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PRE PURCHASE TIMBER PEST INSPECTION REPORT

3/09/2024

2/85 Arthur Street
Grafton NSW 2460

On behalf of: McKimm's Real Estate

Timber Pest Inspector: Jake Clifford
5079557



inspect@samedayinspections.com.au

Timber Pest Inspection Overview

IMPORTANT: Please read this report thoroughly in conjunction with "the agreement" (Separate document) that was provided prior to the inspection attached to the "invoice". This clearly outlines the scope of this inspection and its limitations. If unsure contact the inspector or our firm for a copy of "the agreement".



Property Address: 2/85 Arthur Street

Grafton NSW 2460

Building Description: Low set, Timber framed, Brick veneer. N/A

Specific Requirements: Pre Sale

Weather Conditions: Fine.

Estimated Building Age: 1990's

Floor Type: Infill slab.

Roof Construction: Pine Truss, Foil insulation.

Termite Management System: No visible signs of termite management system identified.

Previous Treatment Evidence: No evidence of any post construction termite treatments.

Certificate of Treatment: No certificates or termite treatment notices were provided

High Moisture Readings: Moisture readings were normal at time of inspection.

Site Drainage: Appears adequate at time of inspection.

Subfloor Ventilation If Applicable: Adequate at time of inspection.

Timber Pest Activity

Live Termites: None found at time of inspection.

Visible Termite Workings or Damage: No, Read report in full.

Timber Decay: No, Read report in full.

Overall Susceptibility To Timber Pests: Moderate.

Overall Summary of Findings

The pest inspector's recommendations and summary:

The property presents in a good condition for age with no termite activity identified to the structure at the time of inspection. There was no termite management system identified being typical of age with an infill slab design (slab cast into brick), this condition is conducive to concealed termite entry and my recommendation is to install an updated termite management system to lower the risk of termite attack/concealed termite entry with and or annual inspections maintained. Please read report in full for all recommendations and if you require any further clarification please feel free to call.

Specific Detail

Subterranean Termites

See third last page for information regarding termites in Australia.

<u>Were Live Termites Identified:</u>	None found at time of inspection.
<u>Potential Of This Species To Cause Damage:</u>	
<u>Was a Termite Nest Identified:</u>	No nest was identified.
<u>Evidence of Termite Damage or Workings:</u>	No, Read report in full.
<u>Areas Workings or Damage Found:</u>	
<u>Was a Safety Hazard Identified:</u>	
<u>Overall Risk to The Property of Termite Attack:</u>	Moderate, Due to geographical location.
<u>Action Required:</u>	Attend to age related maintenance and repair recommendation in this report, Maintain annual termite inspections with a licensed pest control firm.

The Risk of Concealed Termite Entry

Risk is based on age, construction, slab design or adequate means to prevent concealed termite entry.

<u>Floor Type:</u>	Infill slab.
<u>Does The Slab Inspection Zone Comply:</u>	Infill slab (Slab cast into to brickwork).
<u>Physical / Termite Management System:</u>	No physical termite management system identified
<u>Areas at Risk of Undetected Entry:</u>	Where infill slab is cast into brickwork with no evidence of termite management system .
<u>Overall Risk of Undetected Entry:</u>	Moderate
<u>Action Required:</u>	Maintain annual termite inspections, See Pest Control Firm for updated preventative measures and or maintain annual inspections.

See also last page limitation 9. and recommendations.

Timber Borer Beetle

See third last page for information regarding borers in Australia.

<u>Was borer evidence found:</u>	No evidence found .
<u>Was a Safety Hazard Identified:</u>	
<u>Action Required:</u>	

Timber Decay

See third last page for information regarding timber decay.

<u>Was timber rot/ wood decay identified?:</u>	No, Read report in full.
<u>Areas Timber Decay Identified:</u>	
<u>Was a Safety Hazard Identified:</u>	
<u>Action Required:</u>	No action required.

Conditions That May Attract Timber Pests

Certain conditions that may be rectified to lower the risk of attracting termites.

<u>Water Leaks:</u>	No visible water leaks were identified.
<u>High Moisture Readings:</u> <u>The result of further tests carried out in areas of high moisture:</u>	Moisture readings were normal at time of inspection.
<u>Dripping Hot Water Systems or Air Con Units:</u>	No abnormalities on T3i Radar on internal accessible areas to indicate any live termite activity time of inspection
<u>Water Tanks:</u>	Pipe HWS overflow into drainage, Pipe Aircon overflow into drainage.
<u>Drainage:</u>	Not applicable.
<u>Ventilation:</u>	Appears adequate at time of inspection. .
<u>Mould:</u>	Adequate at time of inspection
<u>Timbers Exposed To Weather and/ Or Water:</u>	Was not identified.
<u>Other Conditions That May Attract Timber Pests:</u>	Adequate.
	Ensure site water is diverted away from the structure.

Other Information

Equipment Used: Bright Torch, Tramex Moisture meter, Termatrac T3i Termite Radar, Thermal device, Sounding Probe.

IMPORTANT: This is a visual inspection only, Although the use of additional equipment may assist in the detection of live termite activity, This will not guarantee live termite activity is always detected. This applies where equipment may be limited; for example, where there was no access, where there were stored items or where equipments use is limited such as brick or concrete, concealed voids and so forth. See last page (Limitations.)

Further Tests Carried Out In High Risk Areas: No abnormalities on T3i Radar on internal accessible areas to indicate any live termite activity time of inspection

Are Preventative Measures for Risk Reduction or Treatment Required: A preventative for risk reduction is recommended due to, Infill slab design with no termite management system identified

Maintenance OR Termite Inspection Frequency: 6-12 Monthly

Urgency OR Timeframe Of The Recommendations Should Be Carried Out: No urgency required.

Areas Inspected

Readily Accessible Areas Inspected: Roof void, Internals, Externals / Grounds, The property was occupied and furnished, Excess storage in areas

Obstructions: This report is a visual inspection only. This report does not cover possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings, floor coverings and insulation, or by applied finishes such as render and paint; and stored items and furnishings if the property is vacant or occupied. See important information below.

Normal Areas Where Access Could Not Be Gained: None

Concealed High Risk Areas That Requires Invasive Inspection: None

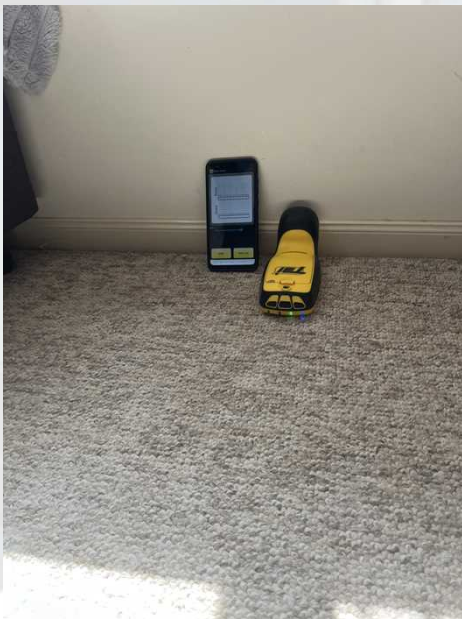
Areas Not Inspected Should Be Inspected: Improvements required to the building in areas for ease of inspection

IMPORTANT: A further inspection is strongly recommended of areas that were not readily accessible, and or 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 where there is high risk of concealed termite entry, these areas may require a further invasive inspection for possible concealed damage or activity to timber framing, flooring and roofing timbers, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult your Termite Detection Consultant.

Photos & Notes



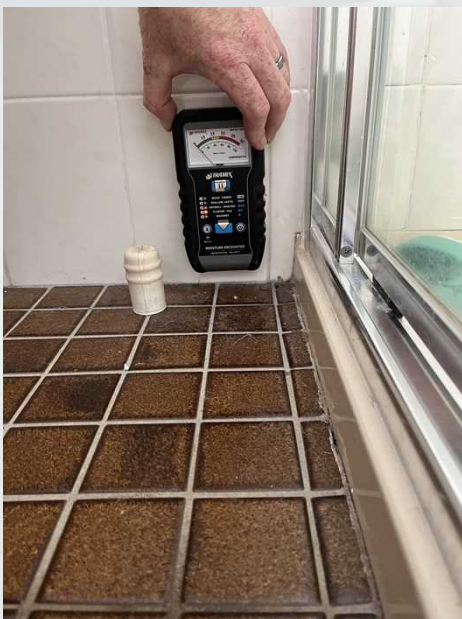
Meter box, No durable notice to indicate any recent termite treatment or post construction management system installed



No abnormalities on T3i Radar on internal accessible areas to indicate any live termite activity time of inspection



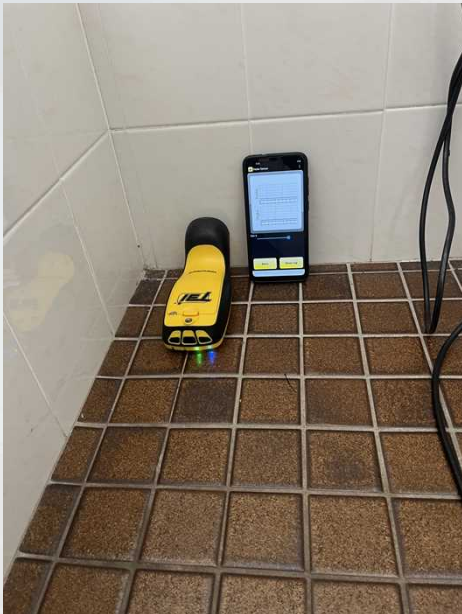
Thermal scan used in conjunction with Tramex moisture meter observed no abnormalities to indicate any live concealed termite nesting at time of inspection.



All accessible internal wet areas, Tramex moisture meter observed no high moisture readings at the time of inspection.



All accessible internal dry walls, Tramex moisture meter observed no high moisture readings at the time of inspection.



All accessible internal walls and wet areas, there was nko abnormalities on Termatrac T3i termite radar to indicate any termite activity at the time of inspection.



The roof void was inspected, no visible evidence of timber pest activity at the time of inspection

Important Information for Purchasers & Vendors

- 1)** The best advice in maintaining a termite free home or reducing the risk of costly damage termites can cause is to maintain regular inspections. If the property is at moderate - high risk of termite attack, or for example, If the property is in a rural setting surrounded by eucalypts (High risk environment) every 6 months an inspection is recommended. It is important to note termites can cause damage quickly and often remain in places undetected until damage becomes evident. For all other homes and also homes with termite protection installed, every 6-12 months is recommended.
- 2)** If high moisture, drainage issues or leaks have been noted in this report it is important to engage a licensed plumber to rectify or check as soon as possible. When you move in, Maintain annual termite inspections as they will also help identify leaks. High moisture is a major factor in attracting termites and other timber destroying pests. To set up annual termite inspection reminders contact your local pest control firm or the installer of the management system identified.
- 3)** Outside timber elements exposed to weather, soil or water. Its important to ensure that any timber around the property or attached to the structure is not in direct ground contact or if it is make sure it is treated or a timber class for in ground use. Ensure timber is not showing signs of rot or decay. Have a tradesperson repair or maintain any decay. Timber in ground contact should be suspended on metal stirrups and or with ant capping.
- 4)** Slab Homes. Most modern buildings have a physical termite management system installed to prevent termites entering the building undetected. It is important to make sure the slab edge is visible at all times, weep holes are exposed, no stored goods are laying around the side of the building and no gardens and trees are placed against the side of the structure. If the building is a slab and no slab edge is visible, it may be an infill design. Consult your local pest control firm for preventative measures for infill slabs if no termite protection exists.
- 5)** During Rain, Make sure that the site drains adequately and soil is dry after rain, ensure gutters are adequate and no leaks are present. If not have a plumber assess.
- 6)** If your property is in close proximity to gum trees you should have them test drilled for termite nests and inspected for termite activity. Certain species of termites can cause extensive damage to timber used in service do and commonly nest in the root crown or hollow out the trunk of living eucalyptus and also dead tree stumps, invisible to the naked eye. This should be part of any property maintenance.
- 7)** Ventilation. Termites love mouldy damp and humid environments. If the building has a subfloor (A crawl space under the house) ensure it is well ventilated, soil is dry and not damp or stuffy. Companies can provide ventilation works including installation of solar fans.
- 8)** Gardens against walls. Its good practice to ensure garden beds, plants and wood chips are kept off garden walls. Termites love untreated timber wood chips and constant supply of water. Tip: Use Cypress Pine wood chips and consider a stone barrier between foliage.
- 9)** It is not uncommon for houses especially older to have had some sort of termite history. CSIRO states 1 in 4. It is important to ensure that if previous termite infestation, damage or treatments were identified then a record of repair from a builder is obtained and also a certificate of termite treatment. If documentation cannot be identified or the treatment is out of date, a further detailed assessment of the internal walls is recommended (Invasive Inspection). This is only a visual inspection of accessible areas at the time of inspection. To further assess internal walls or areas obstructed will require permission from the vendor in writing. If protection has expired or is non existent it is recommended that property owners, especially if this report has identified areas of moderate to high risk have some type of management system in place or topped up with annual or frequent inspections carried out. Contact the inspector or a local Pest Control Firm if you require further advice.
- 10)** Hard Woods and Treated Pine. Termites can cause damage to hardwood timber. It is a fact that termites natural food source is hardwood. Treated pine in most situations may only be envelope treated on the outer areas and there may be other untreated elements in the house such as flooring or moldings. Ensure annual inspections are carried out.
- 12)** Extensions and renovations. Some purchasers have plans to extend or renovate. Make sure before you carry out any renovations or extensions that adequate termite protection is installed by a licensed pest control company to prevent financial loss caused by undetected termite attack. Also ensure that if an existing attachment, built in lower section or renovation exists it has termite protection in place.
- 13)** Enjoy your new property. Yes termites are a risk to any property in most parts of Australia and even properties with the most advanced termite protection installed. By maintaining your home whilst maintaining termite inspections and attending to the recommendations in this report you will lower the risk of costly damage caused by subterranean termites and timber pests.
- 14)** If you need any advice at any time were always happy to help. Just give us a call 02 66 453 450. Good luck!

Understanding Timber Pests in Australia

Subterranean Termites: Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home". The most destructive species live in large underground nests containing several million insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your property, where there is timber for termites to feed upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs. Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage leaving the homeowner with a cost to treat and repair.

Subterranean Termite Ecology: Termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye. Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible. The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

Borers of Seasoned Timber: Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling. Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly. **Anobium borer (furniture beetle) and Queensland pine borer:** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The frass from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed. **Lyctus borer (powder post beetle):** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

Timber Decay Fungi: The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

Definitions

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

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

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

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

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

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 meters 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).

“Areas At Risk Of Concealed Termite Entry” Buildings with or without attachments should be constructed in a way that impede undetected termite entry (areas where termites can gain entry into the structure without seeing an entry point is undetected entry) To achieve this physical elements such as ant capping or physical termite management systems should be adequate and continual. In addition chemical methods may be installed to lower the risk. If chemical has been installed they may require replenishment. Annual termite inspections should be maintained.

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

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

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

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

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

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

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

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

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

Terms & Conditions

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report". And the Client has accepted the agreement and services prior to the inspection service being carried out.

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

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

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

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

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

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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

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

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

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.
9. **RECOMMENDATION:** Where the risk of undetected entry is considered "Moderate" or "Moderate-High" or "High", 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 your Termite Detection Consultant.

EXCLUSIONS

The Client acknowledges that:

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

CERTIFICATION

This document certifies that the property described in this Report has been inspected by the 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) Handbook Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.



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PRE PURCHASE BUILDING INSPECTION REPORT

3/09/2024

2/85 Arthur Street
Grafton NSW 2460

On behalf of: McKimm's Real Estate

Building Inspector: Andrew Keane
NSW FAIR Trading Licensed Builder



 **Inspect**[™]
same day property reports

inspect@samedayinspections.com.au

Building Inspection Report

IMPORTANT: Please read this report thoroughly in conjunction with "the agreement" (Separate document) attached to the "invoice" that was provided prior to the inspection. This clearly outlines the scope of this inspection and its limitations. If unsure contact the inspector or our firm for a copy of "the agreement". This report covers items regarding structural defects and safety hazards. A minor defect report can be obtained separately.



Property Address: 2/85 Arthur Street
Grafton NSW 2460

Building Description: Low set, Duplex.

Estimated Building Age: 1990s

Orientation: North.

Weather Conditions: Fine.

Main Utility Services: Solar hot water system.

Were Building Plans Provided?: No.

Defect Overview

Were any defects observed as defined in AS 4349.1 – 2007:

Age related or minor defects requiring maintenance repair to prevent further defect.

Safety Overview

Safety hazards: Safety hazards pre existing and pre current code.

Notes Regarding

External: Exterior elements overall present in reasonable condition for age with minor or cosmetic items identified.

Internal: Interior overall presents in reasonable condition for age with mostly minor age related and cosmetic items identified.

Roof Structure: Roof structure presents as original in construction, No issues observed, No insulation identified, Sarking.

Roof External: Overall the roof exterior presents in reasonable condition with age related or minor maintenance required.

Subfloor: Site drainage appears adequate at time of inspection.

Inspectors Conclusion = 2

1 – At the time of inspection the building was **structurally sound with items identified being cosmetic in nature** with consideration to comments provided in this report.

2 – At the time of inspection the building was **structurally sound with items identified requiring maintenance and repair** to prevent further deterioration or defect.

3 – At the time of inspection **structural defect/s were identified.** Recommend further assessment by a suitably qualified contractor.

Overall Condition In The Building Inspector's Opinion: I find the building to present in reasonable condition compared to other buildings of the same age. Items I have identified in this report appear to be mostly age related and cosmetic at time of inspection. See appropriate trades for age related maintenance to items identified. Please read this report in full for all recommendations, feel free to call if you require any further clarification.

Section Overview

Roof System External

Roof Coverings:

Gutters:

Down Pipes

Eaves, Fascias and Barge Boards:

Additional Notes:

Roof coverings require age related or minor maintenance.

Gutters appear in serviceable condition, no immediate works required.

Downpipes present as in serviceable condition, no immediate works required.

Eaves, Facias and Barge overall appear adequate, no immediate works required.

Overall the roof exterior presents in reasonable condition with age related or minor maintenance required.

Roof Structure

Access

Insulation/ Sarking:

Fire Separation Wall:

Additional Notes:

No access to roof space, See limitations.

No insulation identified, Sarking.

Not applicable.

Roof structure presents as original in construction, No issues observed. No full access due lack of safety switch

Interior Elements

Ceilings:

Smoke Detectors:

Internal Walls

Internal Windows:

Internal Doors/ Cabinetry:

Ceramic Tiling:

Internal Floors:

Kitchen:

Main Bath/ Additional:

En suite:

Laundry:

Paintwork:

Additional Notes:

Ceilings require age related or minor cosmetic maintenance as per detail

Smoke detectors were identified.

Internal wall coverings overall present as in serviceable condition, no visible works required.

Windows present as in serviceable condition, no visible works required.

Cabinetry requires age related or minor maintenance as per detail.

Some tiles not adequately adhered in wet areas.

The floor construction presents as in serviceable condition, no visible works required.

Floor coverings present in as requiring repair or maintenance in areas.

Age related wear and tear.

Main bathroom is in serviceable condition.

No ensuite.

Laundry requires age related or minor maintenance as per detail.

Internal paint overall in good condition.

Interior overall presents in reasonable condition for age with mostly minor age related and cosmetic items identified.

Exterior Elements

Fence:

Retaining Walls:

Stairs:

External Walls:

External Wall Condition:

Handrails Balustrades:

Patio / Deck/ Verandahs:

Car Accommodation:

Safety Switch:

Gradient of block:

Evidence of Renovations

Ant Capping.

Site Drainage:

Additional Notes:

Colourbond fence.

No retaining wall.

No stairs.

Brick veneer.

External walls overall present as in serviceable condition, no immediate works required.

No handrail or balustrades.

No decks patio or verandahs.

Front, Garage, Single.

No safety switch determined, Electrical should be assessed by Lic Electrician.

Slight.

No.

See timber pest report.

Site drainage appears adequate at time of inspection.

Exterior elements overall present in reasonable condition for age with minor or cosmetic items identified.

Subfloor Assessment

Additional Notes:

No subfloor space.

Safety Observations

IMPORTANT: In older houses some building elements may not comply with current standards, these elements may include non-compliant handrail heights and so forth. It is not always compulsory to have to alter some of these elements unless over 50% of renovations have been made or you wish to replace the element. The original elements are not retrospective meaning they do not require to meet with current standards in most situations. If you are looking to rent out the property you can contact us to arrange a pre rental inspection to ensure compliance with fair-trading and the tenancy's act, or advise your selling agent.

Were any safety issues identified or safety improvements required?

Safety hazards:

Safety hazards pre existing and pre current code.

Safety actions required:

Urgency or timeframe of safety actions:

Pre existing non urgent

Additional notes if required:

Safety detail where applicable.

Electrical:

Undetermined RCD

IMPORTANT: See third last page regarding RCD if applicable.

Falling From Heights:

IMPORTANT: See third last page regarding Falling From Heights if applicable..

Fencing:

Structural:

Trip:

Material:

Glass:

Pre existing glazing may not be safety glass due to age

IMPORTANT: Houses built before 1989 most likely will not have safety glass installed. Glass such as Sheet glass, Annealed glass can splinter if broken. It is recommended to ensure that Safety Glass such as Grade A (Toughened) or Grade B (Wired) is installed into areas where there is a risk of breakage including bathrooms and wet areas.

Balcony or Decking:

Smoke Detectors:

Smoke detectors were identified, See important information below.

IMPORTANT: Smoke detectors are required by legislation to conform to a standard. It is recommended that a suitably qualified contractor such as an electrician be engaged to check that smoke detectors conform to the current regulations. The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that an electrician or fire safety specialist undertake a further inspection.

Maintenance

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

Defect Observations

Note: Defects identified may be minor or non-structural, and require maintenance or repair to prevent structural defect.

Defect Observations: **Age related or minor defects requiring maintenance repair to prevent further defect.**

Defects as defined in APPENDIX F of the AS 4349.1 – 2007.

Cracking Concrete Masonry: **NO.**

Priority:
ie -Cracking or any defect of a building element is a structural defect where in the opinion of the inspector the present or expected consequence of the cracking is that the structural performance of the building element is impaired, or where the cracking is the result of the structural behavior of the building. Or to the extent an engineers report is required. This may not be limited to cracking only.

Damage: **NO.**

Priority:
ie -Damage of the integrity of the element inspected conducive to or to point of collapse or has become unserviceable or may become so soon.

Distortion/ Warping: **NO.**

Priority:
ie -Distortion / Warping of building element conducive to or to point of becoming unserviceable or unable to resist weather e.g wind.

Water Penetration/ Damp Related: **NO.**

Priority:
ie -Water Penetration – Damp Related to extent that element has become unserviceable and or moisture present is conducive to structural deterioration.

Material Deterioration: **NO.**

Priority:
Material Deterioration - rusting rotting corrosion.

Operational: **NO.**

Priority:
ie -Operational - the building element has become or is conducive to becoming unserviceable leading to an unsafe environment.

Installations / Omissions: **NO.**

Priority:
ie - Installations / Omissions - services to building or the omission of will lead to structural deterioration or an unsafe environment.

Undetected Defect Risk Assessment: Low.

RECOMMENDATION: Where the risk is considered “Moderate” or “Moderate-High” or “High”, 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.

Photos & Notes



No safety switch identified in meter box.



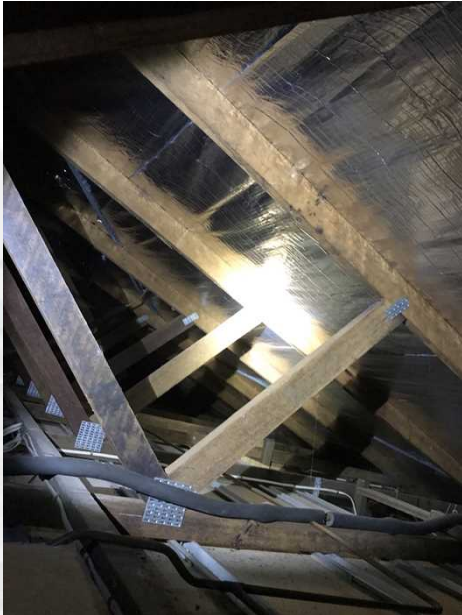
A deteriorated tile identified above entry. A few chipped tiles identified.



Cracking to the pointing of capping tiles observed.



Couple of cracked tiles identified requiring replacement.



Roof space presents as original in construction without insulation.No full access possible due to lack of safety switch.



Minor weather damage to entrance door.



Minor age related sagging observed to plasterboard ceilings.

Common Asked Questions When Buying A Property

1) **What do I do about wet areas and waterproofing?** Showers and wet areas can leak. If you are buying a property that has had recent renovations or is recently constructed with a new tiled wet area, a waterproofing certificate will ensure waterproofing has been installed by a licensed tradesperson.

2) **What is falling from heights?** If you are buying a property to rent out there is new legislation that requires compliance for bedroom windows with a floor height over 2 M to have a safety restriction device put in place to stop children falling out. Latches can be installed to stop windows opening past a certain point. In addition handrails should be installed at a height of 1 meter if there is a floor level, deck or ramp at a height of 1 meter or more. Speak to your real estate agent or property manager for further advice.

3) **Is asbestos an issue?** Asbestos is a health hazard. Most houses that are built up to the 80s or 90s can contain asbestos. Asbestos comes in two forms. Friable and non friable. Non friable such as wall sheeting or ceiling sheets wont pose a threat if left painted and un-touched and undamaged. Friable means loose and can come (very rarely) in the form of insulation and so forth. Asbestos needs to be tested to be confirmed. This report does not confirm asbestos presence.

4) **There's no electrical safety switch, What do I do?** Some older houses may not have an electrical safety switch and in NSW it is not necessarily compulsory with older houses. It is however important to ensure a safety switch generally \$200 is installed to prevent any risk associated with an electrical fault. Safety switches are designed to trip the power to prevent injury or death. Further advice should be obtained by a Lic Electrician.

5) **Swimming pools?** When buying a house you should ensure you are provided with a pool safety certificate. This report does not constitute a pool inspection. The vendor must provide this.

6) **Certification, Not certified and so forth, what do I do?** This report does not confirm if any form of building work meets compliance or certification records on file with local council, or if the stages of construction DA have been met if any. Ensure the house, building works and renovations or additions are approved and finalised with a DA by local council if applicable. Call your local council for approvals or advise your conveyancer or solicitor. Go to www.samedayinspections.com.au for council contact numbers.

7) **Plumbing and septic tanks, How do I know if its ok?** Some shires and local councils have certain sewerage waste requirements. Ensure the property you buy meets these requirements. It is advised to engage a licensed plumber to inspect the sewerage system prior to purchase. A licensed plumber can also assess the plumbing in general and check pressure for leaks.

8) **How much will it cost to fix?** We strictly do not provide quotations either written or verbal for any building works. Our company and staff members do not carry out building construction works, repair or maintenance and cannot provide a cost of repair. If you feel there are items in this report that require addressing please contact the real estate agent. We recommend you always obtain 3 quotes from licensed contractors who are willing to do the works.

9) **Fire Safety, Is it ok?** Dividing walls in multi lot or duplex buildings should have adequate fire separation wall to the under side of the roof. Smoke detectors save lives. Ensure the property you purchase has adequate operating smoke alarms. This inspection does not test or certify smoke detectors. It is recommended that they are to be tested by a licensed electrical contractor or fire safety specialist.

10) Good luck with your new property; If you need any further advice we are happy to help. Just give us a call.

Areas Inspected

Areas Inspected: Interior, Exterior, Roof exterior

Obstructions: Health and safety concerns

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

Areas Where Access Should Be Obtained: Have Electrician assess RCD to ensure safe access

Undetected Defect Risk Assessment If Applicable: Low

Important: 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.

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

“Building & 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 meters above ground or floor levels or accessible from a 3.6 meter ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The 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 non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

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

Terms & Limitations

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Structural and Safety Inspection'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the structure and safety of the building at time of inspection.

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

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

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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

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

- 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
- undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

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

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

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

LIMITATIONS

The Client acknowledges:

- '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, Thus, We also advise you engage a licensed plumber and electrician to assess the adequacy of all services.
- 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).
- The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise. This report excludes the adequacy of electrical, electrical appliances, plumbing, waterproofing & fire safety.
- The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are 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, builders debris, vegetation, pavements or earth.
- Australian Standard AS4349.1-2007 *Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings* recognises that a property inspection report is not a warranty against problems developing with the building in the future. Comments are made 'at time of inspection'.
- The Report is to be produced for the use of the Client and the client is the person whose name the report is in and information should be considered 'at the time of inspection'. The Consultant is not liable for any reliance placed on the report by any third party.
- The visual inspection and report applies to the condition of the structure at the time of inspection and date it was carried out, not future or past tense. You indemnify us and to any events or conditions that can affect the structure after the inspection was completed and this includes, termite infestation, weather events, ground movement, material deterioration, weather events and so forth.

EXCLUSIONS

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

- any individual Minor Defect;
- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- detection of wood destroying insects such as termites and wood borers (Ensure a pest inspection is also included with our firm);
- the operation of fireplaces and chimneys;
- any services including plumbing, sewerage, gas, engineering, electrical, solar, air conditioning, electronic, fire and smoke detection or mechanical;
- lighting or energy efficiency;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- a review of environmental or health or biological risks such as sewage, toxic or mould;
- whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone; and
- in the case of strata and company title properties, the inspection of common property areas or strata/company records.

IMPORTANT: 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 such as an engineer, electrician or a licensed plumber. Please contact our office if you wish to discuss further.