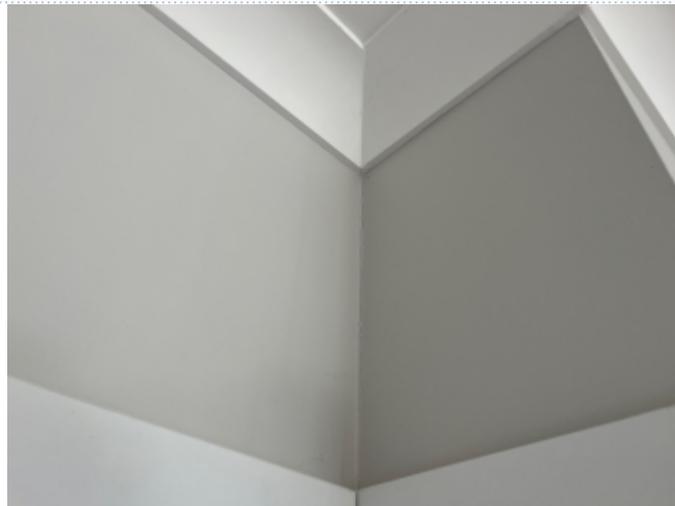


Photo Comments:

Showing example of the cracking to the walls

Floor Defects

Floors

Cracking to parts of the garage slab concrete. Recommend monitoring these areas and if required engage a structural engineer to investigate and advise of any rectification works.

Photo



Photo Comments:

Showing example of the cracking

Floors

It appears there may be water staining to areas of the floors. No signs of moisture at the time of the inspection. Recommend engaging a builder to undertake further investigations to find out the cause and remedial works required.

Photo



Photo Comments:

Showing example of the stains to the floors

Floors

Considerable deterioration to carpet in 3rd bedroom. Consult a specialist to assess.

Photo



Photo Comments:

Showing floor covering

Floors

Undulating floors to parts of the building. Recommend a builder to rectify to reduce the risk of further deterioration.

Floor Defects:

Slightly uneven sections. Appears non significant.

Photo



Photo Comments:

Showing example of the undulating floors

Bathroom Fittings Defects

Bathroom Fittings

Loose toilet seat fixings. Repair required.

Photo



Photo Comments:

Showing example of the bathroom accessories

Bathroom Fittings

Minor cracking to ensuite basin appears to coating. Recommend monitor.

Photo



Photo Comments:

Showing example of the bathroom accessories

Rainwater Goods Defects

Rainwater goods

Insufficient fall to gutter/s, holding small amounts of water. Recommend a plumber to rectify to reduce the risk of rust and further deterioration of the building.

Photo



Photo comments:

Showing example of the gutters

Rainwater goods

Minor leak stain to join left side. Repair as required.

Photo



Photo comments:

Showing example of the gutters

The Grounds Defects

The Grounds

Poor surface drainage to some areas. Recommend a plumber/landscaper to rectify to prevent water ponding around the building to reduce the risk of footing movement and other moisture related issues.

Unable to determine adequacy of drainage rear yard. Recommend clear drain covered by grass and assess in rain event. Recommend remove garden abutting.

Photo





Photo Comments:

Showing example of the poor surface drainage

Walls & Fences Defects

Walls & Fences

Minor distortion fence rail rear left

Photo



Photo Comments:

Showing example of the leaning/damaged fences

Miscellaneous Minor Defects

Miscellaneous Minor Defects

Slightly distorted entry door hinge pin. Recommend repair.

Photo



Photo Comments

Showing example of the minor damage to parts

Miscellaneous Minor Defects

Minor damage to parts

Binding and damage to gate latch right side.

Photo



Photo Comments

Showing example of the minor damage to parts

Miscellaneous Minor Defects

Minor damage to parts

Manhole cover corner

Photo



Photo Comments

Showing example of the minor damage to parts

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 not be a life expectancy listed for termimesh or kordon or other treatments if it is in an older home.

Recommend installing a chemical termite barrier immediately if verification of warranty cannot be established to reduce the risk of termite entry into the building.

E3 Termite workings and/or damage

No evidence was found

E4 Previous termite management program

The following evidence was found:

Evidence of previous program:

Treatment sticker in meter box

Evidence of chemically treated membrane

Previous Treatment Photos

Photo of Previous Treatment

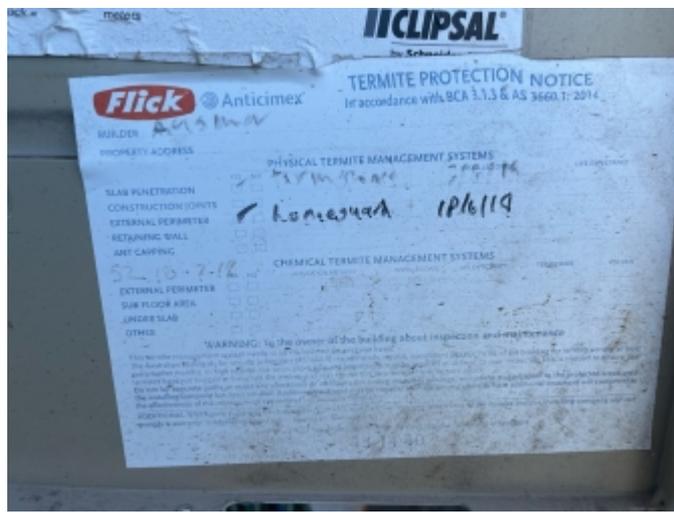


Photo Comments

Showing example of the termite management stickers

Photo of Previous Treatment



Photo Comments

Showing example of the chemically treated membrane

E5 Frequency of future inspections: The next inspection to help detect termite attack is recommended in:

Monthly until the installed termite management system is verified to be warranted or a new system is installed.

E6 Chemical delignification

No evidence was found.

E7 Fungal decay

No evidence was found.

E8 Wood borers

No evidence was found.

Conditions Conducive to Timber Pest Attack

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

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may promote the existence of timber pests.

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

Poor surface drainage. Recommend a plumber to rectify

AC unit overflow/s. Recommend diverting away from the building or to a suitable drain.

Excessive Moisture Photos

Photo of Excessive moisture

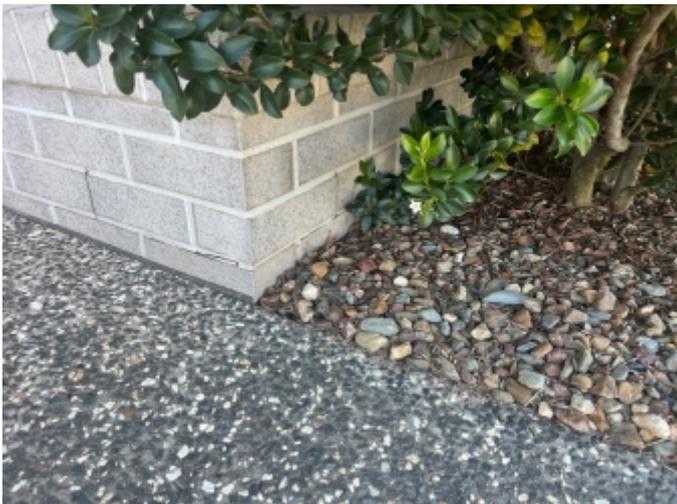


Photo Comments:

Showing example of the poor surface drainage areas

Photo of Excessive moisture

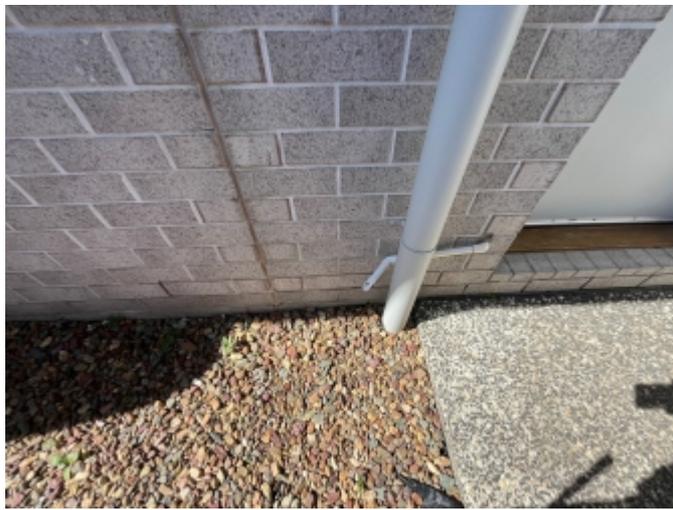


Photo Comments:

Showing example of the overflows

E11 Bridging or breaching of termite barriers and inspection zones

The following evidence was found

Additional Comments

Foliage obstructing inspection zone. Remove obstructions urgently.

Bridging Photos

Photo of Bridging



Photo Comments:

Showing example of the obstructed termite management system

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 vegetation against external walls. Recommend removing

Other Conducive Condition Photos

Photo of Other Conducive Conditions



Photo Comments:

Showing example of the garden beds and vegetation

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

Property Report Summary

The summary below is to provide you the client a short outline of observations made in each inspection area. The items listed in the summary are noted in further detail under each specific area subheadings throughout the report. The summary should NEVER be relied upon as a complete report and the client MUST read the entire report and not rely solely on this summary. If there is a difference between the information in this summary and that included within the body of the Report, the information in the body of the report shall overrule this summary. (See the Terms and Conditions at the end of the report for the definitions & information to help understand the report)

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

In the opinion of this Consultant:

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

Below 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:

Above Average

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:	Moderate. See Section C for details
For further information including advice on the implementation of a preventative maintenance program see Section G "Important Notes".	Recommend undertaking any rectification works to roof top and exterior walls that may allow possible water ingress. Ensure all joints to the wet areas are sealed to reduce the risk of water leaks and penetration.

A further inspection is strongly recommended to 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.

Timber Pest Report Summary

The following Timber Pest remediation actions are recommended:

Treatment of Timber Pest Attack is required.	No
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	Undetermined
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 installed termite management system is verified to be warranted or a chemical barrier system is installed.
In respect of significant items:	
Evidence of active (live) termites	was not found
Evidence of termite activity (including workings) and/or damage	was not found
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 ____ months	1
Evidence of chemical delignification damage	was not found
Evidence of fungal decay activity and/or damage	was not found
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	Moderate-High. See Section C for details
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 management system installer to check if the installed system is still warranted. If it is not, recommend installing a chemical barrier system immediately. Recommend removing all plants and gardens close to the building Recommend removing all conducive conditions for termites listed in the report

A further inspection is strongly recommended to 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.

Annexures & Additional Comments

Additional comments	The following additional comments are noted
	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.

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.

Additional Inspection Recommended	Electrical
	Plumbing
	Appliances Inspection
	Airconditioning
	Council Compliance
	Fire Alarm/Smoke Alarm Technician
Annexures to this report	The following are attached
Comments on Annexures	General pictures taken of the property/conditions at the time of the inspection. These may help confirm possible obstructions that may be present on site at the time of the inspection.

Annexure Photos

Photo

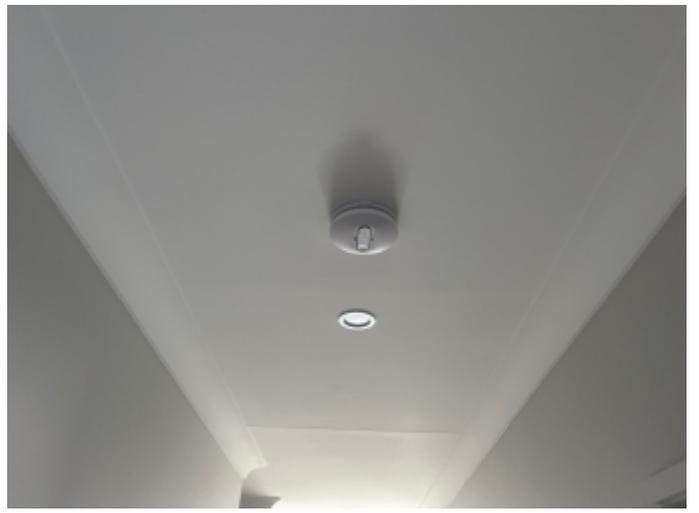




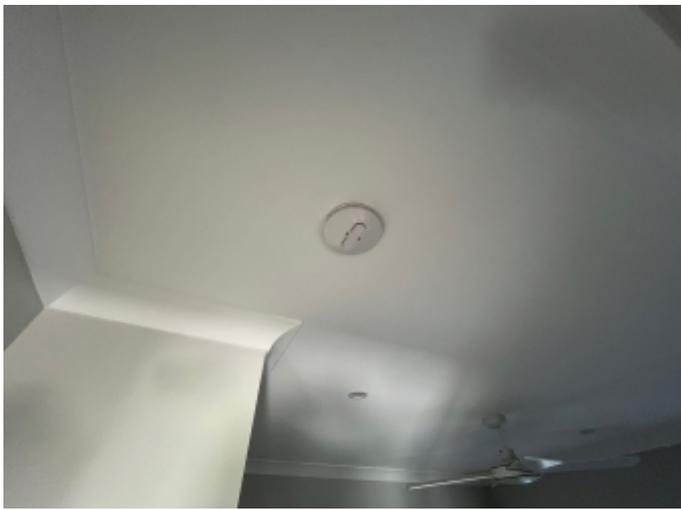






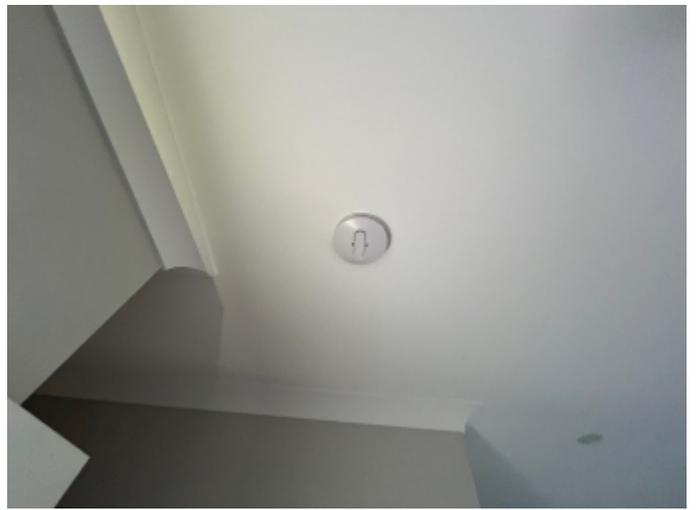














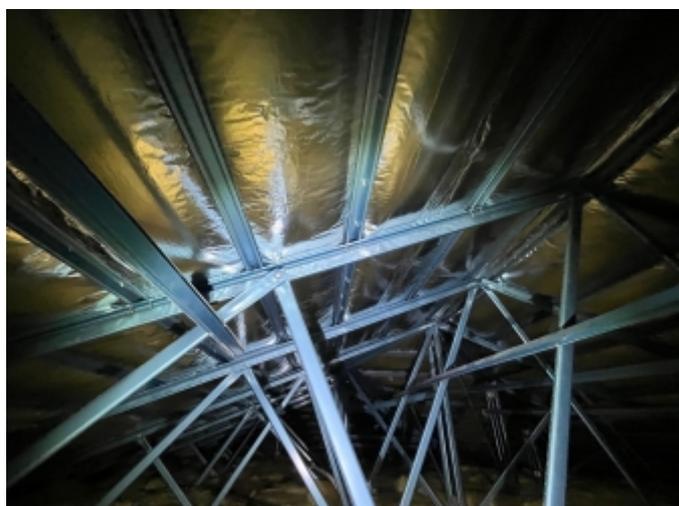


Photo Comments

Showing example of the property at the time of the inspection

SECTION G IMPORTANT NOTES

Property Report

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.

A preventative maintenance program should be implemented for the property which includes routine inspections, detection and prevention of emergent 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:

- (i) Recommend installing a chemical barrier immediately
- (ii) Recommend exposing a minimum of 75mm under weep holes
- (iii) Recommend contacting the termite management system installer to check if the installed system is still warranted. If it is not, recommend installing a chemical barrier immediately.
- (iv) 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.

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'.

Inspector Name	Neville Norris
Licence No:	31608
Inspector Phone	0407791481
Inspector's Signature:	
Date of Issue:	22 Jan 2025

The Report was prepared using the following terms

Property Report

Definitions

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.

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.

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: (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 means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

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.

Major Defect means 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 means a 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.

Purpose, Scope and Acceptance Criteria

The Property Report ("the Report") is to be carried out by a Building Consultant ("the Consultant").

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

SCOPE OF INSPECTION The 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 is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Report.

ACCEPTANCE CRITERIA Unless otherwise agreed and noted in "Special Conditions or Instructions" for this report request, 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

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

The 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 the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in the 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. The 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. The 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 covers the Readily Accessible Areas of the property. The inspection does 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. The Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on the report by any third party.

Exclusions

The Client acknowledges that the 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

Definitions

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

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.

Purpose, Scope and Acceptance Criteria

The Timber Report ("the Report") is to be carried out by a Timber Pest Detection Consultant ("the Consultant").

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

SCOPE OF INSPECTION The 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 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 is limited to the interior and the immediate exterior of the particular residence to be inspected. Common property is not inspected as part of the Report.

ACCEPTANCE CRITERIA Unless otherwise agreed and noted in "Special Conditions or Instructions" for this report request, the building being inspected is to be 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.

Note. If the building is not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection shall be based on the general knowledge and experience of the Consultant.

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

The 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 the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report.

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

Limitations

The Client acknowledges:

1. The Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covers the Readily Accessible Areas of the Building and Site. The inspection does 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 (*Hyloterpes 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. The Report is not a structural damage report. Neither is it a warranty as to the absence of Timber Pest Attack.
6. If the inspection is to be 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. The 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 matter for the Client.
8. The 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 the report by any third party.

Exclusions

The Client acknowledges:

1. The 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.