INSPECTOR GROUP PTY LTD

https://inspectorgroup.com.au/
Inspector: **Peter Hopfinger**
Inspector's email: mail@inspectorgroup.com.au
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): **Premium Sample Report**
Property address: **123 Sample Street Woodbridge, WA**
Inspection date: **Thursday, March 22, 2018**

This report published on Sunday, August 14, 2022 4:22:11 PM WST

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Concerns are shown and sorted according to these types:

Major Defect	Involves significant amount of money for the repairs but is not a major structural defect in terms of the standard REIWA clause 7.6
Major Structural Defect	Section Nr. 7.6 of the Standard REIWA Contract: 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.)

2 concerns have cost estimates totaling A$12.00

GENERAL INFORMATION AND CONSTRUCTION STYLE

1) ***Info*** - General Description of the Property and Site

The building is a single residence. The design of the property is double brick and tiled roof. The following materials were used: Limestones footings and brick piers, with a conventionally framed timber roof with clay tiles over.
The site classification is believed to be Class B (minor ground movement)

SIGNS OF ACTIVE TERMITES?

2) ***Info*** - **Accessible areas:**
No evidence of active/live termites (white antz) could be found.

FOUNDATION- STRUCTURAL- MOVEMENT

4) ***Major Structural Defect*** - From our visual examination of the property, there is evidence of recent or ongoing foundation movement or subsidence cracking within the load-bearing walls and foundations that would be indicative of this type of recent ongoing movement.
The existing limestone or bricked foundation should be investigated and possible underpinning of some load-bearing walls required to ensure no further movement takes place. This can be undertaken by either providing a concrete pad or microfine chemical grout injections under the footings.
Not limited to those photos
Cost estimate: A$5.000- 7.000

ROOF FRAME

7) ***Major Structural Defect*** - There are several structural defects found to the roof frame:
The jarrah-hardwood timbers may have deflected due to under-design or simply just due to overtime. Close inspection of the roof framing shows that the original roof has deflected(sagged) and split, with more notable

deflection of the hip rafters.
Both hip beams of the original building, have deteriorated and deflected. There is also a local failure of other roof rafters, at their connection to the hip beam.

The roof junction, between the original building and kitchen extension, is shown below. Note the warping of the eaves support beam shown by the arrow, indicating possible roof movement from the original building roof structure, placing an outward force, in a similar manner to that described above. No recent roof strengthening measures were noted during the site inspection.

The extent of roof strengthening measures required is too significant for 'Inspector Group' to become involved in any approval of remediation work. A fully indemnified roofing company should be formally engaged to design and construct roof strengthening measures. The company should not require any report and must be capable of comprehending the failure through their own onsite inspection.
Cost estimate: A$7.000 -10.000

INTERNAL WALLS, DOORS

10) *Major 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 and the rear extensions seem to be timber framed covered in gyprock. Major cracks were evident to some of the internal walls. The quantity of cracks in this property is well above average. It is possible that deterioration of roof timbers has resulted in movement and deflection of the roof, placing a horizontal force on the external wall, resulting in wall cracks or as mentioned earlier that the footings of this house settled down and underpinning of those footings may be required. The floors, door heads and window cills, were noted to be slightly out of level, which is considered to be caused by initial historical movement or poor workmanship or the mentioned foundation settlement.

CONDITION OF FLOOR

12) *Major Structural Defect* - Currently the majority of timber stumps were found to be displaying heavy to moderate staining at the base of the timber stumps indicating moisture absorption with deterioration noted as setting into the base of these timber stumps. A number of timber stumps were found to have already failed. The timber stumps that have failed are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. It is recommended that the timber stumps through the floor structure supporting the original parts of the house are replaced sooner rather than later. The undulating floor structure throughout the house is also indicating that the timber stumps are at the end of service life, deteriorating at the base of the stumps and approaching the need for replacement with a number of timber stumps which have already failed requiring immediate replacement. Generally, overall It is recommended that the house is re-levelled and that the timber stumps in this condition be replaced with concrete stumps sooner rather than later. Unfortunately re-levelling the house in this condition may result in excessive uncontrolled cracking to internal wall linings, internal ceiling innings. Windows will require readjustment. Doors will require readjustment. Parts of wall frame may pop out of place. Parts of roof frame may pop out of place. Extensive repair may be required to the house following re-levelling and restumping of the house. Two floor joists supporting the front wall of the house located directly underneath the front wall of the front sun room / ex front veranda, are displaying moderate to heavy deterioration / rot with fungal growth on these floor joists indicating heavy moisture absorption. These two floor joists are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. It is recommended that these two floor joists are replaced sooner rather than later.

MOISTURE AND MOULD

13) *Major Defect* - Evidence of rising damp was found to the front area. It is believed that the waterproofing membrane on the external wall of this house has failed or that the cavity is bridged by mortar or debris allowing external moisture to damage internal plaster.
We used electronic damp-meter to check for any damp to the internal walls.

Moisture level: 121 digits indicating wet conditions

How to read moisture meters (digits):
-40 digits = dry
+40 – 80 digits = damp
+80 digits = wet

The solution to rising damp is usually to remove damaged plaster, inject a chemical damp proof course to both internal and external walls in order to protect against external moisture and to replaster walls with a water proof layer up to the required height.
In addition, air vents may be installed to the outer wall.
Recommend a qualified waterproofing company to further investigate installation of damp proof coursing along the full length of the wall.

ELECTRIC/ WIRING

15) *Safety or Health Hazard* - There is still old (live) electrical wiring in this house.
Make sure to shut down the electrical power before you or somebody else is entering the roof void for inspections or maintenance. Uninsulated wiring can cause electrocution and I would strongly recommend engaging an electrician to upgrade the wiring to nowadays standards.

WAS A TERMITE NEST FOUND?

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

CONDITION OF THE PROPERTY

28) *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

29) *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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Pre Purchase Building & Timber Pest- Inspection Report

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Other information:
If you have any questions about the report, please feel free to contact us.

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 but is not a major structural defect in terms of the standard REIWA clause 7.6
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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**

2 concerns have cost estimates totaling A$12.00

GENERAL INFORMATION AND CONSTRUCTION STYLE

1) ***Info*** - General Description of the Property and Site

The building is a single residence. The design of the property is double brick and tiled roof. The following materials were used: Limestones footings and brick piers, with a conventionally framed timber roof with clay tiles over.
The site classification is believed to be Class B (minor ground movement)

SIGNS OF ACTIVE TERMITES?

2) ***Info*** - **Accessible areas:**
No evidence of active/live termites (white antz) could be found.

ASBESTOS

3) - The building contains a number of elements containing asbestos cement materials (ACM) such as fences, facia on the north elevation and the study ceiling. In its current form the ACM is not friable and does not pose a health risk. It is however 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

Photo 3-2

Photo 3-3

FOUNDATION- STRUCTURAL- MOVEMENT *- Section cost estimate: A$5*

4) *Major Structural Defect* - From our visual examination of the property, there is evidence of recent or ongoing foundation movement or subsidence cracking within the load-bearing walls and foundations that would be indicative of this type of recent ongoing movement.
The existing limestone or bricked foundation should be investigated and possible underpinning of some load-bearing walls required to ensure no further movement takes place. This can be undertaken by either providing a concrete pad or microfine chemical grout injections under the footings.
Not limited to those photos
Cost estimate: A$5.000- 7.000

Photo 4-1

Photo 4-2

Photo 4-3

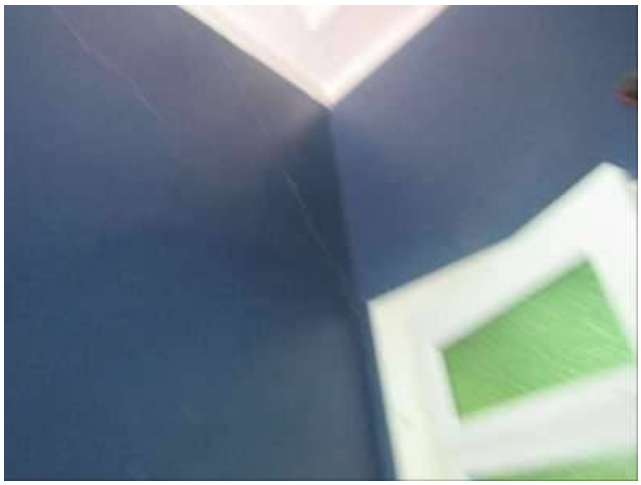

Photo 4-4

Photo 4-5

Photo 4-6

Photo 4-7

Photo 4-8

Photo 4-9

RUST AND CORROSION

5) *Defect* - No evidence of major rust or corrosion was found which could compromise the structural integrity of the dwelling in the near future. All visible load bearing lintels are free of any major rust which would compromise their capacity.

DOWNPIPES/ GUTTERS

6) *Info* - Gutters and downpipes are in good condition.
Gutters appear adequately secured and sufficient downpipes are present to handle roof drainage.
Note; this inspection does not certify the condition or termination location of underground leaders/piping.

ROOF FRAME *- Section cost estimate: A$7*

7) *Major Structural Defect* - There are several structural defects found to the roof frame:
The jarrah-hardwood timbers may have deflected due to under-design or simply just due to overtime. Close inspection of the roof framing shows that the original roof has deflected(sagged) and split, with more notable deflection of the hip rafters.
Both hip beams of the original building, have deteriorated and deflected. There is also a local failure of other

roof rafters, at their connection to the hip beam.

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The extent of roof strengthening measures required is too significant for 'Inspector Group' to become involved in any approval of remediation work. A fully indemnified roofing company should be formally engaged to design and construct roof strengthening measures. The company should not require any report and must be capable of comprehending the failure through their own onsite inspection.
Cost estimate: A$7.000 -10.000

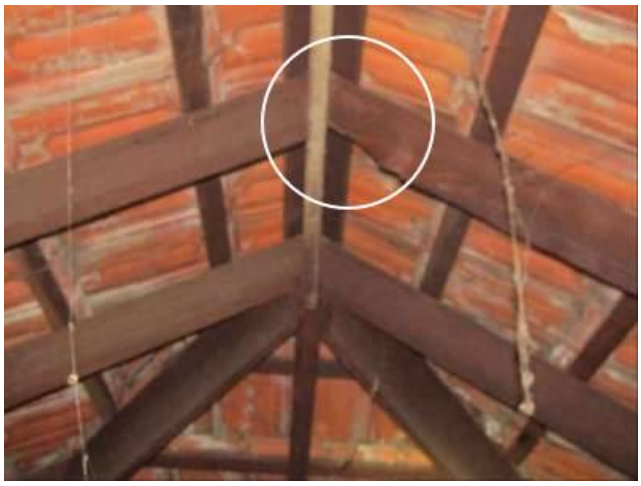

Photo 7-1

Photo 7-2

Photo 7-3

Photo 7-4

Photo 7-5 missing support

Photo 7-6

Photo 7-7 another cracked hip beam

Photo 7-8

Photo 7-9 not supported

Photo 7-10

8) ***Defect*** - Insulation is missing in some parts of roof space. This would reduce the overall performance of the insulation.
Recommend to install insulation were missing
Upgrading insulation levels in a home is considered to be an improvement, rather than a necessary repair. Please note that these are not essential repairs, but are suggestions for long-term improvement:

The yellow colour of the thermal imaging camera indicates the missing insulation.

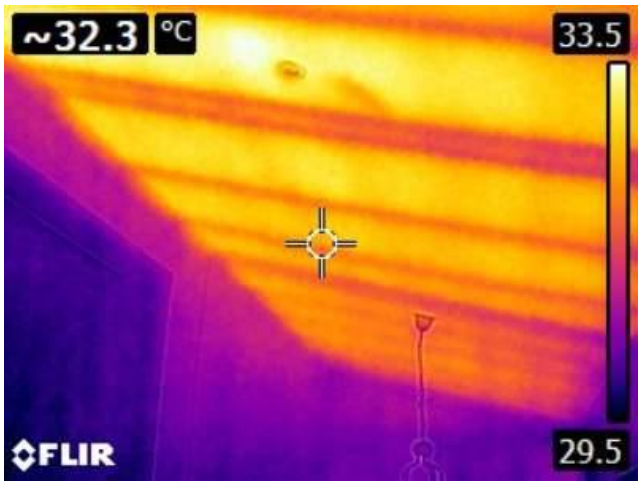

Photo 8-1

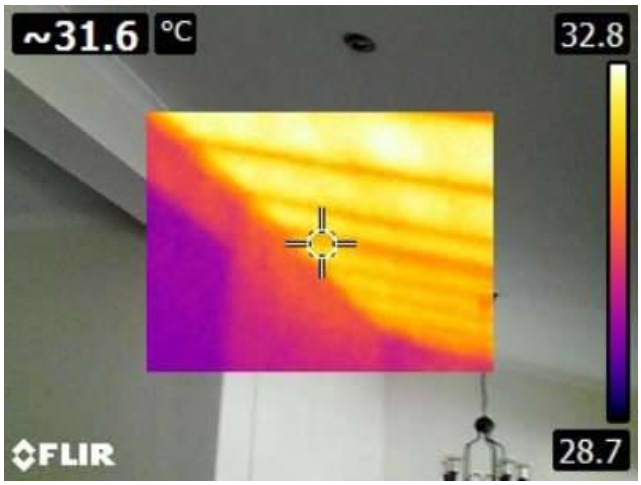

Photo 8-2

Photo 8-3

Photo 8-4

ROOF COVERING

9) *Defect* - The original roof covering is considered to be in acceptable condition considering the age.
Some general roof frame undulations and displacement to some tiles to settlement in overtime were noted. The displacement of the clay tiles, from the roof deflection, may also allow driving-rain to penetrate through the tiles. A roof tiler is required for general repairs.
Moss is growing on the roof. As a result, the clay tiles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:
http://www.google.com.au/search?q=moss+on+roof

Photo 9-1

Photo 9-2

INTERNAL WALLS, DOORS

10) ***Major 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 and the rear extensions seem to be timber framed covered in gyprock. Major cracks were evident to some of the internal walls. The quantity of cracks in this property is well above average. It is possible that deterioration of roof timbers has resulted in movement and deflection of the roof, placing a horizontal force on the external wall, resulting in wall cracks or as mentioned earlier that the footings of this house settled down and underpinning of those footings may be required. The floors, door heads and window cills, were noted to be slightly out of level, which is considered to be caused by initial historical movement or poor workmanship or the mentioned foundation settlement.

CEILINGS

11) ***Info*** - No repairs to the ceilings are required at the present time. Ceilings are all in an acceptable condition. The ceilings show no evidence of any current water penetration due to plumbing leaks (checked with thermal imaging camera), peeling paint, nail popping which would indicate poor surface contact to the ceiling joists or major undulations of the ceiling linings.Some of the ceiling linings have been replaced in the past.

CONDITION OF FLOOR

12) ***Major Structural Defect*** - Currently the majority of timber stumps were found to be displaying heavy to moderate staining at the base of the timber stumps indicating moisture absorption with deterioration noted as setting into the base of these timber stumps. A number of timber stumps were found to have already failed. The timber stumps that have failed are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. It is recommended that the timber stumps through the floor structure supporting the original parts of the house are replaced sooner rather than later. The undulating floor structure throughout the house is also indicating that the timber stumps are at the end of service life, deteriorating at the base of the stumps and approaching the need for replacement with a number of timber stumps which have already failed requiring immediate replacement. Generally, overall It is recommended that the house is re-levelled and that the timber stumps in this condition be replaced with concrete stumps sooner rather than later. Unfortunately

re-levelling the house in this condition may result in excessive uncontrolled cracking to internal wall linings, internal ceiling innings. Windows will require readjustment. Doors will require readjustment. Parts of wall frame may pop out of place. Parts of roof frame may pop out of place. Extensive repair may be required to the house following re-levelling and restumping of the house. Two floor joists supporting the front wall of the house located directly underneath the front wall of the front sun room / ex front veranda, are displaying moderate to heavy deterioration / rot with fungal growth on these floor joists indicating heavy moisture absorption. These two floor joists are deemed to be structurally defective potentially adversely affecting the structural integrity of the house. It is recommended that these two floor joists are replaced sooner rather than later.

Photo 12-1

Photo 12-2

Photo 12-3

MOISTURE AND MOULD

13) ***Major Defect*** - Evidence of rising damp was found to the front area. It is believed that the waterproofing membrane on the external wall of this house has failed or that the cavity is bridged by mortar or debris allowing external moisture to damage internal plaster.
We used electronic damp-meter to check for any damp to the internal walls.

Moisture level: 121 digits indicating wet conditions

How to read moisture meters (digits):
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+40 – 80 digits = damp

+80 digits = wet

The solution to rising damp is usually to remove damaged plaster, inject a chemical damp proof course to both internal and external walls in order to protect against external moisture and to replaster walls with a water proof layer up to the required height.
In addition, air vents may be installed to the outer wall.
Recommend a qualified waterproofing company to further investigate installation of damp proof coursing along the full length of the wall.

Photo 13-1

Photo 13-2

Photo 13-3

GAS SUPPLY PIPES

14) ***Info*** - No evidence of leakage was detected at any of the exposed gas piping.

ELECTRIC/ WIRING

15) ***Safety or Health Hazard*** - There is still old (live) electrical wiring in this house.
Make sure to shut down the electrical power before you or somebody else is entering the roof void for inspections or maintenance. Uninsulated wiring can cause electrocution and I would strongly recommend

engaging an electrician to upgrade the wiring to nowadays standards.

Photo 15-1

Photo 15-2

Photo 15-3

GENERAL PLUMBING

16) ***Defect*** - The hot water unit is a gas instantaneous system and was found in good condition. The sink and taps appear to be in a serviceable condition. There were no water leaks or blockages found on the plumbing piping.The water pressure supplied to the fixtures is reasonably good considering the age. A minor leakage was evident below the kitchen sink.
Inspection of the plumbing system did not reveal the need for improvement, however, this is not an opinion of a licensed plumber.

Photo 16-1

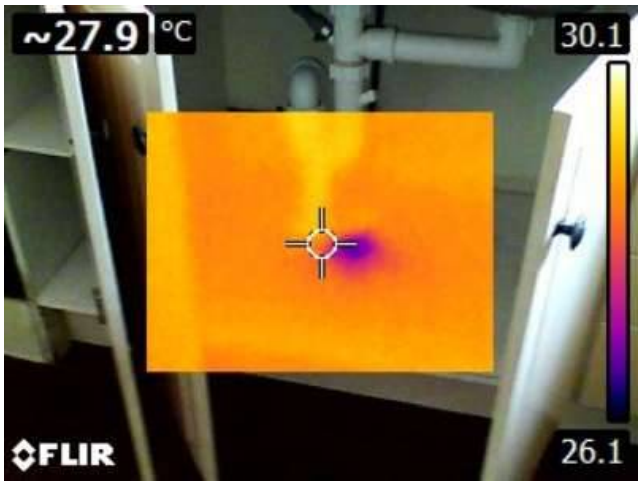

Photo 16-2

Photo 16-3

Photo 16-4

FENCING AND RETAINING WALLS

17) *Defect* - The fences are mainly constructed from timber. The fences are generally in poor to fair condition and repairs or replacement is required.

Photo 17-1

Photo 17-2

INTERNAL TIMBER PEST INSPECTION CLEARANCE

18) *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 could be found to the timber floorboards in several areas.Under test conditions, it was revealed that the termite workings were inactive (i.e. the absence of live termites at the time of inspection)

Termites are secretive by nature and they will often temporarily desert their workings to later return. 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.
Furthermore, it is never possible to conclusively determine that a property is free of Timber Pests
The Timber Pest Inspector is looking at the subject property at a moment in time. The Timber Pest Inspector does not have the benefit of knowing the property history. Timber Pests are not static but dynamic and can often infest properties in a remarkably short space of time. It is often only possible to detect these areas after infestation has occurred.
Therefore an inspection in compliance with this Code of Practice is not a guarantee that a property does not have or will not sustain Timber Pest attack or damage.
In addition to standard instrument testing, tests were also carried out using a thermal imaging camera, i.e. an instrument used to provide a thermal map of the heat energy radiated from visible surfaces to aid in the detection of excessive moisture and termite activity. However, no evidence of an unusual hot spot to the underside of the ceiling joists which might indicate a termite nest or termite activity was found.

Photo 18-1

Photo 18-2

Photo 18-3

EXTERNAL TIMBER PEST INSPECTION CLEARANCE

19) ***Info*** - No visible evidence of active subterranean termites or other wood destroying insects to all externally accessible areas at the time of inspection.

WAS A TERMITE NEST FOUND?

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

TERMITE BARRIER AND TREATMENT

21) ***Defect*** - 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

CONDUCTIVE CONDITIONS TO TERMITE ATTACK

22) ***Defect*** - A termite protection is essential for this type of construction.

23) ***Conducive conditions*** - Rising damp. Moisture is highly attractive to termite attack.
Conducive conditions should be removed

24) ***Conducive conditions*** - Timber fence is in contact with soil. The protection of timber fences from termite attack is virtually impossible as the fence is in direct contact with the soil and therefore most attractive to termites and other timber destroying pests. The best course of action is regular inspections and removal of affected timbers.

25) ***Conducive conditions*** - Subfloor framing is in contact or close with soil and this is highly conducive to termites.

TERMITES: DEGREE OF RISK

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

The overall degree of risk of Timber Pest Infestation to this property appears to be Moderate to High -

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

27) *Info* - The next inspection to help detect termite attack is recommended in 3 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

28) *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

29) *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

UNDETECTED STRUCTURAL DAMAGE RISK ASSESSMENT

30) *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- High (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 und 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 compares 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. Sub floor 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 understand 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 understand 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

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

www.inspectorgroup.com.au