

# **TERMS, CONDITIONS AND LIMITATIONS**

## **TERMS AND CONDITIONS FOR THE FOLLOWING INSPECTIONS:**

- **Building**
- **Pests**
- **Asbestos**
- **Pool Safety Barriers**
- **Building Compliance (Council files)**
- **Electrical**
- **Plumbing**

**THIS IS A VISUAL INSPECTION ONLY** in accord with **1.1 Australian Standards Requirements** as above. Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection. The inspection **DID NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector **DID NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

**ABILITY TO CARRY OUT A FULL INSPECTON WAS LIMITED BY VARIABLE ACCESS DEPENDING ON THE AMOUNT OF FURNITURE AND PERSONAL ITEMS POSITIONED THROUGHOUT THE HOUSE AND OTHER STRUCTURES AT THE TIME OF INSPECTION.**

Areas NOT inspected are as follows:

<b>INTERIOR</b>	<b>EXTERIOR</b>	<b>GROUNDS</b>
Interior Cavities	Sub Floor area too low	Soil
Roof Space too low	External Wall Cavities	Landscaping
Concealed Concrete Floor	Edges of Concrete	Rubbish
Wall Linings	Under Concrete Slabs	Stored Items
Rubbish	Concealed Frame Timber	Behind Stored Items
Under Floor Coverings	Eaves (internal space)	Behind Personal items
Behind Furniture	Rubbish	Duct Work
Appliances	Under Floor Coverings	High Risk Areas
Stored Items	Stored Items	Unsafe Areas
Thermal Insulation	Hollow Blocks/ Bricks	
Furnishings	Hollow Posts	
Duct Work	Furnishings	
Flat Roof	Duct Work	
Behind Stored Items	Flat Roof	
Behind Personal items	Behind Stored Items	
Internal Wall Cavities	Behind Personal items	

## **BUILDING STANDARDS**

Building Standards changed significantly in the 1970's when the Building Act was passed and again in 1990 when the Building Code of Australia was introduced. Materials and construction techniques are constantly changing and Building Legislation must change to address the latest developments.

Unless a dwelling has been constructed recently it may not comply with current standards. That does not necessarily mean that established dwellings are poorly constructed. Generally this assessment is based on the building standards that were current when the dwelling was constructed, which may be different from the current requirements of the Building Act.

MBA Building Management are qualified Building Inspectors and all inspections are carried out as per the Australian Standards listed below.

### **1.1 Australian Standards Requirements**

- Inspection of Buildings General Requirements AS 4349.0.2007
- Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings AS 4349.1 – 2007
- Inspection of Buildings Part 1: Property Inspections – Residential Buildings AS 4349.1 - 1995
- Inspection of Timber Pests AS 4349.3.2010
- Inspection of Asbestos AS TME 1368-14
- Inspection of Pool Safety Barriers AS 1926.1.2012
- Electrical Inspections AS 3000
- Plumbing Inspections AS 3500
- Building Compliance - Inspection of Council Files Building Permits, Approvals, Plans and Specifications, Alterations and Additions, and non-compliance work.

- Australian Building Codes Board
- Building Code of Australia (BCA)
- Guide to Standards & Tolerances- *Published by the Building Control Commission 1<sup>st</sup> April 1999*

## **SCOPE OF INSPECTION REPORT**

The scope of this inspection complies with the requirements of the Australian Standard **(AS 4349.0-20007)**. **Inspection of buildings: Property inspections – Residential Buildings Section 1.**

**SCOPE:** This Standard sets out recommendations for the visual inspection of residential buildings, including the preparation of the appropriate property inspection reports.

**APPLICATION:** This Standard applies to all residential buildings including, but not limited to, the following:

- a) Freestanding houses
- b) Semi-detached houses
- c) Terrace-style houses
- d) Home units and flats
- e) Company, strata and community title units
- f) Town houses and cluster housing
- g) Villas

This Standard does not apply to any matter, the inspection or assessment of which is entirely provided for in specific regulations.

## **GENERAL SUMMARY**

**It is strongly recommended that Inspections and Reports be obtained prior to any decision to purchase the property, to allow the purchaser to be well advised to make an informed decision.**

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein. It will help to explain what is involved in a standard property inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

Reports produced by MBA Building Management are confined to the owner's discretion and observation as experienced building professionals.

A report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future, nor does it include inspections of the building plans and specifications at your local council or shire.

A Standard Property Inspection Report only deals with the detection or non detection of *Structural Damage, Conditions Conducive to Structural Damage* and any *Significant Defect* in the general condition of *Secondary Elements and Finishing Elements* of construction discernible at the time of inspection, with or without ancillary testing. All other reports are Special-Purpose Inspection Reports.

As requested by the Client, the inspection assessment was based solely on the inspection carried out by MBA Building Management within the *Readily Accessible Areas* of the property.

**Service Requested** – A visual examination of surface work, and the carrying out of Tests.

**Note:** In the case of Strata and Company Title properties, the inspection is limited to the interior and immediate exterior of the particular unit/s being inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

MBA Building Management are not plumbers, electricians, architects, engineers or surveyors and do not profess to be so. Clients are advised to engage qualified professionals for other extraneous trades should they require specialised advice in other areas or have any concerns about those aspects of the dwelling being inspected.

## **DEFINITIONS**

For the purpose of this Standard Property Inspection Report, the definitions below apply:

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

**Structural Cracking and Movement** – major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and rooves.

**Deformation** – an abnormal change of shape of primary elements resulting from the application of load(s).

**Dampness** – the presence of moisture within the building which is causing consequential damage to primary elements.

**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.

**High** – The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical** – The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

**Low** – The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average** – The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average** - The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average** - The buildings and its parts show some significant defects and/or very poor non-tradesmen like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Major Defect** – Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Defect** – Any defect other than what is described as a major defect.

**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 (rot); wood borers (borers) and termites (white ants).

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

**Structure** – means the load bearing part of the building, comprising the Primary Elements.

**Primary Elements** – means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and 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.

**Significant Defect** means a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.

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

**Client** – means the person or persons for whom the Inspection Report was carried out or their Principal.

**Principal** – means the person or persons for whom the report is being obtained.

**Building Consultant** – means a person, business or company who is qualified and experienced to undertake a Standard Property Inspection report in accordance with *Australian Standard AS 4349.0-2007 Inspection of Buildings: Property Inspections – Residential Buildings*.

**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 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm 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.

**Tests** – mean where appropriate the carrying out of tests using the following procedures and instruments:

**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 an electronic Moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

**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.

**Report Terminology**

<b>J</b>	Inspected to Standard	<b>X</b>	Doesn't Comply	<b>IBO</b>	Inspection by Others
<b>M</b>	Maintenance Required	<b>R</b>	Repairs Required	<b>D</b>	Defect Evident
<b>P</b>	Replacement Required	<b>E</b>	Incomplete Work	<b>G</b>	To be Upgraded
<b>HI</b>	High	<b>MO</b>	Moderate	<b>LO</b>	Low
<b>OK</b>	Okay	<b>Yes</b>	Yes	<b>No</b>	No
<b>N/A</b>	Not Applicable	<b>N</b>	North	<b>S</b>	South
<b>E</b>	East	<b>W</b>	West	<b>RA</b>	Restricted Area
<b>AA</b>	Access Area	<b>ANI</b>	Areas Not Inspected	<b>MD</b>	Major Defects
<b>MID</b>	Minor Defects				

**LIMITATIONS**

The Client acknowledges the following:

1. This Inspection 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. (refer to Exclusions)
2. This Inspection Report does NOT include the inspection and assessment of items or matters that do not fall within the consultant’s direct expertise.
3. The inspection only covers 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 – 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.
4. Australian Standard Inspection of Buildings AS 4349.0.2007 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
5. The detection of dry wood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
7. 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 was adequately specified.
8. This Report has been produced for the use of the Client. The Timber Pest Detection Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

**EXPECTED PERFORMANCE**

It is not possible to test the expected performance of the storm water drains or roof drainage, guttering systems, capping or roof leaks during normal, dry conditions. Nor can MBA Building Management assess or examine the condition of storm water drainage, gutters, joins or sewer pipes for blockages or obstructions or breaks including rising damp and leaks which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. *In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*). As such MBA Building Management cannot comment of their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

**EXCLUSIONS**

The Client acknowledges:

In accordance with *Australian Standard AS 4349.0-2007* a Standard Property Inspection Report does not cover or deal with:

- 1) Any ‘minor fault or defect’, i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification
- 2) Solving or providing costs for any rectification or repair work
- 3) The structural design or adequacy of any element of construction
- 4) Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices plumbing; drainage; gas-fittings; air-conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and lino; paint coatings (interior) and hazards
- 5) Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, masonry or any other obstructions to visual inspection.
- 6) The operation of fireplaces and chimneys
- 7) Any services including building, engineering (electronic), fire and smoke detection or mechanical

- 8) Any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- 9) Any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems
- 10) A review of Occupational Health & Safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- 11) Whether the building complies with the provisions of any Building Act, Code, Regulation or By-laws; and
- 12) Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or is flood prone.

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.

## **ACCESSIBILITY**

Unless specified in writing, 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.

**Building Interior** - The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

**NOTE:** In the case of Strata and Company Title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

**Building Exterior, Roof Exterior and Site** - The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

**Roof Space** - In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes 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. 600mm high by 600mm wide. (Refer to Table 1. below)

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with *Australian Standard AS 4349* the minimum requirement is a 450mm by 400mm sized access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

**Subfloor Space** – Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with *Australian Standard AS 4349* the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, *Australian Standard 3660* recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. (Refer to Table 1. below)

**TABLE 1: REASONABLE ACCESS**

Area	Access manhole mm	Crawl space mm	Height
Roof interior	450 x 400	600 x 600	Accessible from a 3.6 m ladder
Subfloor	500 x 400	Vertical clearance Timber floor : 400* Concrete floor :500	
Roof exterior			Accessible from a 3.6 m ladder

\* Underside of bearer

## **CONDITIONS OF INSPECTION**

The report has been prepared with reasonable care and has been based on the following points:

- The condition of the property and on prevailing structural soils and weather conditions at the time of inspection. Abuse of the premises and changes in use may cause defects.
- The visual inspection of the parts of the premises stated in the report, to which the inspector has had reasonable access, without removal of furniture, floor coverings or lining materials, electrical appliances, plants or soil.

## **SAFETY SWITCH – IMPORTANT NOTICE**

From 1 September 2002, anyone who buys a house, flat or unit will be required to have a safety switch installed within three months of transfer of property ownership.

The requirement applies to any transfer of domestic premises including estate, family law and mortgagee transfers. Safety switches have been compulsory in new homes in Queensland since 1992. So, if a home already has a safety switch that works properly, a new one is not required.

Under the new requirement, sellers will have to declare on both the standard sales contract and the property transfer form whether the home has a safety switch. It will then be up to the purchaser to ensure the safety switch is installed.

## **HOME MAINTENANCE – FOUNDATIONS AND FOOTINGS**

This deals with house foundation and footing maintenance and offers suggestions on how to protect your investment and minimise the risk of costly repairs.

### **GENERAL INFORMATION**

Many serious foundation problems are caused by reactive soil types and trees and gardens being planted too close to the house.

Most clay soils are reactive soils. However, professional advice should be sought from either your builder or soil expert. Your local government building section or private certifier may also be able to advise you about soil characteristics in your area.

Large trees use huge amounts of water and can very quickly draw moisture out of the ground during dry periods. These result in destabilised moisture content of the soils around your home and ultimately can cause a foundation problem.

Over watering gardens around your home can have the opposite effect, especially with clay soil? Over watering increases the moisture content of the soil, which can result in heaving of the foundations adjacent to the garden.

When watering around your home you should avoid 'ponding' of water in a particular areas as this also affects the moisture content of the soil, which in turn can cause damage to footings and foundations.

Remember, too much or too little water near the perimeter of your home can cause serious problems with foundations and footings. Damage to foundation footings can cause major structural problems, resulting in costly repairs.

### **HINTS FOR AVOIDING PROBLEMS AND COSTLY REPAIRS**

- Water evenly around your home and don't over water;
- Ensure the ground is graded away from the walls of your home, and that your property has adequate drainage;
- Promptly repair broken downpipes, leaking taps, sewerage pipes and other water services;
- Toilet cistern overflows and hot water system overflows should be directed away from the area immediately adjacent to the foundations and those services maintained to ensure excessive leakage does not occur;
- Garden beds should not be located against the house;
- Minimise the risk of future foundation damage, obtain professional advice when selecting and planting trees according to their mature height and root structure (on normal suburban block of 600 – 800 sq. metres, trees that grow higher than 8 or 9 metres would usually be inappropriate).

### **LIABILITY OF PAST BUILDING WORK**

Home buyers should ensure their solicitors carry out searches to find out whether all recent improvements to a property have appropriate approvals.

Home buyers are discovering major improvements to their homes such as kitchens and extensions, are not covered by statutory home warranty insurance because improvements have been carried out by an owner builder or an unlicensed person.

Subsequent purchasers will not be covered by Building Services Authority statutory home warranty insurance if the work was carried out by an unlicensed contractor or owner builder.

In addition, future owners could be prevented from making further improvements to parts of their home, because, in order to gain council approval, they must have building approval on prior works.

In a recent case a person purchased an existing home and wanted to renovate a granny flat separate to the house but because the flat had been built by the previous owner without the necessary approvals, the flat was not covered by Home Warranty Insurance and was not approved by the local authority. As a result, the new owner was unable to gain council approvals for the renovations they wanted to carry out.

If the purchaser' solicitor had carried out the appropriate searches, the problem would have been discovered before the contract was settled.

The new owner may have been able to re-negotiate their contract to require inspections and approval of the work before settlement. Alternatively, the contract could have been cancelled.

One of the most common areas in which approvals are not sought is raising and restumping of homes.

Owners could find resale a problem when major improvements are not approved or insured.

Potential buyers will be unlikely to accept a possible liability and this could drive the value of the home down quite considerably.

## ROOF SYSTEMS EXTERNAL

The comments made by the inspector are in regard to the general quality and condition of the roofing material. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged periods of rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out.

## ROOF SYSTEMS INTERNAL

### Access Restrictions:

Clearance within sections of the roof can be too low to allow body access, which may allow only a limited visual inspection to be carried out. Defects or damage may be present and not detected in areas where inspection was limited or obstructed, including by air conditioning or heating ducting, or access was not gained.

### Inspection Restrictions:

Insulation may be present in the roof cavity which can restrict inspection to some roofing members. Removal of insulation is not within the scope of a standard visual inspection report. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained due to insulation.

## PLUMBING AND ELECTRICAL

We advise that MBA Building Management are not plumbers or electricians, therefore any comments made are not from a qualified plumber or electrician. Further, we recommend qualified contractor/s be engaged to make comments on any matter in relation to your plumbing or electrical queries.

## GENERAL

- 1. Inspection:** It should be taken into consideration that you are buying this property as you see it at the time of your inspection.
- 2. Ongoing Building Works and Maintenance:** It is inevitable there will be ongoing building works, building repairs and maintenance and replacement of fixture and fittings as required. As building works may be required from time to time, please take this into account along with the costs associated with any additional works.
- 3. Age of Building and Ongoing Costs:** The client will need to consider the age and condition of the building at the time of their inspection to determine what other ongoing costs might be required.
- 4. Soundness of Structure:** MBA Building Management have listed any structural building defects in the Defects Report of this document.
- 5. Hairline Cracks:** There are hairline cracks throughout this building in the plaster and brickwork. These have been caused by natural movement of the building over the years. They do not affect the structural integrity of the building and can be easily repaired with ongoing maintenance and painting.
- 6. Building Compliance:** This building needs to comply with all Council Regulations, The Building Code of Australia and all applicable Australian Standards.
- 7. Property Search:** It is the recommendation of MBA Building Management that the client carry out a search of the property including the viewing of all plans, specifications and permits that pertain to this property via your local council. Please ensure all documentation complies with relevant council regulations.

**Please note:** MBA Building Management is able to inspect the plans and specifications on the client's behalf if organised by prior arrangement.

- 8. Shower Recesses:** Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. Non evidence of a current leak during inspection does not necessarily mean the shower does not leak.

**Important Note:** Showers areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. It is very important to maintain adequate sealing in bath areas. Very minor imperfections can allow water to penetrate wall or floor areas contributing to damage. Adequate and proper on-going maintenance will be required in the future.

- 9. Glass Caution:** Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interest of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Current building regulations require that glass in windows and doors in exposed situations must be a safety glass. However, homes built prior to the 1980's did not contain this requirement and glass in windows and doors when broken may cause serious injury. It is recommended that glass in all windows and doors should be upgraded to the current Australian Standard.

- 10. Stairs and Balustrades:** Specifications have been laid down by the *Building Code of Australia – Section 3.9*, covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built pre 1996 may not comply with the current Australian Standard. It is mandatory the client upgrade all such items to comply with such standards to improve safety within the premises.
- 11. Exposed Cantilevered Timber Balconies and Decks:** Should be inspected for structural integrity annually by a qualified Structural Engineer.
- 12. Halogen Recessed Lighting:** Where installed, poses a threat for potential fire hazard if installed in the vicinity of inflammable materials. MBA Building Management recommends that proprietary patented halogen recessed lighting covers be installed (where practical) in line with Australian Standards which states that a minimum clearance of 200mm surround such lighting.
- 13. Rooms Below Ground Level:** Any rooms under the house or under ground level (whether they be habitable or not), may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms especially during seasonal or heavy periods of rainfall. Water entry may not be evident at the time of inspection, thus rooms of this nature may also not have council approval. The client should make their own independent inquiries with local council to ascertain confirmation of given approvals made to previous or current owners of the property.
- 14. Trees:** Trees close to property foundations may affect building footings as moisture levels constantly change in the ground. A Geotechnical inspection can determine the foundation material and advise the best course of action regarding trees and other flora. Be mindful of council regulations before attempting the removal of trees as regulations vary from state to state and at a local municipal level which usually requires formal permission. Some cases may include conservation concerns and other issues dependant on council specific criteria.
- 15. Septic Tanks:** Septic tanks should be inspected by a licenced, qualified Plumber.
- 16. Retention Stormwater Systems:** If installed, we recommend advice from a licenced, qualified Hydraulic Engineer be engaged.
- 17. Swimming Pools and Spas:** Are not part of the Standard Building Report under AS4349.0 – 2007 and are not covered by MBA Building Management's report. We recommend a pool expert be consulted to examine all pools and associated equipment and plumbing.  
  
**Pool Safety Barriers:** . MBA Building Management can inspect swimming pool safety barriers under the Australian Standards - Pool Safety Barriers AS 1926.1.2012. Fines for non-compliance within regulations can apply if the appropriate inspections and advice are not actioned by the client in line with current legislation.
- 18. Surface Water Drainage:** Water surface retention from run-off can affect the foundations and footings of buildings and other structures. Best practice is to monitor surface water flow and storm water run-off. A licenced plumber can redirect water away from the house or to storm water drains if required. In some cases where water is pooling in concave areas of ground, excavation services may be required to remove large or uneven mounds of soil to improve the angle of slope run-off around the property.
- 19. High risk areas NOT inspected** should be given access to determine any evidence of Termite Pest Damage.  
  
**Conditions that are conducive to Timber Pests are as follows:**
  - Ground Moisture
  - Poor Ventilation
  - Water Leaks
  - Hot Water Service
  - Air-conditioning Unit
  - Leaking Drainage
  - Leaking Storm Water
  - Concrete Slab Exposure
  - Weep Holes
  - Idle Timber lying on the ground
  - Other pest dwelling soft or hard materials laying on the ground or in vertical structures
  - Area in which Visual Inspection was Obstructed or Restricted i.e. Sub Floor Areas, roof space insulation, air conditioning & heating ducting
- 20. Timber Pest Inspection:** All property and surrounding areas have a **high risk** of termite attack. A Timber Pest Inspection should be carried out at a minimum every 12 months.
- 21. Limitation of Area Inspected:** The areas inspected – Only structures, fences & or trees within 50m of the building but within the property boundaries were inspected.



**22. Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** Mildew and non-wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for mould was carried out at the property hence no report is provided on this subject. If mould was noticed during the inspection, details will be noted in the **Defects Report** provided by MBA Building Management.

Should the client have any concern or queries regarding the statement above in relation to the presence of mould within the inspected property, we advise the client to seek professional advice from their local council, state or commonwealth health department, or a qualified expert such as an Industry Hygienist.

**23. Magnesite Flooring Disclaimer:** No inspection for Magnesite flooring was carried out at the property, hence no report on this subject was provided. We advise the client to follow up any questions of concern to ascertain the presence of Magnesite flooring. Alternatively the client may engage the services of a Structural Engineer for this purpose.

**24. Asbestos Disclaimer: No Inspection for asbestos was carried out at the property, hence a report was NOT provided outlining the absence or presence of asbestos.**

Buildings built prior to 1990 may have wall and/or ceiling sheeting and other products including roof sheeting that contain some asbestos. MBA Building Management can carry out a test analysis to determine the amount and type of asbestos present.

An expert in removal can advise a due course of action depending on the amount and type of asbestos present, the cost of sealing and removal and any other pertinent information required. Drilling, cutting, tampering, or attempted removal of asbestos products is deemed high risk and can be detrimental to people's health, therefore we advise professional assistance be obtained in this case.

Most dwellings constructed before 1983 contain asbestos in the wall and ceiling linings, particularly the bathroom. Some dwellings also contained asbestos roof sheeting. Asbestos building products can be a health risk and where phased out in the early 1980's. However the risk is considered to be small if the surfaces of the sheeting are left undisturbed.

Special precautions must be taken when work is carried out on asbestos products particularly if they are to be cut, drilled or sanded and dust particles produced. Professional advice should be sought.

Lead based paint can also be a health risk if swallowed or inhaled. Dwellings constructed prior to 1970 may contain lead paint but particularly if constructed before the 1940's.

Paint in good condition poses no health risk but lead paints should be removed from areas which are deteriorating or likely to be licked or chewed by children.

Sample test kits can be purchased from most paint manufacturers or distributors and can easily identify lead paint. Special precautions must be taken for the removal of lead based paint.

**25.** The ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the house and other structures at the time of inspection.

**26. Older Properties -** some older properties may have unforeseen problems which can't always be identified at the time of inspection. Some of the issues which may arise, particularly when renovating, include:

- previous termite damage
- dry rot
- water damage
- dampness in timber members
- timber strength loss with cracks within the timber.

Many older properties have no access to the existing floor area so it is important to gain access to identify any under floor issues.

**27. MBA Building Management offers a FREE service** to meet you on-site for a final inspection prior to making a final decision on purchasing the property.

## **INSPECTION BY OTHERS**

It is strongly recommended that the following Inspections and Reports be obtained before purchasing a property, so that the purchaser can be well equipped to make an informed decision, and for any hidden faults or costs be highlighted. These Inspections and Reports fall outside the guidelines specified in AS4349.1 for a Standard Property Report and are excluded from this Report.

<b>Alarm / Intercom / Data Systems</b>	<b>Electrical Inspection</b>	<b>Plumbing Inspection</b>
<b>Mechanical Services</b>	<b>Drainage Inspection</b>	<b>Appliances Inspection</b>
<b>Durability of Exposed Surfaces</b>	<b>Air-Conditioning Inspection</b>	<b>Hydraulic Inspection</b>
<b>Swimming Pools</b>	<b>Garage Door Mechanical</b>	<b>Fire / Chimney Inspection</b>

## **GENERAL MAINTENANCE**

1. Check and clear roof, gutters, and silicone joints. If not regularly cleaned timber rot and water damage can occur to fascia and soffits.
2. Check silicone sealants to roof flashings – ultraviolet rays of the sun will breakdown these (if unprotected) in a few years. Tile rooves that do not have sarking underneath are prone to leaking in heavy rain. All minor cracks to roofing tiles should be sealed. All pointing to capping tiles should be regularly maintained with silicone to prevent any leakage or water damage to internal ceilings.
3. Adjust and lubricate sliders (doors & windows) – silicone (non-oily).
4. Check sealant and grout to all decks, balconies, and wet areas. Upper level patio floors not waterproofed may leak onto lower levels. Tiled shower cubicles are likely to LEAK if not sealed at floor levels. Tile glues can crystallise in a few years if incorrectly applied. Timber rot and decay can be concealed behind showers and other wet areas.
5. Treat all exposed timbers – 50% raw linseed oil + 50% turps. Tops of open decks, floor joists and tops of open pergolas – moisture will cause timber to decay (dry & wet rot).
6. Check moisture around timber and steel stumps/supports and posts – moisture causes decay and rust and can attract termites.
7. Avoid having timbers, posts, stairs, cladding etc. in direct contact with the ground. This will help reduce the risk of termites and timber rot. Oregon timbers are highly prone to timber rot and should not be used externally for pergolas, hand rails, external floor joists and beams, etc. When freshly painted timber rot can be hard to detect through visual inspection.
8. All windows and glass to home should be bought in accordance with Australian Standards: AS2047 & AS1288.
9. Drain all surface water away from building. 600mm wide paving around house is recommended. Water will swell ground clays and cause movement to foundations and crack brick and block walls. Recommend diverting all downpipes to curb where possible. Internal retaining walls can leak in heavy rain.
10. Any patched or repaired cracking past or present to brickwork or sheeting may require further investigation and should be monitored in the future.
11. For safety reasons, handrails and balustrading higher than 1 meter above the finished ground level (FGL) should be brought into accordance with current building codes and regulations.
12. Keep trees and gardens away from foundations of house. Keep weep holes in brickwork clear at all times. Covered weep holes can lead to rising damp and termite infestation.
13. Older homes should be checked for lead based paint and should have all lead based paint removed by a professional painter due to safety concerns.
14. Recommend installation or renewal of termite treatment and/or an annual pest inspection and report.
15. All gas fittings and storage cylinders should be checked by a licensed installer for safe operation and operation of all fixtures.
16. This inspection is based on “visible and accessible” areas only on the day of inspection. It is recommended that access be gained to all areas due to possible concealment of faults. An opinion on the shrinkage and swelling of reactive soils to dry and wet conditions affecting foundations and any subsequent movement of “inaccessible areas” cannot be given. The Building Inspector will not be held responsible for deliberate concealment of defects.
17. This inspection has been carried out by the local building code of the day. This does not mean that the improvements meet today’s local Building Codes. Any safety issues with this property raised or not in the report are the responsibility of the client/recipient of this report to rectify.

18. Rooms below ground level are subject to dampness and water penetration, particularly during periods of heavy rainfall. Drains are not always installed correctly or may be blocked. Damp problems may not be evident at the time of the inspection and these areas should be closely monitored.

## **DISCLAIMER**

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk which releases MBA Building Management of any counter issues or recourse made by third parties.

Where verbal advice is given MBA Building Management shall not be held responsible for any matters whatsoever should the Applicant/s misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by MBA Building Management for any error, negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability. Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

## **CONDITIONS OF PEST INSPECTION AND GUIDE TO ACCESS**

### **TERMS & LIMITATIONS**

The pest report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of dry seasoned timber and wood decay present on the date of the inspection. It is based solely upon either **MOISTURE METER READING, HAND PROBING OR VISUAL** inspection of those areas of the property readily visible and fully accessible to the inspector on the date of the inspection. The inspection does not cover any other pests and this report does not comment on them. Dry wood termites were excluded from this inspection.

The only way to protect a property from being attacked by timber pests is to have a complete preventative treatment carried out in accordance with *Australian Standard AS 3660*. Non-active timber pests can re-infest at any time unless a treatment is carried out regularly and in accordance with the Australian Standard by a reputable Pest Control firm.

### **SCOPE OF REPORT**

This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Heliotropes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.

#### **1. DETERMINING EXTENT OF DAMAGE**

The Report is **NOT** a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and **CANNOT** be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber pest Inspection (for which a separate contract is required) is strongly recommended and you should arrange for a qualified person such as a Builder, Engineer or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

#### **2. MOULD**

Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

#### **3. DISCLAIMER OF LIABILITY**

No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

#### 4. DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part does so entirely at their own risk.

#### SUBTERRANEAN TERMITES

##### **No property is safe from 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.

##### **How Termites Attack your Home**

The most destructive species live in large underground nests containing several million timber destroying 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 home, where there is a smorgasbord of timber to feast 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.

##### **Termite Damage**

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 and cost two to five thousand dollars (or more) to treat.

##### **Subterranean Termite Ecology**

These 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 TIMBERS

*Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

*Anobium punctatum* (furniture beetle) and *Calymnaderus Incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

## **Borer Recommendations**

Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (see Terms and Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months' time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

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 also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10 – 20 years or more and mostly involved 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 provided. 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.

## **LACK OF ADEQUATE SUBFLOOR VENTILATION**

### **General Information**

Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where necessary, competent advice (e.g. from a licensed or registered building contractor) should be obtained in regard to providing adequate ventilation.

## **THE PRESENCE OF EXCESSIVE MOISTURE**

### **General Information**

In many cases the presence of excessive moisture is directly related to the ventilation limitations and the resultant high humidity. Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack.

The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall.

Where necessary, competent advice (e.g. from a licensed or registered plumbing contractor) should be obtained to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture. The building may need to be monitored over a period of time to detect or confirm a damp problem.

## **BRIDGING OR BREACHING OF A TERMITE BARRIER SYSTEM, AND/OR "INSUFFICIENT SLAB EDGE EXPOSURE"**

### **General Information**

Physical and/or chemical barrier systems are installed to impede and discourage subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached. With a concrete slab building it is essential that the edge of the slab be permanently exposed, to a minimum of 75mm, so that termites are forced into the open where they can be detected more readily during regular inspections.

Unless appropriate written evidence of the property's previous protection history is provided in accordance with Australian Standard AS 3660 any visible evidence of 'bridging' or 'breaching' or insufficient slab edge exposure should be treated as a condition conducive to subterranean termite attack. Where this condition exists, to minimise risk of infestation seek further advice from your Timber pest Detection Consultant.

## **EARTH-WOOD OR DAMP MASONRY-WOOD CONTACT**

### **General Information**

Susceptible timber in direct contact with the ground or damp masonry provides an ideal condition for timber pest attack. Where necessary, competent advice (e.g. from a licensed or registered building contractor) should be obtained in regard to any rectification work.

## **OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK**

### **General Information**

Other than those conditions detailed above there are many situations where an environment conducive to timber pest attacks can be created. For example, termites have a poor diet (wood) and seek environments which minimise the energy they need to expend on maintaining the humidity and temperature they require. If man creates an environment in a home by heating and air conditioning that is more attractive than the climatic conditions of their current location, termites will seek out this environment sometimes in large numbers.

The following findings show any such conditions that were identified during the inspection.

If the cause or solution to a problem is not obvious, competent advice (e.g. from a licensed or registered building contractor) should be obtained in regard to removing any conditions conducive to timber pest attack.

## **RISK MANAGEMENT OPTIONS**

To help protect against financial loss, it is essential that the building owner immediately control or rectify an evidence of destructive timber pest activity or damage identified in this inspection 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 or rectify 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 preventive chemical and/or physical barrier(s). However, AS 3660 stresses that termites can bridge or breach barrier systems and that thorough regular inspection of the building are necessary.

## **FUTURE INSPECTIONS**

AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and where timber pest "pressure" is greater, this interval should be shortened. Inspections **WILL NOT** stop timber pest infestations; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report; we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every 6 months but not more than 12 months.

## **VERY IMPORTANT**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection.

We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

#### **General Remarks**

A more thorough **INVASIVE INSPECTION** is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

#### **WARNING:**

If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc. are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

#### **Durable Notice (Termite Management Notice)**

No durable notice was found during the inspection. This firm can give no assurance with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

#### **IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT (IPM) FOR PROTECTING AGAINST TIMBER PESTS**

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around the property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc.; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions **DO NOT** occur around your property.

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident by the inspection. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

#### **A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary by way of cutting traps and access holes. This style of report is available by ordering with several days' notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involved disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

## **CONCRETE SLAB HOMES**

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc. then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out as recommended in this report.

### **IDENTIFICATION – How to find out if you've got a problem**

**Inside the house:** In particular, check areas such as skirting boards, architraves, and timber door and window frames. Look for blistered and bubbled paint, rippled or bulging wall linings, skirting and architraves, and coarse, sandy pellet residues known as 'frass' (termite excreta).

**Outside the house:** Check for mud galleries (small mud tunnels against the walls, and tell-tale paths leading up the foundation posts into the home).

If you have any doubts or concerns about termite activity, arrange an inspection by a licensed pest controller.

### **DEALING WITH TERMITES – Who to contact and what to do**

- Don't disturb the nest.
- Immediately arrange a thorough inspection by a licensed pest controller (ask the pest controller to locate the point of entry and to provide a written report.)
- Inform your neighbours because one termite colony can affect several homes.
- If the pest controller indicated there may be a fault in the installation of the barrier, contact the builder.
- Take action to eradicate the termites.

### **COMPLAINTS PROCESS**

If you are dissatisfied with this Report, you must give MBA Building Management written notice specifying the matters about which you are dissatisfied before taking any remedial action

- a) within 28 days of giving the notice, you and MBA Building Management shall meet to attempt to resolve the matters;
- b) if, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between you and MBA Building Management or appointed by the Department of Fair Trading, with the cost of such mediation shared equally by both parties;
- c) The decision by the Department of Fair Trading shall be binding and neither further claims nor disputes shall be entered into.

### **CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

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**Michael Tracey**  
MBA Building Management

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**Date**