



1300 776 072

PO BOX 2408, Richmond VIC 3121
inspect@bearbottominspections.com.au

Building And Timber Pest Report

Property Address: 84 Hutton Street Thornbury 3071

Inspection Date: 3 Aug 2026



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

Inspection Details

Property Address: 84 Hutton Street Thornbury 3071

Date: 3 Aug 2026

Client

Name:

[REDACTED]

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

Consultant

Name:

Rodney Dennert

Email Address:

inspect@bearbottominspections.com.au

Licence / Registration Number:

08213

Company Name:

Bear Bottom Inspections

Company Address:

PO Box 2408, Richmond VIC 3121

Company Phone Number:

1300 776 072

General description of property

Building Type:	Detached house
Storeys:	Two storey
Building age (approx):	100 Years
Siting of the building:	Towards the front of a medium block
Gradient:	The land is relatively flat
Site drainage:	The site appears to be adequately drained
Access:	Easy pedestrian and vehicular access
Main utility services:	Electricity, Gas, Sewerage, Mains water
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	Unknown
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Sub floor, Concrete stumps, as viewed from the perimeter only.
Main building – wall construction:	External weatherboards, Finished with plaster

Main building – roof construction:	Pitched roof, Finished with roofing tiles
Other timber building elements:	Architraves, Doors, Skirting, Timber decking, Window frames
Other building elements:	Verandah, Decking, Pergola
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

Special conditions or instructions

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

There are no special conditions or instructions

Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	1	2	1	0	1	1	0	1	
First	0	2	1	0	0	0	0	0	
Totals	1	4	2	0	1	1	0	1	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	1	0	0
Detached	0	0	0
Totals	1	0	0

Inspection Agreement

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

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

Inspection agreement supplied: Sent

Terminology

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

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

Scope of inspection

BUILDING INSPECTION

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

TIMBER PEST INSPECTION

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

Accessibility

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

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

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

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

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

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

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

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

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Outbuildings
- The site

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Packing boxes
- Stored articles in cupboards
- Stored articles in wardrobes
- Wall linings
- Cladding
- Decking
- Landscaping abutting the building
- Steps
- Stairways
- Thick foliage
- Areas that were covered up
- Watertank / bladder

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling cavity
- Subfloor due to lack of access
- Beneath decking structures
- Wall exterior due to obstructions
- Exterior roof surface on second storey

Summary

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

Evidence of Serious Safety Hazard

Not Found

Evidence of Major Defect

Not Found

Evidence of Minor Defect

Found

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Electrician
- Plumber
- Pest Controller

Undetected defect risk assessment

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

MODERATE - HIGH

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

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

Significant Items

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

Serious Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

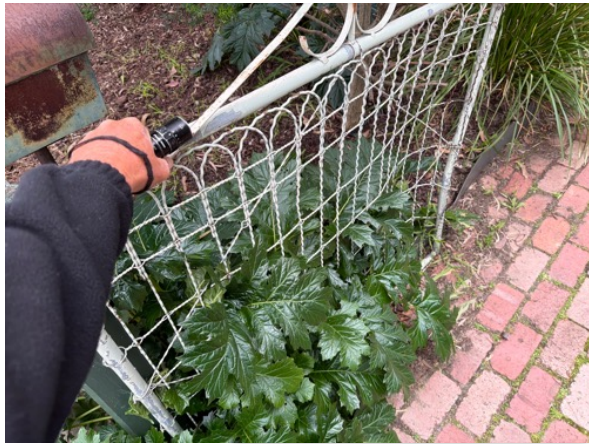
Minor Defect 1.01

Location: Exterior

Finding: Fences and gates -deterioration

The boundary fence and gates have significant deterioration present. These sections will need to be replaced or repaired by a fencing contractor in the short to medium term.









Minor Defect 1.02

Location: Exterior

Finding: Paths - Cracking/trip hazard

Settlement cracks were observed in the concrete slab of the paths. It is recommended that these cracks be sealed and maintained by a qualified concreter.

Tripping hazards were observed through the paths. These should be repaired for safety. It is suggested that a qualified paver be contacted for further evaluation and repair.



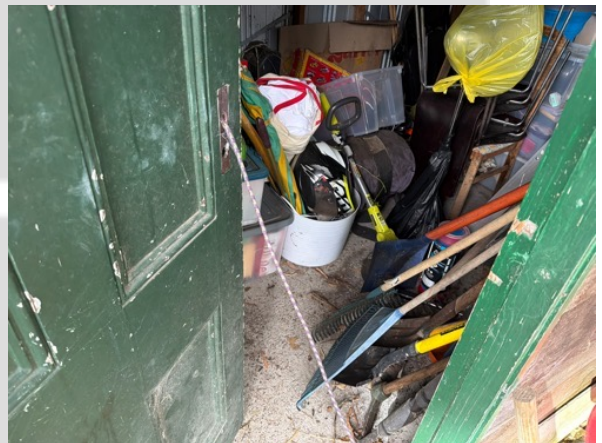


Minor Defect 1.03

Location: Exterior

Finding: Garden shed - deterioration

The garden shed is showing signs of minor deterioration. It is recommended that these sections of the garden shed be rectified by a qualified shed builder or carpenter.



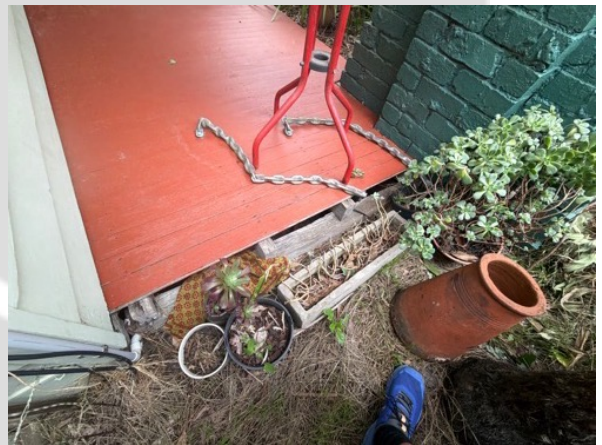


Minor Defect 1.04

Location: Exterior

Finding: Verandah Timbers - rot/deteriorating

There are verandah Timbers that have rot and deterioration. A carpenter should be engaged for further advice and recommendations for rectification.



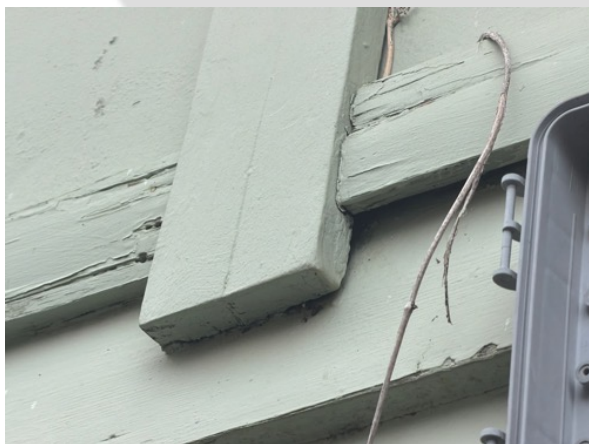


Minor Defect 1.05

Location: Exterior

Finding: Cladding and Timbers - rot and deterioration

There is rot and deterioration through the external cladding and Timbers. It is strongly recommended that the affected areas be painted, and sections replaced by a qualified painter and carpenter. This should be done to ensure further rot doesn't occur.







Minor Defect 1.06

Location:

All External Areas

Finding:

Fascia boards and feature Timbers -rot,deterioration

Sections of the fascia boards and feature Timbers are in poor condition as rot and deterioration is present. It is suggested that a "Licensed Builder/ Carpenter and Painter" be contacted for further evaluation and repair.







Minor Defect 1.07

Location: Exterior

Finding: Windows - rot, deterioration

There are windows that are aging and deterioration is present. These windows and window jamb/frame needs to be urgently rectified by a qualified painter and carpenter. The timber needs to be sanded right back (remove rotting areas) and appropriately filled/repared and sealed to remove any further more significant rotting and deterioration occurring.





Minor Defect 1.08

Location: Exterior

Finding: Doors-repaint/fill/damage/flywire

The door(s) are in need of sanding, filling/repairing and repainting. This should be undertaken by a qualified painter to prevent further deterioration occurring.

The rear door has been damaged/poorly repaired. Recommend repair or replacement as needed by a qualified carpenter.

The flywire screens need replacing to prevent insects entering the house. This should be done to also continue to enable good cross flow ventilation throughout the house during the warmer months.





Minor Defect 1.09

Location: Exterior

Finding: Timber structure, pergola- installation

The timber structure and deck has rot/deterioration to minor areas and requires rectification by a qualified carpenter.



Minor Defect 1.10

Location: Roof Exterior

Finding: Roof Coverings-Sagging/ Rust / Loose / Cracked / Moss

There is minor sagging or depressions that were observed in the roof covering being caused by the lack of timber framing support or movement. It is recommended that you seek the advice and assistance from a qualified carpenter to rectify.

Sections of the exposed metal coverings have deteriorated (rusty) and in need of repair and/or replacement. It is recommended that this be undertaken by a qualified/licensed roof plumber.

There are loose and cracked tiles located through minor sections of the roof covering. These will need to be refitted by a qualified roof tiler to ensure moisture/water doesn't enter the roof interior causing damage.

There is a significant amount of moss that was observed throughout the roof covering. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture related condition. This condition may also be seasonal depending on tree/leaf coverage and the position of the sun during the changing seasons. Client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.

There are early stages of rusting throughout the metal valleys that need to be sealed with a non-corrosive product. It is recommended that this be undertaken to prevent further rusting occurring and potential moisture penetration and/or damage throughout the roof interior.







Minor Defect 1.11

Location: Roof Exterior
Finding: Gutters -debris

Some of the gutters/downpipes were filled with debris at the time of the inspection. It is essential that cleaning and removal of debris be immediately undertaken and on a regular basis. This condition can cause water build up and water damage throughout the roof interior and ceiling.



Minor Defect 1.12

Location:

Roof Exterior

Finding:

Chimney flashing-rusted

There is rusting in the metal flashing surrounding the chimney. This needs to be replaced/rectified by a qualified roof plumber to prevent moisture penetration occurring throughout the roof interior.



Minor Defect 1.13

Location: General Interior

Finding: Windows-operation/missing lock/sand/seal/missing handle

There are windows that are difficult to or do not operate. It is recommended that adjustment and/or repairs be undertaken by a "Licensed Builder/ Carpenter".

The sash windows needs repairing as the spring balance or is not functional. This needs to be undertaken by a qualified carpenter to ensure that the window functions as originally intended.

There is a window lock that is missing or broken. For security reasons, it is recommended that the lock be repaired/replaced. It is suggested that a "Licensed Builder/ Carpenter" be contacted for further evaluation and repair.

There are a number of windows and surrounds that are in need of sanding back and sealing by a qualified painter to ensure deterioration doesn't occur.

There is a loose winder handle that will need rectification or replacement by a qualified carpenter.









Minor Defect 1.14

Location: General Interior

Finding: Door-damage, strike plates/latching/handles/paint/rubbing

The door latch/striker plate/s are missing. It is suggested that a "Licensed Builder/ Carpenter" be contacted for further evaluation and installation.

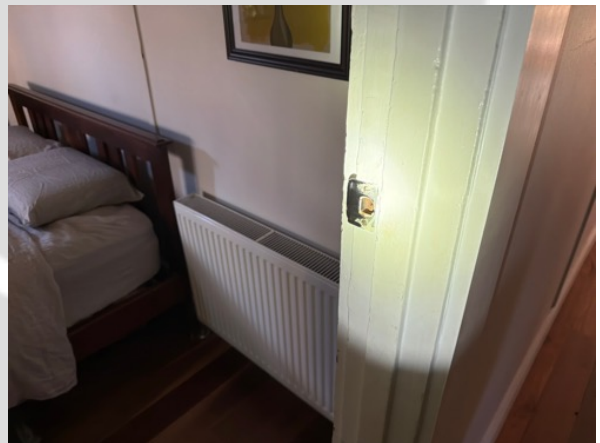
There are doors that were not latching during operation at the time of inspection. A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary.

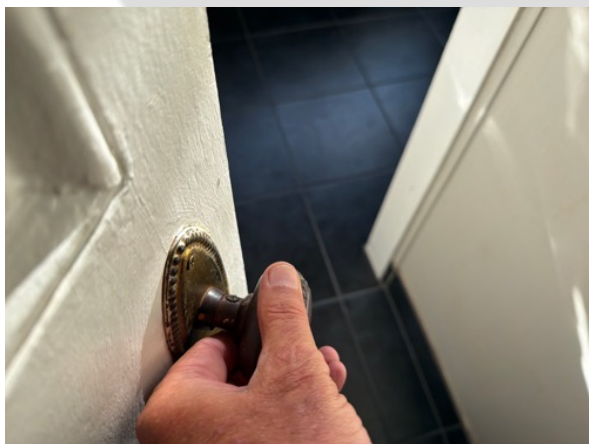
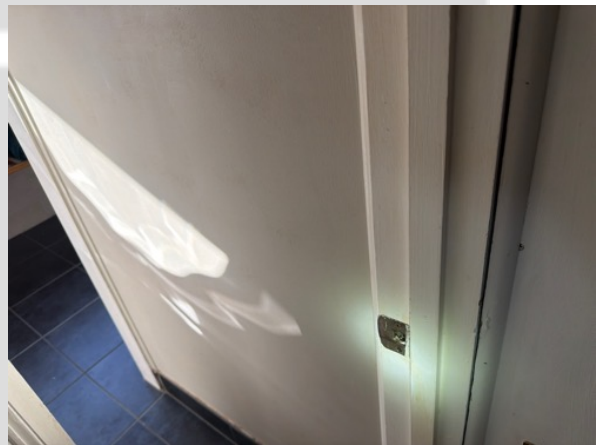
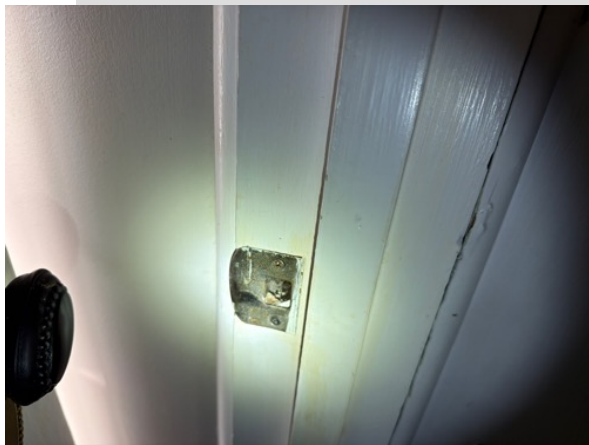
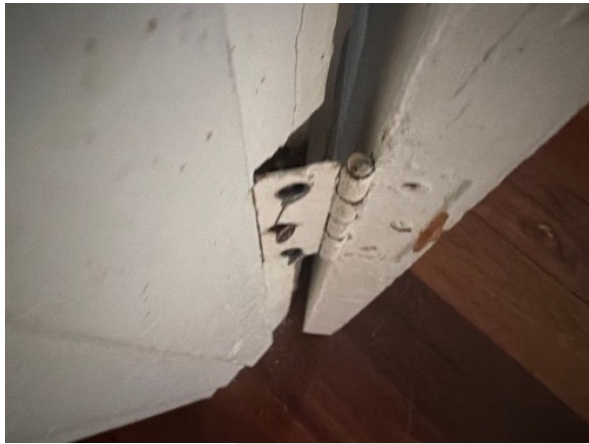
The door hinges are loose and requires refixing to the door frame/jamb. It is recommended that a qualified carpenter undertake this to enable the door to function properly.

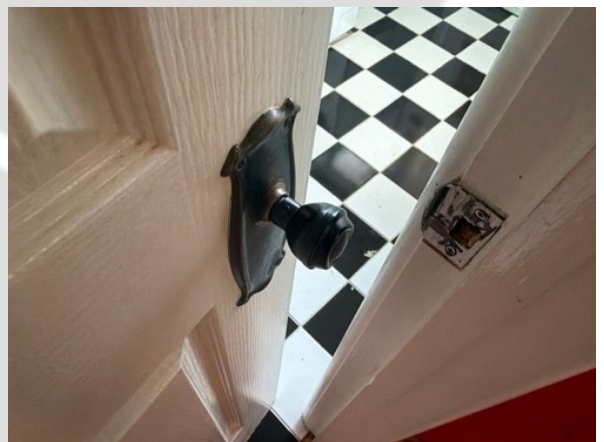
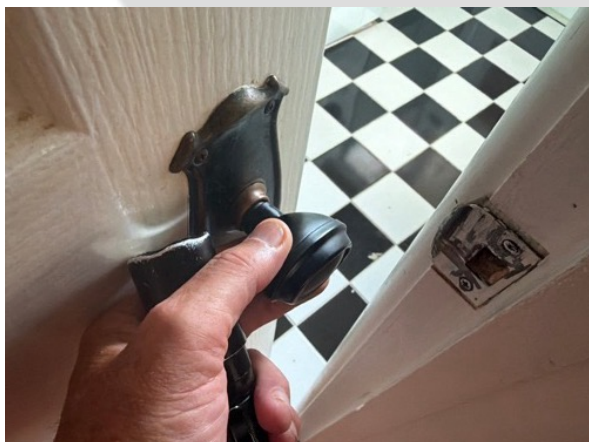
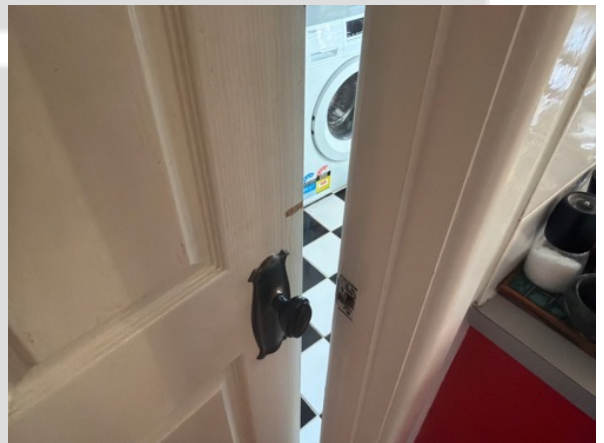
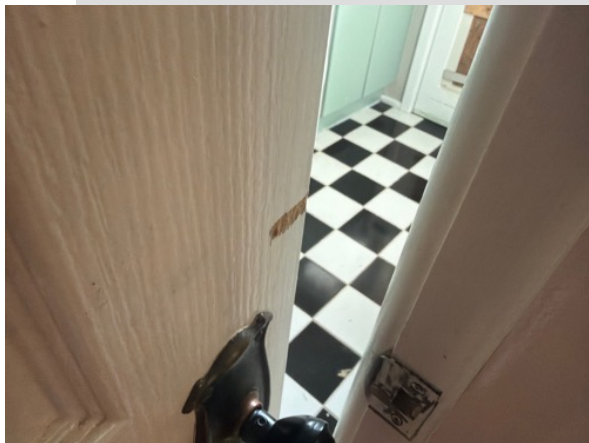
There are door handles that need to be adjusted/reinstalled/replaced by a qualified carpenter or locksmith.

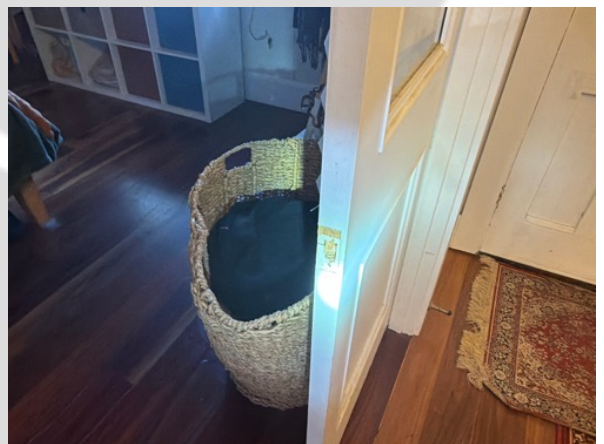
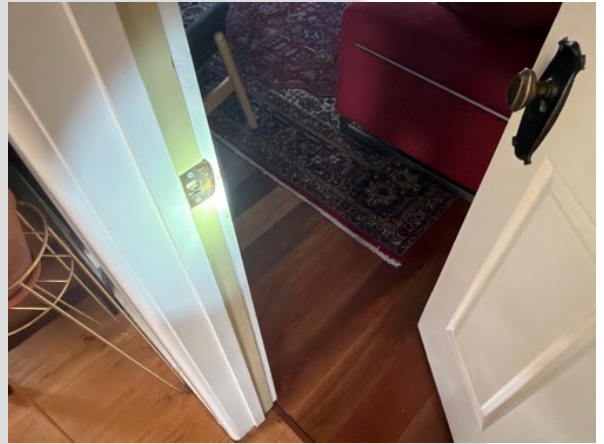
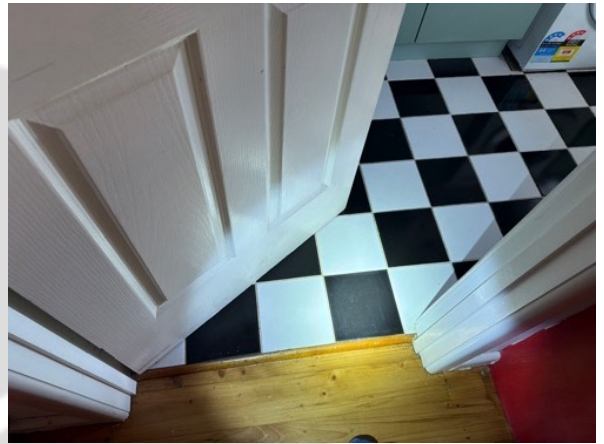
The door(s) are in need of repainting. This should be undertaken by a qualified painter to prevent further deterioration occurring.

The door rubs on the floor covering. Repairs and/or adjustments (planing) are recommended by a qualified carpenter to prevent potential deterioration.











Minor Defect 1.15

Location:

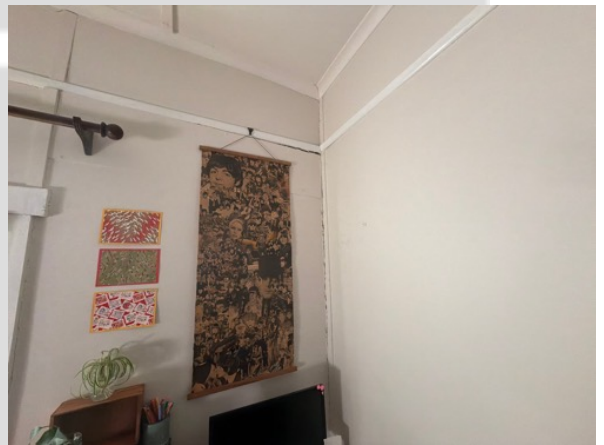
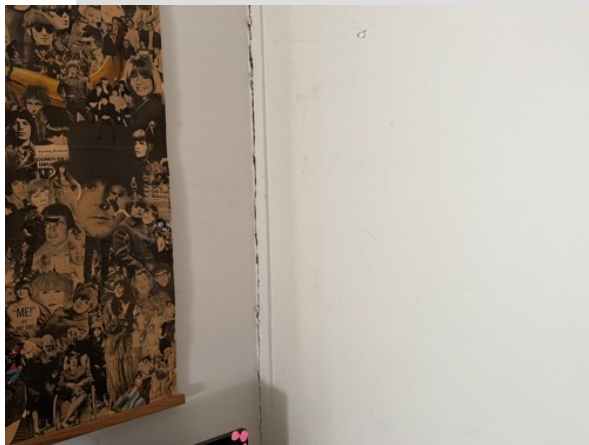
General Interior

Finding:

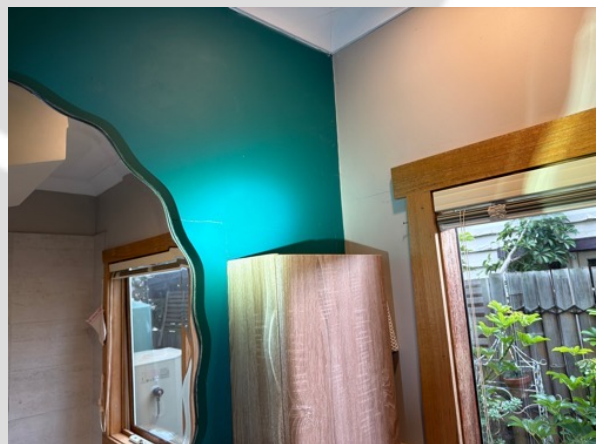
Wall and Ceiling covering- cracking

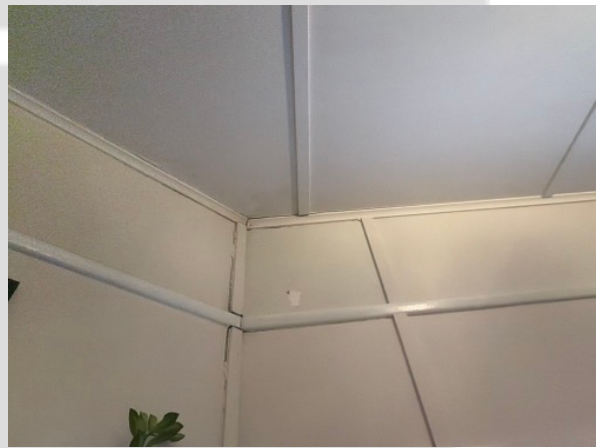
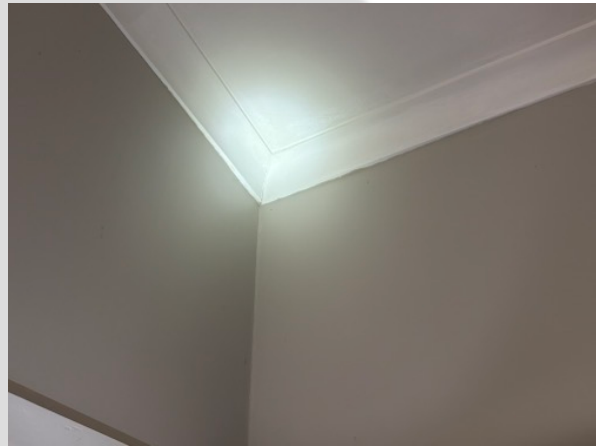
There is extensive movement cracking to the wall and ceiling linings throughout. Much of the movement is from wall and ceiling frame likely related to the subfloor structure. The subfloor will need to be attended to (refer other notes) and timber wall frames and ceilings may need to be braced further and reinstated by a qualified carpenter. Once all structures are rectified a qualified plasterer should be engaged to re-plaster, fill, and or replace all affected walls, ceilings and cornices.

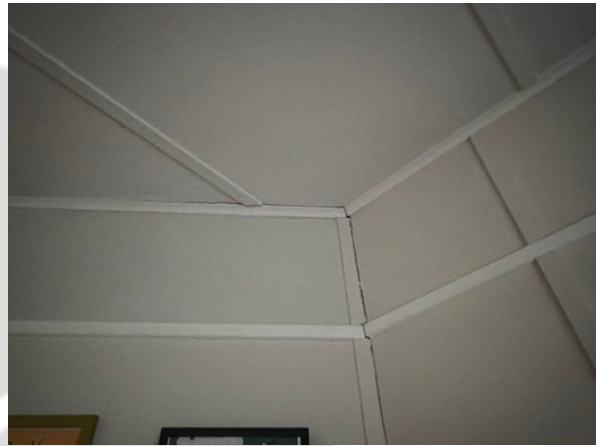










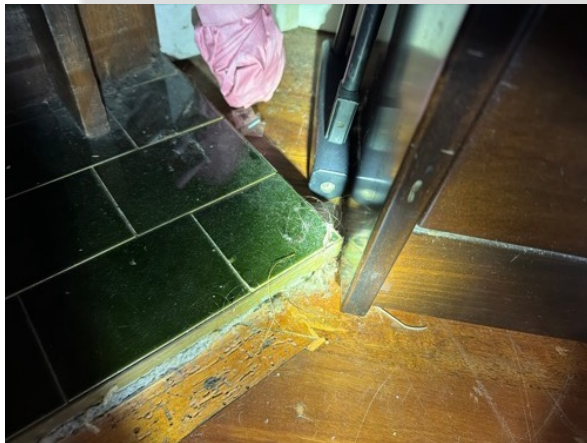


Minor Defect 1.16

Location: All Internal Areas

Finding: Floor tiles-cracked

There are cracked and uneven hearth floor tiles. These need to be closely monitored. If cracking gets worse, it is strongly recommended that the affected tiles/area be replaced/relayed by a qualified tiler to prevent moisture or other damage.



Minor Defect 1.17

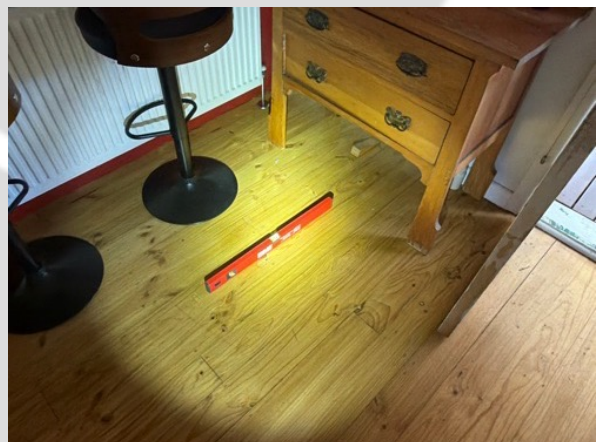
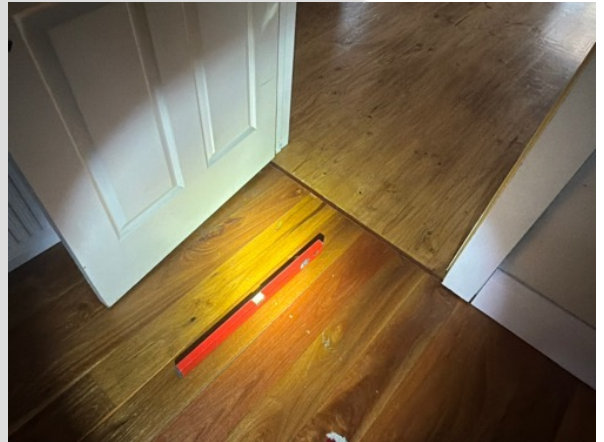
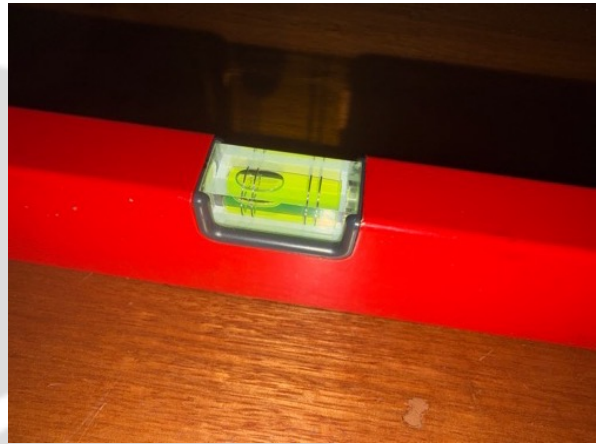
Location: General Interior

Finding: Flooring - slight unevenness in flooring

There is slight unevenness in the flooring indicating that the bearers/joists/stumps need to be rectified and/or pack and chock between the bearers or adjusted.

It is recommended that you seek the advice from a qualified Re-stumper to determine level of rectification required.



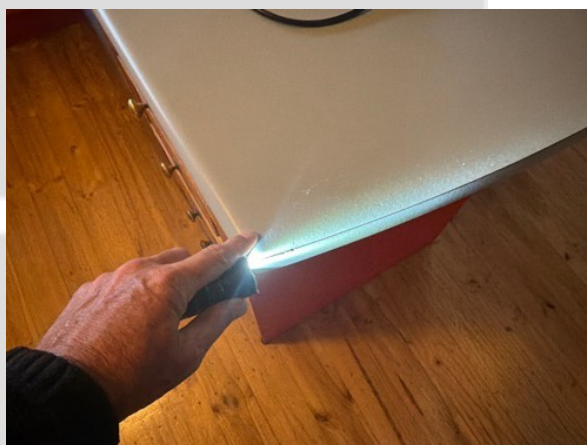


Minor Defect 1.18

Location: Kitchen

Finding: Bench tops- chips/ mark

The kitchen bench tops showed evidence of chips. Repair or replacement could be a consideration at some stage.



Minor Defect 1.19

Location: Kitchen

Finding: Wall tiles. splashback-grouting/caulking

Splashback wall tile grouting/caulking requires repairs. It is recommended that this be undertaken by a qualified tiler.

Consideration should be given to removing the timber cornice prior, by a qualified carpenter.



Minor Defect 1.20

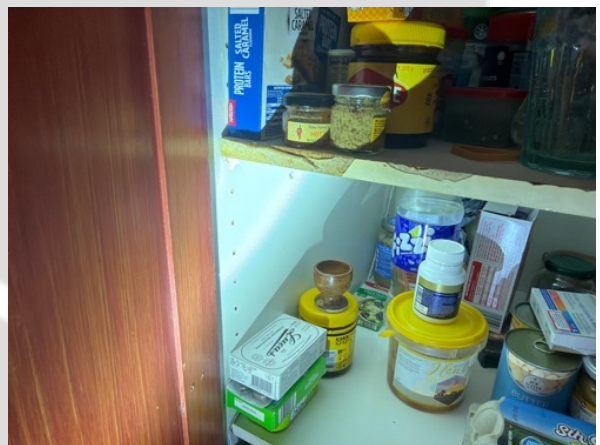
Location:

Kitchen

Finding:

Cabinets -wear

The cabinets showed evidence of minor wear. Replacement may be a consideration at some stage.



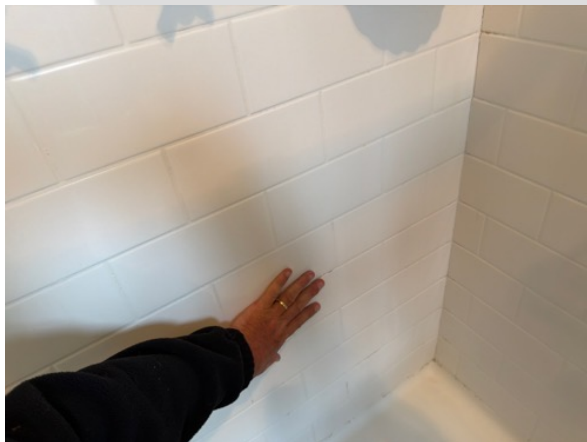


Minor Defect 1.21

Location: Bathroom, WC, and En-suite

Finding: Wall tiles-painted

The wall tiles have been painted. Generally painting tiles does not create a durable finish, the paint will eventually chip or wear off. It is strongly recommended that the affected tiles/area be appropriately waterproofed and the tiles be replaced/relayed by a qualified tiler to prevent moisture damage in the walls. Due to conditions observed, hidden damage may exist in areas not visible or readily accessible.





Minor Defect 1.22

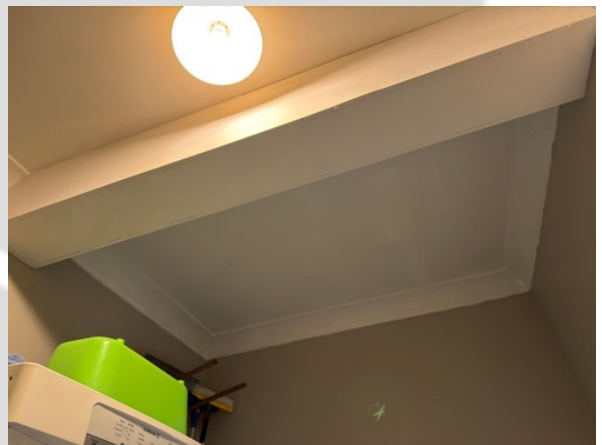
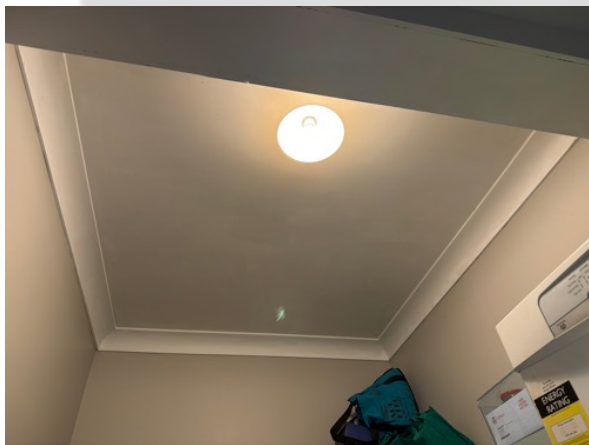
Location:

Laundry

Finding:

Ventilation-not installed

There is no mechanical ventilation installed. Ventilation is achieved by opening the window and/or door. It is recommended that some form of mechanical ventilation be installed by a qualified electrician to reduce the chance of moisture build up throughout the ceiling and walls.



Additional comments

There are no additional comments

For your information

For your information 2.01

Location: Exterior
Finding: Driveways
No significant defects observable.



For your information 2.02

Location: Exterior
Finding: Walls Exterior
No significant defects observable.

For your information 2.03

Location: Electrical
Finding: Electrical Installation
All electrical wiring, meter boxes and appliances need to be checked by a Licensed Electrician ensuring any work completed as part of a renovation or extension has been issued with a Certificate of Electrical Safety (CES.) The checking of any electrical item is outside the scope of this inspection.



For your information 2.04

Location: Plumbing

Finding: Plumbing

All plumbing needs to be inspected and reported on by a licensed plumber.

For your information 2.05

Location: General Interior

Finding: Smoke Detectors

Check location and operation of smoke detectors (smoke detectors over 10 years old should be replaced)



For your information 2.06

Location: General Interior

Finding: Skirting and Architraves

No significant defects observable.



For your information 2.07

Location: General Interior

Finding: Living Area

These photos of the living area have been included for reference only.

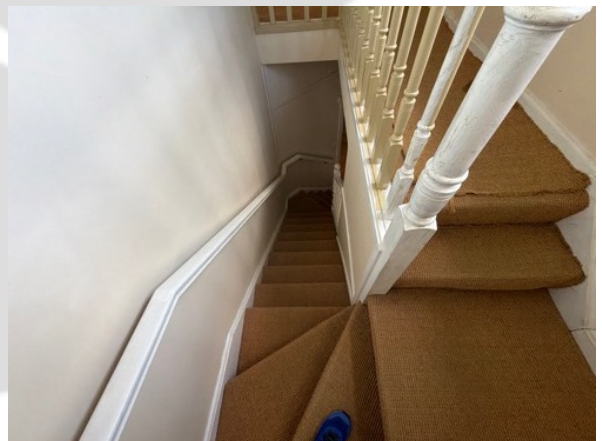
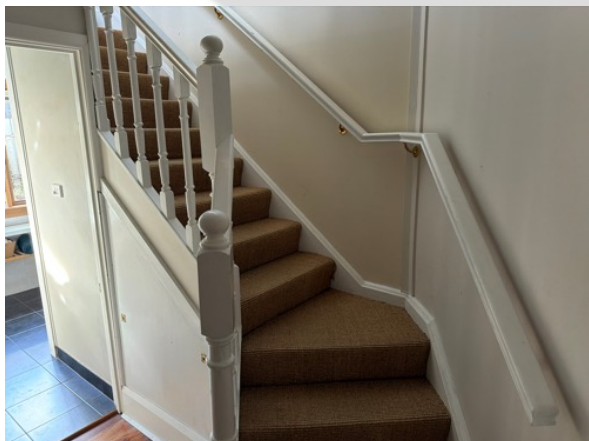


For your information 2.08

Location: General Interior

Finding: Stairs Interior

No significant defects observable.



For your information 2.09

Location: Kitchen

Finding: Rangehood
No significant defects observable.



For your information 2.10

Location: Kitchen

Finding: Kitchen Area
These photos of the kitchen area have been included for reference only.



For your information 2.11

Location: Kitchen

Finding: Sinks/Tap/Pipework
No significant defects observable.



For your information 2.12

Location: Bathroom, WC, and En-suite
Finding: Cistern Pan
No significant defects observable.

For your information 2.13

Location: Bathroom, WC, and En-suite
Finding: Floor Tiles
No significant defects observable.

For your information 2.14

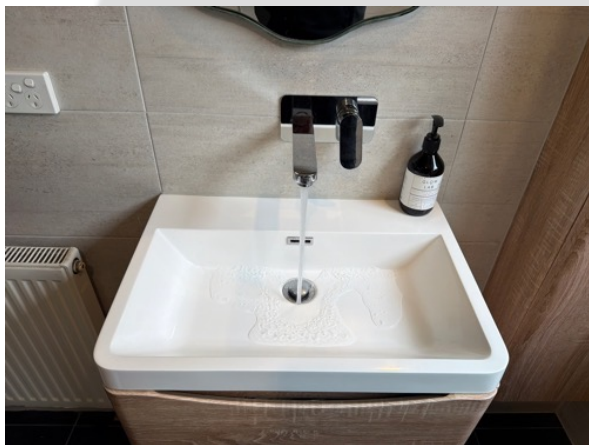
Location: Bathroom, WC, and En-suite
Finding: Bath
No significant defects observable.



For your information 2.15

Location: Bathroom, WC, and En-suite

Finding: Vanity / Cabinetry
No significant defects observable.



For your information 2.16

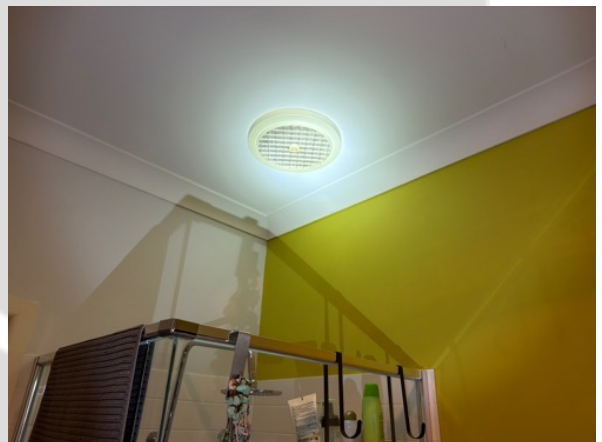
Location: Bathroom, WC, and En-suite
Finding: Shower
No significant defects observable.





For your information 2.17

Location: Bathroom, WC, and En-suite
Finding: Ventilation
No significant defects observable.





For your information 2.18

Location: Laundry

Finding: Vanity / Cabinetry
No significant defects observable.



For your information 2.19

Location: Laundry

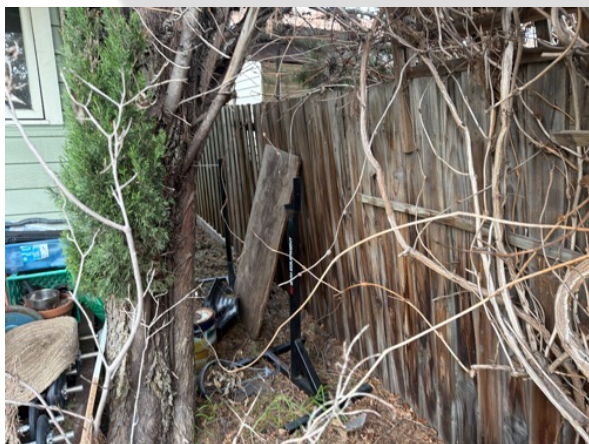
Finding: Floor Tiles
No significant defects observable.

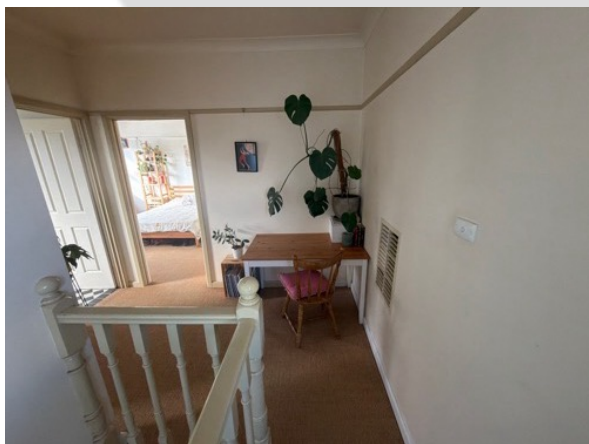
For your information 2.20

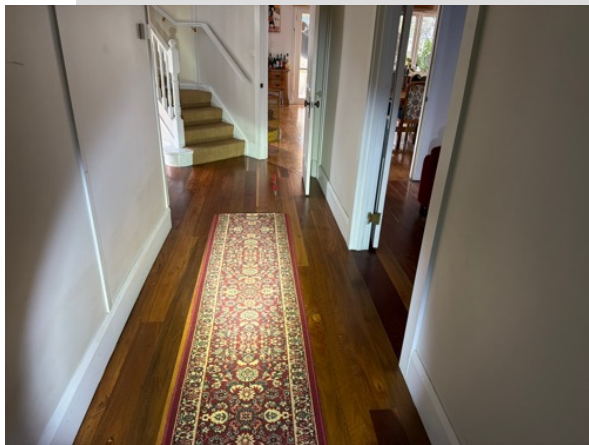
Location: All areas

Finding: Additional Photos - Limitations and Obstructions

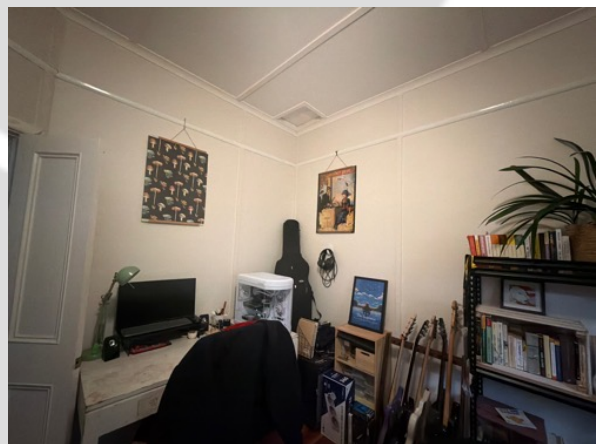
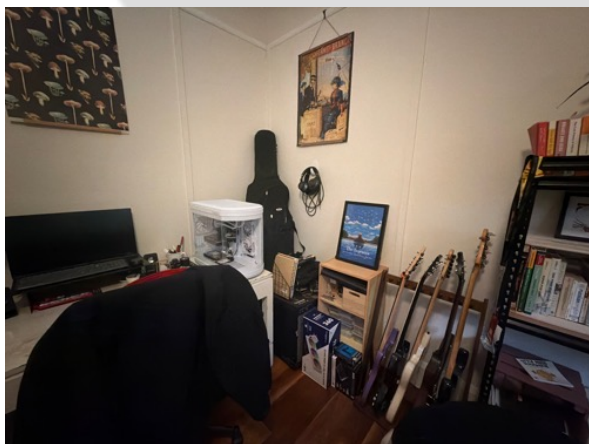
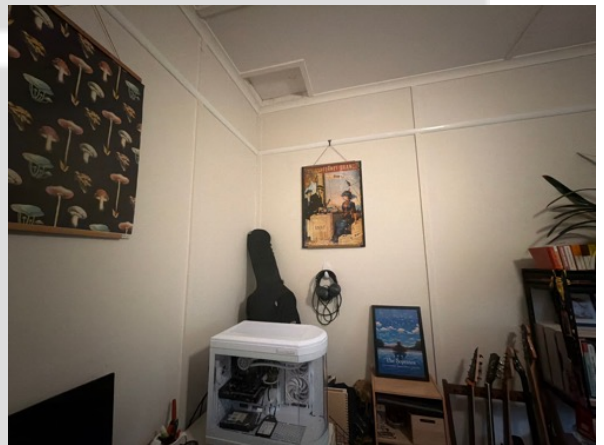
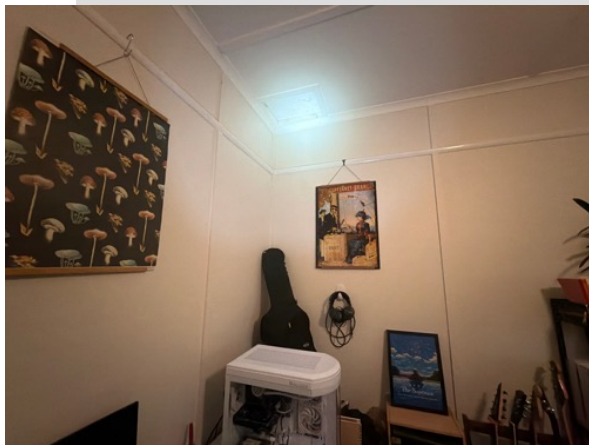
Additional photos are provided for your general reference. These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.











Conclusion

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

In the opinion of this Consultant:

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

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:

Above 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:

Below average

Building consultant's summary

The overall property was slightly below average when compared to other properties of similar age and construction type.

Summary

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

Evidence of active (live) termites	Not Found
Evidence of termite activity (including workings) and/or damage	Not Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Not Found
Evidence of wood borer activity and/or damage	Not Found
Evidence of conditions conducive to timber pest attack	Found
Next inspection to help detect a future termite attack is recommended in	3 Months

Undetected timber pest defect risk assessment

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

MODERATE - HIGH

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

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

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

Significant Items

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

Timber pest attack

ACTIVE (LIVE) TERMITES

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

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

No evidence was found

WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

No evidence was found

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

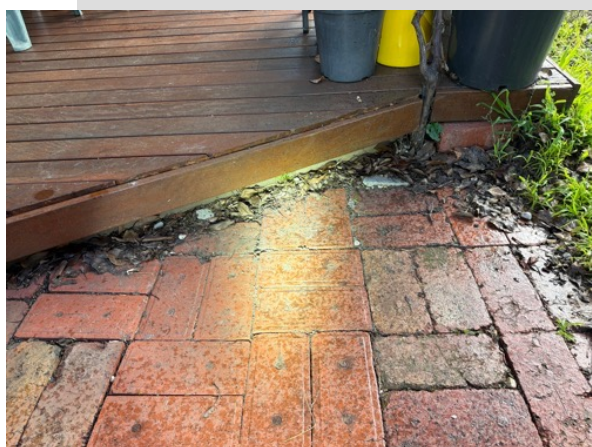
UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

Conditions conducive to timber pest attack 3.01

Location: All External Areas

Finding: Timbers in ground - conducive condition

Timbers are in contact with the ground with the exterior Timbers. This may include steps/ stairs, weatherboards, retaining walls, landscape Timbers and decking structures etc. Timber members that are touching the ground provide easy and undetected access for termites to enter the building. It is strongly recommended that these timber members be replaced with a Termite resistant material (eg- concrete or treated timber). The degree of risk is moderate to high.



OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 3.02

Location: All External Areas

Finding: Durable Notice - Termite Management System - No evidence of installation

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no fevidence to suggest preventative works taking place. The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.

It should be noted, annual Timber Pest Inspections by a qualified Timber Pest Inspector are almost always specified for Termite Management Systems.



Conditions conducive to timber pest attack 3.03

Location: Exterior

Finding: Water tank

There are water tanks located on the block. This potential storm water overflow and moisture are conducive conditions for termites. It is recommended that these be monitored for leaks and overflows. The degree of risk is moderate to high.



Conditions conducive to timber pest attack 3.04

Location: Exterior

Finding: Garden beds

There is mulch and garden beds located close to the house throughout the site. These garden beds are regularly watered and provide conducive conditions for termites to nest. These garden beds should be removed or relocated further away from the house. The degree of risk is moderate to high.



Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

For your information 3.05

Location: General Interior

Finding: Moisture Reading
Low reading throughout



Conclusion

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

The following Timber Pest remediation actions are recommended:

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

Risk management options

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

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

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

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

Definitions to help you better understand this report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Terms on which this report was prepared

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

SERVICE As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the 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 and 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:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility,

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

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

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

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

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

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

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

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, 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.

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 INSPECTION REPORT -----

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".

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

insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.

4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.

5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.

6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

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