INSPECTOR GROUP PTY LTD

https://inspectorgroup.com.au/
Inspector: **Peter Hopfinger**
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Building Surveyor
WA Building Surveyor: Registration Number 2194
Registered Master Inspector (Master Inspector Association Australia)
Inspect for and Report on Timber Pests - CPPPMT3008
Control Timber Pests - CPPPMT3010

Mob: 0414 607 240

Summary

Client(s): **MR and Mrs SAMPLE**
Property address: **123 Sample Vista**
Sample WA, 0123
Inspection date: **Thursday, July 6, 2023**

This report published on Monday, July 10, 2023 9:46:39 AM WST

Concerns are shown and sorted according to these types:

Major Defect	Involves significant amount of money for the repairs
Major Structural Defect	Further deterioration of the building structure
Safety or Health Hazard	Unsafe Conditions (Fire Hazards or other Safety or Health Issues)
Defect	Other than a major structural defect - General Maintenance- Can be expected
Info	Information
Info	Info
Damage	Damage caused by wood destroying insects, termites or organisms (Rot, carpenter ant galleries, etc.)
Conducive conditions	Conditions conducive for wood destroying insects, termites or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

12 concerns have cost estimates totaling A$78,000.00

FENCING AND RETAINING WALLS

7) *Major Defect* - The boundary walls have moved substantially and are likely the result of an unstable foundation structure.
These walls are clearly structurally inadequate and have cracked considerably.
Cost estimate: A$7000-10000

ROOF FRAME

11) *Major Defect* - Tile fretting was noted on the underside of the terracotta tiles. This indicates that the tiles have worn due to various factors such as age, exposure to salt air, and other environmental elements. As clay is a natural product, it is susceptible to this type of deterioration. It is important to be aware that this fretting will continue to worsen over time, and it is advisable to budget for their replacement in the short term, typically within a range of 5 to 10 years.

Evidence of bubbling or peeling paint was observed in several areas of the ceilings. This condition may have been caused by driving rain or the effects of tile fretting. However, when tested, no moisture was detected. It is recommended to seek confirmation from a professional roofer to assess the cause of these paint issues and verify the absence of underlying moisture concerns.

Due to the brittle nature of the terracotta tiles, caution should be exercised when walking on them, and if possible, foot traffic should be minimized to prevent any accidental damage. For safety reasons, the roof was solely inspected from a ladder.
Cost estimate: A$15000-20000

12) *Major Structural Defect* - Severe chemical delignification was identified in the tile battens and rafters. Chemical delignification occurs when the structural integrity of wood is compromised due to chemical reactions, leading to significant weakening and deterioration. In this case, the delignification is highly advanced, resulting in a loss of strength and stability within the roof structure.
It is important to note that tile battens, being integral components of the roof system, serve as structural members that provide support for the roof tiles. As such, any significant damage or weakening of the tile battens directly impacts the overall structural integrity of the roof.

Cost estimate: A$30000-38000

13) *Major Structural Defect* - Those photos show underpurlins beams that are not strutted correctly and pose a structural fault with this roof frame. Undulations are evident to the underpurlins

In a properly supported roof frame, the rafters are typically supported at the midpoint by a timber underpurlin beam. This underpurlin beam, in turn, is supported by timber struts that rest upon either the interior wall of the home or a strutting beam. The strutting beam can be constructed from either timber or steel, but it must be of appropriate dimensions relative to its span length.

MOISTURE AND MOULD ISSUES

17) *Major Structural Defect, Conducive conditions* - Signs of dampness have been identified in multiple walls as indicated. To address these issues, it is necessary to engage the services of a waterproofing specialist who can accurately determine the cause of the problem and provide suitable solutions.

We used electronic damp-meter to check for any damp to the internal walls.

Moisture level: 140 digit indicating wet conditions

How to read moisture meters (digits)?
- 0-35 digits = dry
+26-50 digits = half dry: O.K level
+51-100 digits = wet
Cost estimate: A$5000-10000

18) *Safety or Health Hazard* - This property is afflicted with mould problems in multiple areas, which require immediate rectification. Mould growth poses significant health risks and can lead to respiratory issues, allergies, and other adverse health effects. It is imperative to address this issue promptly and comprehensively to ensure the well-being of the occupants and prevent further deterioration of the property.

A thorough assessment by a professional mould remediation specialist is recommended to identify the extent of the mould infestation and determine the underlying causes. Remedial actions may include thorough cleaning and removal of mould-affected materials, improving ventilation and moisture control, and implementing preventative measures such as mould-resistant paint or coatings.
Cost estimate: A$2500-3500

VISUAL INSPECTION OF RCDS AND SMOKE-ALARMS

20) *Info* - There appear to be several safety switches installed inside the electrical meter box for the power outlets and light fittings. Note: All RCD switches should be tested by a licensed electrician to ensure they are fitted and working correctly as this cannot be determined by visual inspection only. The smoke alarm viewed is hardwired.

AIR CONDITIONING AND DUCTING

23) *Safety or Health Hazard, Defect* - Mould spots were discovered inside two units, indicating that they require a cleaning. It is imperative to address this issue promptly as mould growth can lead to health problems and worsen over time if not treated. Therefore, thorough cleaning of the unit is strongly recommended to ensure that the air circulating in the building is safe and healthy for all occupants.

https://www.purifyairconcleaning.com.au/

It was also found that the air conditioning system in the front area has not been secured as required
Cost estimate: A$500

WAS A TERMITE NEST FOUND?

26) *Info* - There was no evidence of an active termite nest found within this property.

CONDITION OF THE PROPERTY

33) *Info* - The Quality and workmanship in this property in comparison to the average condition of similar buildings of approximately the same age were considered:

AVERAGE

34) *Info* - The incidence of 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

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Inspect for and Report on Timber Pests - CPPPMT3008
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Pre Purchase Building & Timber Pest- Inspection Report

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Major Defect	Involves significant amount of money for the repairs
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Conducive conditions	Conditions conducive for wood destroying insects, termites or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at **https://www.reporthost.com/glossary.asp**

12 concerns have cost estimates totaling A$78,000.00

HOUSE EXTERIOR - EXTERNAL AREAS

1) ***Defect*** - It was noted that the short length of fascia and eaves gutter over the front entry area to the right hand side has dropped. Although this is somewhat disconcerted it does not constitute a structural failure within the external fabric of the building. However, the drop of the eaves causes the gutters to overflow into the eaves. An additional downspout is required.
Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.
Building Professional Required: Carpenter
https://inspectorgroup.com.au/sagging-eaves/

Photo 1-1

2) *Defect* - Some wood rot is present into the exposed timber boards. Note: Whilst this is not considered an immediate structural repair, wood rot is an ongoing process and may requires repairwork in the future.

Photo 2-1

Photo 2-2

ASBESTOS

3) - The building may contains a number of elements containing asbestos cement materials (ACM) such as fences, eaves, and the electrical switchboard backing. It is highly recommended that an audit is conducted by an asbestos inspector to catalogue all existing asbestos and develop a clear guideline for the new owners in order manage the ACM risks.

Photo 3-1

PERGOLA *- Section cost estimate: A$2500*

4) *Defect* - The roofing of the pergola is in a slightly longer state of deterioration. It shows prominent holes and rust, which requires urgent repairs to be carried out.
Cost estimate: A$2500-3000

Photo 4-1

Photo 4-2

STRUCTURAL RISK *- Section cost estimate: A$1500*

5) *Defect* - The roots for the tree in the front area were migrating towards the house and which is not ideal as drastically increase the chances of the slab for the house cracking. I would suggest that the tree and its root system be removed as soon as is practical so you should obtain a quotation for this work for budgeting purposes
Cost estimate: A$1500-2000

Photo 5-1

EAVES

6) *Defect* - The eaves around the exterior property were found to be in poor condition. The damage sustained is a result of a number of poor roof drainage and leaking roof plumbing. The damage to the eave sheeting in this area detracts from the appearance of the structure, as well as potentially compromising the structural integrity of the roofing area. Where eaves show moderate to severe damage, appointment of a licensed plumber is advised to identify the source of the water leak.

FENCING AND RETAINING WALLS *- Section cost estimate: A$7000*

7) *Major Defect* - The boundary walls have moved substantially and are likely the result of an unstable

foundation structure.
These walls are clearly structurally inadequate and have cracked considerably.
Cost estimate: A$7000-10000

Photo 7-1

Photo 7-2

Photo 7-3

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8) *Defect* - It has been observed that some of the fence sheets exhibit signs of cracking. The cracks may have occurred due to a range of factors such as weather conditions, structural issues, or general wear and tear. Regardless of the cause, it is highly recommended that these cracked sheets be replaced as soon as possible.

Photo 8-1

RUST AND CORROSION

9) - The shed/ workshop is of mild steel.
Some rusting was evidence on it's base, which has started to corrode away the steel. However, the shed was still performing adequately. It is recommend that the rust be grinded back with an angle grinder and a protective coating or paint be applied to prevent any further rusting.

Photo 9-1

Photo 9-2

ROOF PLUMBING *- Section cost estimate: A$7000*

10) ***Defect*** - The gutters in certain areas of the building have experienced severe internal rusting, which has greatly compromised their structural integrity and functionality. This has resulted in the need for either replacement of the gutters or treatment of the rust to prevent further corrosion and deterioration. The condition of the gutters suggest that they are near the end of their expected lifespan and therefore prompt attention and maintenance is recommended. Gutters and downpipes should be replaced
Cost estimate: A$7000

Photo 10-1

Photo 10-2

Photo 10-3

Photo 10-4

ROOF FRAME *- Section cost estimate: A$45000*

11) *Major Defect* - Tile fretting was noted on the underside of the terracotta tiles. This indicates that the tiles have worn due to various factors such as age, exposure to salt air, and other environmental elements. As clay is a natural product, it is susceptible to this type of deterioration. It is important to be aware that this fretting will continue to worsen over time, and it is advisable to budget for their replacement in the short term, typically within a range of 5 to 10 years.

Evidence of bubbling or peeling paint was observed in several areas of the ceilings. This condition may have been caused by driving rain or the effects of tile fretting. However, when tested, no moisture was detected. It is recommended to seek confirmation from a professional roofer to assess the cause of these paint issues and verify the absence of underlying moisture concerns.

Due to the brittle nature of the terracotta tiles, caution should be exercised when walking on them, and if possible, foot traffic should be minimized to prevent any accidental damage. For safety reasons, the roof was solely inspected from a ladder.
Cost estimate: A$15000-20000

Photo 11-1

Photo 11-2

Photo 11-3

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12) ***Major Structural Defect*** - Severe chemical delignification was identified in the tile battens and rafters. Chemical delignification occurs when the structural integrity of wood is compromised due to chemical reactions, leading to significant weakening and deterioration. In this case, the delignification is highly advanced, resulting in a loss of strength and stability within the roof structure.
It is important to note that tile battens, being integral components of the roof system, serve as structural members that provide support for the roof tiles. As such, any significant damage or weakening of the tile battens directly impacts the overall structural integrity of the roof.
Cost estimate: A$30000-38000

Photo 12-1

Photo 12-2

13) ***Major Structural Defect*** - Those photos show underpurlins beams that are not strutted correctly and pose a structural fault with this roof frame. Undulations are evident to the underpurlins

In a properly supported roof frame, the rafters are typically supported at the midpoint by a timber underpurlin beam. This underpurlin beam, in turn, is supported by timber struts that rest upon either the interior wall of the home or a strutting beam. The strutting beam can be constructed from either timber or steel, but it must be of appropriate dimensions relative to its span length.

Photo 13-1

INTERNAL WALLS, DOORS *- Section cost estimate: A$500*

14) ***Defect*** - An examination of all of the internal walls was undertaken to determine if there is any failure or defects in the supporting nature of the walls or any defects in plaster surfaces. A particular examination was made where possible to determine which are the loads bearing walls. The ground floor partition walls were checked for any failure of foundation and where access was possible of subfloor support and damp, and having made our inspection of all parts we can report as follows. The internal walls and partitions are all of solid masonry construction finished in plaster. No major cracks were evident at the time of inspection. There is some general minor to moderate cracking not exceeding 1 mm in width to the walls but this was not significant in structural terms at the time of the inspection. Those cracks can be repaired properly by “V” jointing first and then patching them with flexible fillers like “Polly Filler”, then sanding the filled fractures back level with the wall using a fine grit paper, and then painting them over. The internal joinery is generally timber doors in timber

frames. The condition of the doors is generally good. All doors were operated to find an indication of possible foundation movement.

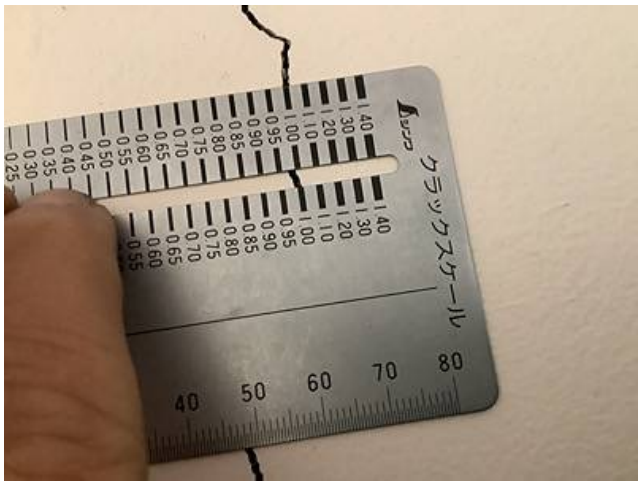

Photo 14-1

Photo 14-2

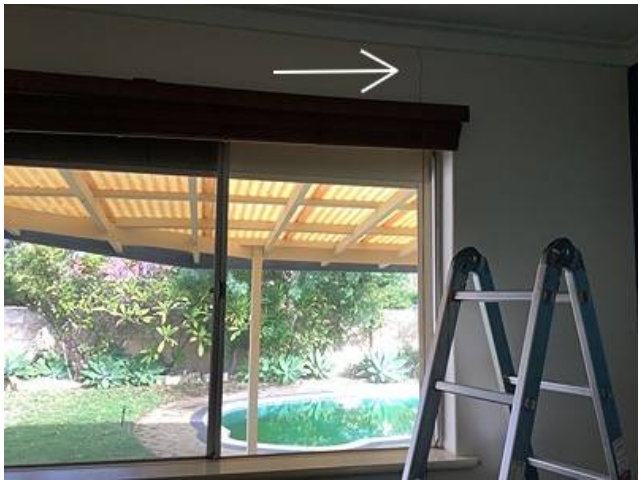

Photo 14-3

Photo 14-4

Photo 14-5

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15) *Defect* - The missing floor grate in front of this door not only allows water ingress, but there is already evident moisture penetration in the surrounding area.
Cost estimate: A$500-800

Photo 15-1

Photo 15-2

SHOWERS AND BATHROOMS *- Section cost estimate: A$5000*

16) *Defect, Conducive conditions* - Upon inspection, the bathroom was found to be in poor condition, specifically with regards to the tiling work and the waterproofing. The poor workmanship of the tiling and waterproofing has led to several issues that need to be addressed in order to ensure the functionality of the bathroom and avoid moisture issues

It is recommended to have the entire bathroom tiles removed and to have the area re-waterproofed and re-tiled. This will help to rectify the issues with the poor workmanship, and will provide a proper and long-lasting solution to the current problems. The new tiles and waterproofing should be installed by a professional, to ensure they are done correctly, and to avoid any future issues.

A bathroom is a high-traffic area that is constantly exposed to moisture, making the quality of the tiles and waterproofing essential. By addressing the issues in the bathroom, you can help to prevent any potential damage to the underlying structure, and maintain the safety and functionality of this important space
Cost estimate: A$5000-7000

Photo 16-1

Photo 16-2

Photo 16-3

Photo 16-4

Photo 16-5 cracked shower screen in the other bathroom

MOISTURE AND MOULD ISSUES - *Section cost estimate: A$7500*

17) *Major Structural Defect, Conducive conditions* - Signs of dampness have been identified in multiple walls as indicated. To address these issues, it is necessary to engage the services of a waterproofing specialist who can accurately determine the cause of the problem and provide suitable solutions.

We used electronic damp-meter to check for any damp to the internal walls.

Moisture level: 140 digit indicating wet conditions

How to read moisture meters (digits)?
- 0-35 digits = dry
+26-50 digits = half dry: O.K level
+51-100 digits = wet
Cost estimate: A$5000-10000

Photo 17-1

Photo 17-2

Photo 17-3

Photo 17-4

Photo 17-5

Photo 17-6

Photo 17-7

Photo 17-8

Photo 17-9

Photo 17-10

18) *Safety or Health Hazard* - This property is afflicted with mould problems in multiple areas, which require immediate rectification. Mould growth poses significant health risks and can lead to respiratory issues, allergies, and other adverse health effects. It is imperative to address this issue promptly and comprehensively to ensure the well-being of the occupants and prevent further deterioration of the property.

A thorough assessment by a professional mould remediation specialist is recommended to identify the extent of the mould infestation and determine the underlying causes. Remedial actions may include thorough cleaning and removal of mould-affected materials, improving ventilation and moisture control, and implementing preventative measures such as mould-resistant paint or coatings.
Cost estimate: A$2500-3500

Photo 18-1

Photo 18-2

Photo 18-3

Photo 18-4

Photo 18-5

Photo 18-6

Photo 18-7

GAS SUPPLY PIPES

19) *Defect* - No gas ventilation openings were found in the property.
Nowadays, if the room is fitted with a gas bayonet fitting (quick connect device socket) to allow the connection of a flue-less gas heater, then by law two permanent ventilation openings must be installed. The vents must connect to the outside of the building and one vent must be installed at low level and the other vent at high level.
The physical external dimensions of each vent should be not less than the equivalent of 310 mm x 170 mm

Photo 19-1

VISUAL INSPECTION OF RCDS AND SMOKE-ALARMS

20) *Info* - There appear to be several safety switches installed inside the electrical meter box for the power outlets and light fittings. Note: All RCD switches should be tested by a licensed electrician to ensure they are fitted and working correctly as this cannot be determined by visual inspection only. The smoke alarm viewed is hardwired.

GENERAL PLUMBING *- Section cost estimate: A$1500*

21) *Defect* - There is one tap leakage in the kitchen when turned on. It was also noticed that the drinking water

tap is poorly fixed and that the flexi pipe in one of the bathrooms has started to deteriorate and I would recommend replacing them before they may burst.

Photo 21-1

Photo 21-2

Photo 21-3

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22) - It was observed that the floor in the these areas lacked the required floor grates, which are essential for effective drainage in case of an overflow. It is important to note that this omission may pose an insurance issue in the event of a water overflow, as the absence of proper drainage measures could result in increased water damage and associated insurance claims.

To ensure compliance with safety standards and to maintain appropriate insurance coverage, it is imperative to rectify this issue promptly. It is strongly advised to engage a qualified professional to install the necessary floor grates. By addressing this issue, you can mitigate the risk of water damage, potential insurance complications, and ensure the functionality and safety of the drainage system
Cost estimate: A$1500

Photo 22-1

Photo 22-2

AIR CONDITIONING AND DUCTING *- Section cost estimate: A$500*

23) *Safety or Health Hazard, Defect* - Mould spots were discovered inside two units, indicating that they require a cleaning. It is imperative to address this issue promptly as mould growth can lead to health problems and worsen over time if not treated. Therefore, thorough cleaning of the unit is strongly recommended to ensure that the air circulating in the building is safe and healthy for all occupants.

https://www.purifyairconcleaning.com.au/

It was also found that the air conditioning system in the front area has not been secured as required
Cost estimate: A$500

Photo 23-1

Photo 23-2

Photo 23-3

Photo 23-4

Photo 23-5

POOL PUMP AND FENCING

24) *Defect* - Based on my visual inspection, no visible damages were detected on the pool surface. However, it is important to note that a significant portion of the pool surface was obscured from view due to the water appearing green. This discoloration is a result of inadequate water flow, indicating potential issues with the pool's circulation and filtration system.

It was observed that the pump was operational; however, the water flow into the pool was impeded, possibly due to a blocked skimmer box.

Gate latches re mounted to the outside of the gate.
Gate latches must be mounted pool-side.

Latch detective/ incorrect position? At the time of the inspection: Possibly complied in the last inspection but won't comply in the next council pool inspection because the lach must now be mounted to the inside of the pool.

Also, make sure that all windows facing the pool have restrictors or screening mesh

Photo 24-1

Photo 24-2

Photo 24-3

Photo 24-4

TIMBER PEST INSPECTION CLEARANCE

25) ***Damage*** - Accessible areas inside the property:
No evidence of activity from wood destroying insects or organisms (Live bodies, fungal growth, etc.) in the house or roof frame. It should be noted that some old termite damage or termite muds could be found in the rear area..

* Tree

Under test conditions it was revealed that the termite workings were inactive (i.e. the absence of live termites at the time of inspection)

WAS A TERMITE NEST FOUND?

26) ***Info*** - There was no evidence of an active termite nest found within this property.

TERMITE BARRIER AND TREATMENT

27) - No active (readable) termite protection notice was found in the electrical meter box. There is a high risk

that the original termite barrier is not efficient enough to protect the house from termites.
Consideration should be given to installing a chemical termite barrier and has a pest management program to reduce the risks of termite activity.

Monthly termite inspections are required until conditions conducive are rectified and or Termite barrier installed.

CONDUCTIVE CONDITIONS TO TERMITE ATTACK

28) *Conducive conditions* - The storing of timbers in the subfloor space or around the external property increases the risk of termite activity being present. It is highly recommended that any stored timbers be immediately removed from areas in which they may attract any termite / timber pest attack.

Photo 28-1

Photo 28-2

29) *Conducive conditions* - Moisture issues
Excessive moisture can attract termites and produce conditions that promote termite attack, fungal growth and wood decay. Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage, leaking plumbing pipes or fixtures poorly plumbed such as HWS overflows or condenser units and poor site drainage. It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external of the property.

30) *Conducive conditions* - * Leaky downpipes as reported
* Trees around the property

TERMITES: DEGREE OF RISK

31) - The Overall degree of risk to Timber Pest Infestation:

The overall degree of risk of Timber Pest Infestation to this property appears to be High - due to moisture issues

The Overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection taking into account many factors which include but are in no way limited to location and proximity to bushland and trees, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that in the inspectors opinion, raise the risk of future timber pest attack. It should be noted that even if a risk factor is high, this is not meant to deter a purchaser from purchasing the property, it is just to make them aware that

increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be headed by any property owner.

NEXT RECOMMENDED TERMITE INSPECTION

32) *Info* - The next inspection to help detect termite attack is recommended in 2 months.
Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.
Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

CONDITION OF THE PROPERTY

33) *Info* - The Quality and workmanship in this property in comparison to the average condition of similar buildings of approximately the same age were considered:

AVERAGE

34) *Info* - The incidence of 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

EXCLUSION - LIMITATIONS OF ITEMS FROM INSPECTION

35) - Widespread (approximately 70%):
Roof space was restricted due to the low pitch, which prevents safe access and construction allowing only a limited visual inspection from a distance to be carried out. Access was also hindered into this roof space by the low pitch within the eave areas. Where access is hindered a further inspection is recommended as we cannot give you a warranty that no further damages or termite activity to the roof timber exists.

36) - There is no physical access to the subfloor area. When an inspection is limited like in this case, evidence of timber pest attack and other building defects may be present but not identified within this report.

Photo 36-1

UNDETECTED STRUCTURAL DAMAGE RISK ASSESSMENT

37) *Info* - However, due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Structural and Termite Damage and Conditions Conducive to Structural Damage was considered:

Moderate (See recommendation below)

Recommendation: Where the risk is considered Moderate or Moderate-High or High, a further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed.
This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation.
In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

A pre-purchase inspection should not be construed to be any of the following:
1. A complete code compliance inspection. Commenting upon codes and standards is beyond the scope of a typical pre-purchase inspection
Such an inspection is a practical impossibility for any existing construction, since it is dependent on many things that cannot be seen, and on the status of codes that were applicable at the time the building was built. Again: This report is not intended to advise on the compliance of any past and current regulations and codes but to advise on the structure only.
2. A fire safety inspection (unless otherwise specifically requested).
3. We don't check appliances (unless specifically requested)
4. We don't check for any council approvals. Building Regulation approval should be sought from the Local Authority.

Section 1. Building Inspection Agreement. Section 2. Timber Pest Inspection Agreement.
SECTION 1

Building Inspection Agreement
TYPE OF PROPOSED INSPECTION ORDERED BY YOU:
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
Inspection & Report: The inspection will be of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1-2007.
A copy of the appropriate Standard with Appendices may be obtained from Standards Australia (www.saiglobal.com/shop) at Your cost.
Upon receipt of Your acceptance of this agreement, the Building Inspection Provider service will carry out the inspection and report ordered by You in accordance with this agreement and You agree to pay for the inspection and the report on or before delivery of the report.
In ordering the inspection, You agree that the inspection will be carried out in accordance with the following clauses, which define the scope and limitations of the inspection and the report.
SCOPE OF THE INSPECTION & THE REPORT
1.
The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas.
2.
The inspection shall comprise a visual assessment of the items listed in Appendix C to AS4349.1-2007 for the

structures within 30 metres of the building and within the site boundaries including fences.
3.
Subject to safe and reasonable access (See Definitions below) the Inspection will normally report on the condition of each of the following areas: -
- The interior
- The roof void
- The exterior
- The subfloor
- The roof exterior
4.
The inspector will report individually on Major Defects and Safety Hazards evident and visible on the date and time of the inspection. The report will also provide a general assessment of the property and collectively comment on Minor Defects which would form a normal part of property maintenance.
5.
Where a Major Defect has been identified, the inspector will give an opinion as to why it is a Major defect and specify its location.

LIMITATIONS
6.
The Inspector will conduct a non–invasive visual inspection which will be limited to those accessible areas and sections of the property to which Safe and Reasonable Access (see Definitions below) is both available and permitted on the date and time of the inspection. Areas where reasonable entry is denied to the inspector, or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision or reasonable entry and access.
7.
The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, insulation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
8.
The Inspection and Report compare the inspected building 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 durability.
9.
The Inspection excludes the inside of walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, and other areas that are concealed or obstructed. The inspector WILL NOT dig, gouge, force or perform any other invasive procedures.
10.
The Report is not a certificate of compliance that the property complies with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
11.
The “Building” Inspection WILL NOT look for or report on Timber Pest Activity. You should have an inspection carried out in accordance with AS 4349.3-1998 Timber Pest Inspections, by a fully qualified, licensed and insured Timber Pest Inspector.
12.
If Timber Pest Damage is found then it will be reported. The inspector will only report on the damage which is visible.
13.
ASBESTOS: No inspection for asbestos will be carried out at the property and no report on the presence or absence of asbestos will be provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the general remarks section of the report. If

asbestos is noted as present within the property then you agree to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.
14.
MOULD (MILDEW) AND NON-WOOD DECAY FUNGI DISCLAIMER: No inspection or report will be made for Mould (Mildew) and non-wood decay fungi.
15.
ESTIMATING DISCLAIMER: Any estimates provided in the Report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The inspector accepts no liability for any estimates provided throughout this report where they occur you agree to obtain and rely on independent quotations for the same work.
16.
If the property to be inspected is occupied then You must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when the items are moved or removed. Where the Report says the property is occupied You agree to:
a) Obtain a statement from the owner as to
i. any Timber Pest activity or damage;
ii. timber repairs or other repairs
iii. alterations or other problems to the property known to them
iv. any other work carried out to the property including Timber Pest treatments
v. obtain copies of any paperwork issued and the details of all work carried out
b) Indemnify the Inspector from any loss incurred by You relating to the items listed in clause a) above where no such statement is obtained.
17.
The Inspection Will not cover or report the items listed in Appendix D to AS4349.1-2007.
18.
Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit requested to be inspected as detailed in Appendix B in AS4349.1-2007. Therefore it is advised that the client obtain an inspection of common areas prior to any decision to purchase.
19.
The Inspection and Report WILL NOT report on any defects which may not be apparent due to prevailing weather conditions at the time of the inspection. Such defects may only become apparent in differing weather conditions.
20.
You agree that We cannot accept any liability for Our failure to report a defect that was concealed by the owner of the building being inspected and You agree to indemnify Us for any failure to find such concealed defects.
21.
Where Our report recommends another type of inspection including an invasive inspection and report then You should have such an inspection carried out prior to the exchange of contracts or end of cooling-off period. If You fail to follow Our recommendations then You agree and accept that You may suffer a financial loss and indemnify Us against all losses that You incur resulting from Your failure to act on Our advice.
22.
The Report is prepared and presented, unless stated otherwise, under the assumption that the existing use of the building will continue as a Residential Property.
GENERALLY
23.
In the event of a dispute or a claim arising out of, or relating to the inspection or the report, or any alleged negligent act, error or omission on Our part or on the part of the inspector conducting the inspection, either party may give written notice of the dispute or claim to the other party. If the dispute is not resolved within fourteen (14) days from the service of the written notice then either party may refer the dispute or claim to an independent mediator. The cost shall be met equally by both parties or as agreed as part of the mediation settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who

will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

24.

THIRD PARTY DISCLAIMER:

We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Civil Law (Sale of Residential Property) Regulations 2004 the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

25.

Prohibition on the Provision or Sale of the Report

The Report may not be sold or provided to any other Person without Our express written permission, unless the Client is authorised to do so by Legislation. If We give our permission it may be subject to conditions such as payment of a further fee by the other Person and agreement from the other Person to comply with this clause. However, We may sell the Report to any other Person although there is no obligation for Us to do so.

26.

Release

You release Us from any and all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature that the Person may have at any time hereafter arising from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

27.

Indemnity

You indemnify Us in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, brought, made or recovered against Us arising directly or indirectly from the unauthorised provision or sale of the Report by You to a Person without Our express written permission.

DEFINITIONS:

You should read and understand the following definitions of words used in this Agreement and the Report. This will help You understand what is involved in a property and building inspection, the difficulties faced by the inspector and the contents of the Report which We will provide You following the Inspection.

Acceptance Criteria: The Building shall be compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Access hole (cover) means an opening in the structure to allow for safe entry to carry out an inspection.

Accessible area means an area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.

Building Element means a portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

Client means the person(s) or other legal entity for which the inspection is to be carried out. If ordered by the person(s)'s agent then it is agreed that the agent represents the person(s) and has the authority to act for and on their behalf. (See also "You/Your" below)

Defect means a fault or deviation from the intended condition of the material, assembly or component.

Inspector means the person or organisation responsible for carrying out the inspection. (See also "Our/Us/We" below.)

Limitation means any factor that prevents full achievement of the purpose of the inspection.

Major defect means a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor defect means a defect other than a Major defect.

Person means any individual, company, partnership or association who is not a Client.
Property means the structures and boundaries etc up to thirty (30m) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected.
Report means the document and any attachments issued to You by the Us following Our inspection of the property.
Structural Inspection means the inspection shall comprise visual assessment of accessible areas of the property to identify major defects to the building structure and to form an opinion regarding the general condition of the structure of the property. The Report will not include those items noted in Clause A3 of AS 4349.1-2007 e.g. Condition of roof coverings, partition walls, cabinetry, doors, trims, fencing, minor structures, ceiling linings, windows, non-structural & serviceability damp issues, rising damp, condensation etc.
Safe and Reasonable Access does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.
The Standard defines the extent of safe and reasonable access as follows:
“The extent of accessible areas shall be determined by the inspector at the time of inspection, based on the conditions encountered at the time of the inspection. The inspector shall also determine whether sufficient space is available to allow safe access. The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.”
It also defines access to areas as defined in the Table below.
Access Table from AS 4349.1-2007

Area Access hole Crawl space Height

Roof interior 400mm x 500mm Crawl space: 600mm x 600mm Accessible from a 3.6m ladder

Roof Exterior Accessible from a 3.6m ladder
placed on the ground.

Table Notes:
1.
Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers. Subfloor areas sprayed with Chemicals should not be inspected unless it is safe to do so.

Our/Us/We means the provider inspection service allocated Your order.You/Your means the party identified on this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.
You agree that by accepting this agreement, You have read and understood the contents of this agreement and that the inspection will be carried out in accordance with this document. You agree to pay for the inspection on or before delivery of the report.
If You fail to reply to this email and do not cancel the requested inspection then You agree that You have read and understood the contents of this agreement and that We will carry out the inspection on the basis of this agreement and that We can rely on this agreement.
Note: Additional inspection requirements requested by You may incur additional expense in regard to the cost of the inspection.
Are there Special Requirements / Conditions requested by the Client/Client’s Representative regarding the Inspection and Report: Refer to the order.
Cost of the Report including any requested Special Requirements/Conditions: As quoted

Section 2. Timber Pest Inspection

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3-1998 -
Timber Pest Inspections.
This visual inspection is limited to those areas and sections of the property to which reasonable access (See Section 2.0 Reasonable Access) was both available and permitted on the date and time of Inspection.

Inspection has been made in the areas where infestation is most likely to occur. 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, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests or damage which may only be revealed when the items are removed. Inspection of fence lines and posts is restricted to those timbers above ground level and facing the property inspected. The inspection does not extend nor should comments be inferred in respect to timbers, palings, fence posts below ground level, or where timbers are obstructed by plant life or overgrowth or other materials which restrict or prevent physical bodily access. No inspection is inferred to areas of trees or external areas over 3.6 metres above the natural ground level. An Invasive Inspection will not be performed unless a separate contract is entered into.

Please feel free to contact the inspector who carried out this inspection. Often it is 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.

Thank you again
For and on behalf of Inspector Group Pty.Ltd

Peter Hopfinger
WA Building Surveyor: Registration Number 2194
Registered Master Inspector (Master Inspector Association Australia)
Inspect for and Report on Timber Pests - CPPPMT3008
Control Timber Pests - CPPPMT3010

Call: 0414 607 240