



EYEON HOME REPORT

1 Sample Street Sydney NSW 2000

DATE OF ASSESSMENT: 1 JUNE 2018



EYEON Group Pty Ltd P 1300 798 274
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INTRODUCTION AND CONTENTS

Thank you for purchasing this Report from **EYEON Property Inspections**. This report includes the following features:

- A full inspection of the property by qualified professionals
- Building and/or timber pest inspection report complying with relevant Australian Standards.

The objective of providing these reports is to improve the information available to property purchasers.

PROPERTY INVESTORS

For property investors we can provide a **Schedule of Depreciation and Capital Allowances** for taxation purposes. It may be necessary to undertake a further property inspection before completing this report. An additional fee is payable for this report. Please contact us by email at info@eyeon.com.au or by telephone on 1300 798 274.

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You should note that there are limitations and disclaimers in respect of our inspection and reports. These limitations and disclaimers are clearly outlined in the EYEON Client Agreement which is attached to the Report. If you have any questions regarding the Agreement please contact EYEON at info@eyeon.com.au or 1300 798 274.



CONTACT EYEON

We recommend that you contact the Inspector after reading this Report. Often it is difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. If you have any questions at all or require any clarification then contact the Inspector or EYEON prior to acting on this report.

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This Building and Timber Pest Inspection was carried out by:

EYEON Inspector

Builders Licence No. 12345

Accredited Timber Pest Inspector NSW TAFE

The property was inspected on:

1 June 2018.

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For more information regarding EYEON Products and Service please visit eyeon.com.au.



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PHYSICAL DESCRIPTION

We have carried out a physical inspection of the property. In conducting the inspection we inspected all accessible areas of the property. Please see Building and Timber Pest reports for limitations to access during the inspection. Some of the main aspects of the property noted during our inspection include the following:

Style of dwelling	Three storey dwelling.
Built about	Circa 1901. The building appears to have had an extension/addition/alteration. The purchaser should contact the local council to ensure that the extension/addition/alteration has been approved and inspected as required.
Footings	The building is constructed on the following footing type/s: Masonry strip and pier. Concrete Slab. Masonry/concrete base and a suspended concrete slab floor. Sandstone block.
External Walls	Full or double brick.
Roof	Slate.
Accommodation	Bedrooms: Five. Bathrooms: Four.
Condition of main building	Please refer to the Building Inspection section of this Report.

COMMENTS REGARDING CONSTRUCTION, FAULTS OR DEFECTS

To the best of our knowledge the subject property is not affected by Heritage, flooding, landslip, resumption matters, unstable / hazardous or toxic soil material. However no searches have been undertaken to confirm this. If you have any concerns, we recommend you discuss this with your solicitor or appoint a suitably qualified professional to carry out the relevant searches and / or inspections. If the property is affected by any of these issues please advise us as this may impact on our assessment of the property.

For comments regarding construction faults or defects please refer to the Building Report.

This report assumes the existing improvements are Council approved. We recommend you obtain confirmation of this from the vendor/agent in the form of the relevant searches, inspections, plans or certificates from the Council.

INSURANCE COVER

Should you be successful in purchasing this property, in most cases it will be at your risk after the contract of sale is signed and accepted by the vendor. Therefore you should arrange appropriate building insurance for this property.



BUILDING INSPECTION

This section of the Report provides advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

The Scope of the Inspection: The inspection comprised a visual assessment of the property to identify major defects, safety hazards and the incidence of minor defects. The inspector forms an opinion of the overall condition of the property at the time of inspection.

The condition of the building has been compared with a building of similar age and type that was constructed in accordance with the generally accepted practice at the time, which has been maintained such that there has been no significant loss of strength and serviceability.

Ratings

The Ratings below are used by the inspector to form his opinion of the Overall Condition of the Building:

High (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical (Fair, Average) - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Definitions

The Definitions below relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

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

Average to Above Average - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction. There may be items and areas requiring repair or maintenance.

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

Average to Below Average - The overall condition is consistent with dwellings of approximately the same age and construction. There may be items and areas requiring major repairs or maintenance.

Below Average - The Building and its parts show some significant defects requiring major repairs or reconstruction of major building elements.



Inspection Restrictions

Defects, damage requiring rectification or active termites or other timber damaging pests may not be apparent to the inspector due to any restriction noted by the inspector. We recommend access be gained where physically possible to enable a complete inspection of the area. Comments are not made where access was unable to be gained.

In regard to plumbing or electrical elements, note that under Australian law only qualified plumbers or electricians can conduct complete inspections of plumbing and electrical systems. We recommend that a suitably qualified contractor be engaged to make comment on any plumbing or electrical matters.

Inspection Notes

Asbestos

Where asbestos is noted we recommend the material should not be disturbed or damaged and should only be removed or altered by a licensed asbestos removal contractor. Asbestos is hazardous to health and should be sealed to prevent exposure. Recommend an analysis by a qualified removal expert be conducted of these materials to confirm the amount and importance of the asbestos present, and the cost to seal or remove.

Timbers and External Timber Structures

Where timber is used in construction it is very important to ensure that it is well maintained and in sound condition. We recommend a detailed analysis of the condition and structural stability of all External Timber Structures by a Structural Engineer.

Timbers that are not regularly checked become more prone to timber decay or timber pest attack, leading to an unsafe structure. We recommended annual inspections of all External Timber Structures by a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade.

NOTE: Care needs to be taken not to overload External Timber Structures when they are in use.

Shower Areas

Shower areas (where present) are visually checked for leakage, but leaks often do not show except when the shower is actually in long term use. It is very important to maintain adequate sealing in these areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Adequate and proper ongoing maintenance will be required in the future.

Please also refer to the limitations and disclaimers relevant to building inspection reports in the EYEON Client Agreement as agreed prior to purchasing any EYEON report. A copy of the EYEON Client Agreement can be found at the end of this report.



Significant Items - Summary

Items observed that require attention are listed under the appropriate subheadings within the body of this report. The level of defect of each item, as determined by the inspector, is one of the following:

Major Defect - A defect of sufficient magnitude where rectification is required in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor Defect - A defect other than a major defect.

Safety Hazard - Any observed item that may constitute a present or imminent serious safety hazard.

Please read the entire report and do not rely solely on this Summary.

The order that the items may appear in this summary is not an indicator of their importance.

INTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area.

ACCESS LIMITATIONS

Restrictions:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. To enable a complete inspection these goods will require moving. Access was limited in the following locations and or areas: Wardrobes. Linen cupboard. Storage cupboard.

SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Stored goods are present in this area and restricted inspection.

ROOF SYSTEM INTERNAL

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

INSPECTION LIMITATIONS

Restrictions:

Sarking and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Ducting associated with air-conditioning or heating restricted inspection.

ACCESS LIMITATIONS

Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Therefore no comment is made regarding the internal roof structure for that section. Inspection was restricted above the following locations and or areas: Kitchen.

OUTBUILDINGS - TIMBER PEST

RESTRICTIONS:

Inspection Limitations

Both floorcoverings and furnishings were present and restricted inspection within this area.

INTERIOR - TIMBER PEST

RESTRICTIONS:

Access Limitations

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. To enable a complete inspection these goods will require moving. Access was limited in the following locations and or areas: Wardrobes. Linen cupboard. Storage cupboard.



SUB FLOOR - TIMBER PEST

RESTRICTIONS:

Cavity Present/Not Accessible

Stored goods are present in this area and restricted inspection.

ROOF INTERNAL - TIMBER PEST

RESTRICTIONS:

Cavity Present/Not Accessible

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

Inspection Limitations

Sarking and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Ducting associated with air-conditioning or heating restricted inspection.

Access Limitations

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Therefore no comment is made regarding the internal roof structure for that section. Inspection was restricted above the following locations and or areas: Kitchen.

EXTERNAL AREAS

FENCES AND GATES

Type And Condition:

The fences are constructed from: Timber. Metal. Masonry. The fences are generally in acceptable condition. The fences are leaning and repairs will be required. Wet rot decay and defects were noted to the timber fences/gates. Repairs and or replacement of damaged timber will be required. The operation of the mechanical gate was not checked at the time of inspection. Recommend systems be inspected by an appropriately qualified contractor.

BALCONY

Defects Or Maintenance Items:

The handrails and balustrades no longer comply with the current Building Code for height and or spacing. Changes to the Code of this nature are generally related to improved safety.

POOL DECK

Defects Or Maintenance Items:

Severe wood decay is present to the structure and decayed timbers should be replaced.

ROOF SYSTEM EXTERNAL

EXTERNAL ROOF

Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access. Roof and/or flashings are allowing water to penetrate the interior of the building. Concealed internal roofing members may be damaged and require repair or replacement. This should be investigated further by a licensed contractor and rectified. The slate is deteriorating in some areas. A roof slater should be engaged to carry out necessary repairs or replacement.

INTERNAL AREAS

WALLS

Internal Walls Condition:

The condition of the walls is generally acceptable. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required prior to next repainting. Evidence of lateral damp was noted. This may be the result of a cavity bridge, plumbing leak, inadequate drainage or other undetected defect. This situation should be rectified. Wall fabrics/paper/timber panelling is present to some walls in this building. These types of wall coverings may hide flaws such as poor adhesion, dampness and or delamination requiring maintenance and or repair.



STAIRS - INTERNAL

Stairs Condition:

The stairs are constructed from: Timber. The condition of the stairs is generally acceptable. The handrails and balustrades no longer comply with the current Building Code for height and or spacing. Changes to the Code of this nature are generally related to improved safety. Head height over the stairs is low, does not comply with the current Building Code and may be hazardous. Recommend this area be modified.

SUB FLOOR AND FOOTINGS

SUB FLOOR - OTHER DEFECTS OR ISSUES

Details:

Ant capping is not installed. Ant capping is installed to deter termites forcing them to build their mud tubes around the ant capping enabling detection during inspection. We recommend the removal of loose or stored timbers from the underfloor area as these predispose the property to timber pest attack. Timber floor supports are located to the sub floor of the building. This practice is conducive to timber pest attack and supports should be replaced with brick piers or steel supports. There was evidence of previous water penetration through the flooring and this area may require repair. The leaks do not appear to be active at the time of the inspection. Recommend this area be monitored for further leaking. Some repairs may be required. Cabling to the sub floor area is loose and should be secured to the underside of the floor to prevent accidental dislodgement. Recommend an electrician evaluate further and rectify.

CONCLUSION

CONCLUSION AND SUMMARY

Major Defects In This Building:

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

EXTERNAL - TIMBER PEST

WOOD DECAY DAMAGE FOUND

Safety/Hazard Assessment:

The damaged deck item appears to be unsafe and may be hazardous. Recommend repair or replacement.

Important Note: Where a Safety Hazard is identified, the issue needs attention to remove the hazard and minimise the risk of personal injury.



PROPERTY REPORT DETAILS

DETAILS OF THE INSPECTION

Date Of Inspection:

1 June 2018.

Property Address:

1 Sample Street Sydney NSW 2000.

Note:

This report is a visual inspection providing information to you about the condition of the property at the date and time the property was inspected. You should not assume that the property will remain in the same condition as at the time of the inspection. If you are uncertain as to the condition of the property it is essential that you arrange for a re-inspection prior to acting on this report.

DESCRIPTION OF STRUCTURE(S) INSPECTED

Building Type:

Three storey dwelling.

WEATHER AND ORIENTATION

Weather Condition:

The weather condition on the day of the inspection was generally fine.

Orientation:

For the purpose of identification East is assumed to be approximately at the main street frontage of the property.



PROPERTY DESCRIPTION

BUILDING REPORT

Report Type:

Visual Pre Purchase Inspection.

The purpose of the inspection is to identify any major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to Appendix C AS4349.1-2007.

The overall condition of the building is determined by comparing the building to similarly constructed and reasonably maintained buildings of approximately the same age.

The report generally does not include an estimate of the cost for rectification of the Defects. If costs are provided they are an estimate only and have been supplied in addition to that of our standard reporting.

INSPECTED PROPERTY DESCRIPTION

External Wall Construction:

Full or double brick.

Roof Construction:

The style of roof construction is: Pitched. Skillion.

Roof Is Covered With:

Slate.

Footings:

The building is constructed on the following footing type/s: Masonry strip and pier. Concrete Slab. Masonry/concrete base and a suspended concrete slab floor. Sandstone block.

Accommodation:

Bedrooms: Five. Bathrooms: Four.

Estimated Building Age:

Circa 1901. The building appears to have had an extension/addition/alteration. The purchaser should contact the local council to ensure that the extension/addition/alteration has been approved and inspected as required.



EXTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions:

Inspection to the following fencing timbers was restricted in part by foliage: Various areas.

DRIVEWAY

Type And Condition:

The concrete driveway is in an acceptable condition.

FENCES AND GATES

Type And Condition:

The fences are constructed from: Timber. Metal. Masonry. The fences are generally in acceptable condition. The fences are leaning and repairs will be required. Wet rot decay and defects were noted to the timber fences/gates. Repairs and or replacement of damaged timber will be required. The operation of the mechanical gate was not checked at the time of inspection. Recommend systems be inspected by an appropriately qualified contractor.

Location:

Rear area. Southern side.

RETAINING WALLS

Type And Condition:

The masonry retaining walls appear in acceptable condition.

Position/Location:

Southern elevation.

PATHS/PAVED AREAS

Type And Condition:

The paths/paved areas are in acceptable condition.

ENTERTAINMENT AREAS

Swimming Pool:

A swimming pool is present. This inspection specifically excludes any inspection of the pool, safety fences or surrounds. An inspection should be made by a specialist pool inspector to determine the condition of the pool, safety fencing and surrounds.

DRAINAGE

Surface Water:

Site drainage appears to be acceptable. However, the site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but may be found to be inadequate during periods of heavy or consistent rain. Any comments made in this section are relevant only in light of the conditions at the time of inspection.



EXTERNAL WALLS

Wall Condition:

The condition of the walls is generally acceptable. Cracks are evident to masonry. Visible cracking appears minor. Periodic maintenance may be required. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.



Weepholes And Vents:

Vents are present to the external walls.

LINTELS

Type And Condition:

Lintel type/s noted: Brick. The condition of the lintels is generally acceptable.

WINDOWS

Condition:

The condition of the windows is generally acceptable. Minor maintenance and or repairs are required.



DOORS

Condition:

The condition of the exterior of the doors is generally acceptable. Wet rot decay is present to the rear lower bathroom door and damaged timbers will require repair or replacement.



STAIRS

Stairs Condition:

The stairs are constructed from: Bricks. The condition of the stairs is generally acceptable.

VERANDAH

Position/Location:

Front elevation.

Construction And Condition:

Constructed from concrete or masonry. The general condition of the structure is acceptable.

Defects Or Maintenance Items:

Cracked and drummy floor tiles are present and may require repair or replacement.



BALCONY

Position/Location:

Front elevation. Rear elevation.

Construction And Condition:

Constructed from timber. Please refer to the Inspection Notes at the front of this Report in relation to External Timber Structures. The general condition of the structure is acceptable.

Roof Is Covered With:

Slate.

Roof Construction And Covering:

The style of roof construction is: Skillion.

Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access.

Defects Or Maintenance Items:

The handrails and balustrades no longer comply with the current Building Code for height and or spacing. Changes to the Code of this nature are generally related to improved safety.



DECK

Position/Location:

Rear elevation.

Construction And Condition:

Constructed from concrete or masonry. The general condition of the structure is acceptable.

Roof Construction And Covering:

The style of roof construction is: Skillion.

Roof Is Covered With:

Sail.

Roof Covering Condition Detail:

The overall condition of the roof coverings is acceptable. Retractable shade sail operation was not checked.

POOL DECK

Position/Location:

Rear elevation.

Construction And Condition:

Constructed from timber. Please refer to the Inspection Notes at the front of this Report in relation to External Timber Structures. Recommend that an upgrade of this structure be considered.

Defects Or Maintenance Items:

Severe wood decay is present to the structure and decayed timbers should be replaced.



ROOF SYSTEM EXTERNAL

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

EXTERNAL ROOF

Roof Style:

The style of roof construction is: Pitched.

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements, it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. The roofing materials were viewed from a distance only. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. It should also be noted with a restricted inspected of the roofing, other associated aspects of the roofing such as gutters, eaves, flashings, chimneys and other items may not have been inspected in detail. Solar panels have been installed to the external roof surface restricting inspection of the roofing material. Defects and or roofing material damages that can lead to water entry may be in areas not accessible.

Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access. Roof and/or flashings are allowing water to penetrate the interior of the building. Concealed internal roofing members may be damaged and require repair or replacement. This should be investigated further by a licensed contractor and rectified. The slate is deteriorating in some areas. A roof slater should be engaged to carry out necessary repairs or replacement.



Roof Flashing - Type And Condition:

Flashing material is of lead. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

VALLEYS

Condition:

Access was not gained to the roof valley area to conduct an inspection of the valley material. Defects may be present and not detected.



GUTTERS AND DOWNPIPES

Gutter And Downpipes Condition:

Appear to be in serviceable condition. Water is ponding in some gutters. Realignment of the gutters is required.



EAVES, FASCIAS AND BARGE BOARDS

Eaves Type And Condition:

The eaves are lined with timber lining boards. The condition of the eave area is generally acceptable.

Fascias And Bargeboards Condition:

The condition of the fascias and bargeboards is generally acceptable.

SKILLION ROOF

Position/Location:

Northwestern elevation.

Roof Covering Condition Detail:

The overall condition of the roof coverings is fair.

Roof Flashing - Type And Condition:

Flashing material is of lead. Flashing is split, in poor condition and will require rectification to the following areas:



MAIN SKILLION ROOF

Roof Access Limitations:

No access was possible to the external roof area due to the roof not being accessible from 3.6 metre ladder. Due to work cover constraints, aging, unsafe materials, safety rail, perimeter scaffold, and/or harness requirements, it should be clearly understood that no human access, or attempts to walk on or traffic the roof external surface was made by the inspector at any point of this inspection. If a detailed assessment of the roof fabric beyond this report is sort, a licensed roofing experts opinion should be commissioned. It should also be noted with a restricted inspected of the roofing, other associated aspects of the roofing such as gutters, eaves, flashings, chimneys and other items may not have been inspected in detail.

Position/Location:

Centre of main roof.



Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access.

Roof Flashing - Type And Condition:

A licensed roofing contractor should be called to make further evaluation and repairs as needed.

CHIMNEYS/FLUE

Condition:

Fire boxes/places and chimneys need to be burning fuel to test if the units work correctly. This test is outside the scope of this inspection and we recommend that you have these units tested before purchase.



GARAGING

GARAGING

Accommodation Type:

Garage.

Location:

Attached to the main building.

General Condition:

The structure is generally in acceptable condition.

Roof Construction And Covering:

The style of roof construction is: Skillion.

Roof Is Covered With:

Concrete.

Roof Covering Condition Detail:

The overall condition of the roof coverings could not be determined due to limited access.

Roof Flashing - Type And Condition:

A licensed roofing contractor should be called to make further evaluation and repairs as needed.

External Wall Or Support Construction:

Double brick.

Wall Condition:

The condition of the walls is generally acceptable. The base of some walls is below the external soil levels and may be subject to lateral dampness or water entry. Recommend the area be closely monitored for water penetration.

Front Doors - Type And Condition:

The main garage door is a sliding style door and is in acceptable condition. The operation of the garage door was not tested.

Floor - Type And Condition:

The type of floor is: Concrete. The floor is generally in acceptable condition. The concrete floor shows signs of minor cracking. Please refer to section of this report - CRACKING OF BUILDING ELEMENTS for additional details.

Ceiling Condition:

The condition of the ceiling area is generally acceptable.

Internal Walls Condition:

The condition of the walls is generally acceptable. Evidence of lateral damp was noted. This may be the result of a cavity bridge, plumbing leak, inadequate drainage or other undetected defect. This situation should be rectified.



Doors Condition:

The condition of the doors is generally acceptable.



INTERNAL AREAS

INSPECTION LIMITATIONS

Restrictions:

Both floorcoverings and furnishings were present and restricted inspection within this area.

ACCESS LIMITATIONS

Restrictions:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. To enable a complete inspection these goods will require moving. Access was limited in the following locations and or areas: Wardrobes. Linen cupboard. Storage cupboard.

CEILINGS

Ceiling Condition:

The condition of the ceiling area is generally acceptable. Minor settlement cracks were noted and these are typical of this type of material. Periodic maintenance may be required.

Location/Area:

Isolated areas.

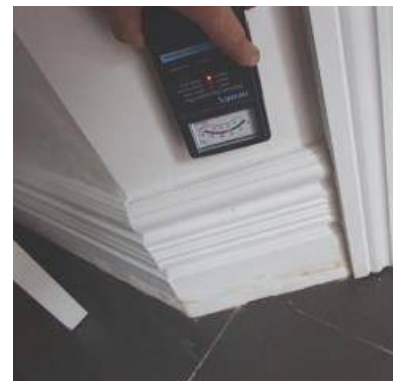
WALLS

Internal Walls Condition:

The condition of the walls is generally acceptable. Defective or poor surfaces were noted to some sections of the wall materials and repairs are required prior to next repainting. Evidence of lateral damp was noted. This may be the result of a cavity bridge, plumbing leak, inadequate drainage or other undetected defect. This situation should be rectified. Wall fabrics/paper/timber panelling is present to some walls in this building. These types of wall coverings may hide flaws such as poor adhesion, dampness and or delamination requiring maintenance and or repair.

Location/Area:

Dining room. Bathroom four.



WINDOWS

Windows Condition:

The condition of the windows is generally acceptable. Window sill height is low and may be hazardous. Recommend a safety rail be installed or modifications be made to prevent injury. Cracked glass is evident and may require replacement.



Location/Area:

Isolated areas.



DOORS

Doors Condition:

The condition of the doors is generally acceptable. Some doors bind and adjustments are required to ensure correct operation. The door handle and latch require adjusting and or repair.

Location/Area:

Isolated areas throughout.

FLOORS

Floors Condition:

The condition of the floor area is generally acceptable. Where floors are concealed by floor coverings defects may be present and not detected. Squeaking or loose flooring was noted. Consider securing these areas to prevent movement.

Location/Area:

Isolated areas throughout.



STAIRS - INTERNAL

Stairs Condition:

The stairs are constructed from: Timber. The condition of the stairs is generally acceptable. The handrails and balustrades no longer comply with the current Building Code for height and or spacing. Changes to the Code of this nature are generally related to improved safety. Head height over the stairs is low, does not comply with the current Building Code and may be hazardous. Recommend this area be modified.



WOODWORK

Woodwork:

The condition of the woodwork is generally acceptable. Decay or moisture damage was noted to the following timbers and damaged areas will require maintenance, repair or replacement: Skirting. Door jamb. Architraves.



Location/Area:

Bathroom four.



WET AREAS

KITCHEN

Kitchen Fixtures:

The condition of the fixtures is generally acceptable. A stone splashback is located over the benchtop area. Stone appears to be in serviceable condition.

Sink And Taps:

Sink and taps appear in serviceable condition. Drain appears serviceable.

BATHROOM

Room Location:

Level two.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. The bath is in acceptable condition.

Tiles:

The condition of the tiles is generally acceptable.

Basin And Taps:

The basin and taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity is generally acceptable.

Toilet Condition:

The toilet appears to be in working order.

BATHROOM 2

Room Location:

Level two.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas.

Tiles:

The condition of the tiles is generally acceptable.

Basin And Taps:

The basin and taps appear serviceable. Drain appears serviceable.

Toilet Condition:

The toilet appears to be in working order.

BATHROOM 3

Room Location:

Level two. Front.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. The bath is in acceptable condition.

Tiles:

The condition of the tiles is generally acceptable.

Basin And Taps:

The basin and taps appear serviceable. Drain appears serviceable.

Vanity Unit:

The condition of the vanity is generally acceptable.

Toilet Condition:

The toilet appears to be in working order.



BATHROOM 4

Room Location:

Ground floor. Rear.

Shower/Bath Condition:

The shower recess was tested and there was no visible water penetration to surrounding areas. No evaluation has been made on sauna operation.

Tiles:

The condition of the tiles is generally acceptable.

Basin And Taps:

The basin and taps appear serviceable. Drain appears serviceable.

Toilet Condition:

The toilet appears to be in working order.

LAUNDRY

Room Location:

Level one. Adjacent to the kitchen.

Tub And Taps:

The tub and taps appear serviceable. Drain appears serviceable.

Tiles:

The condition of the tiles is generally acceptable.

TOILET ONE

Room Location:

Ground floor.

Toilet Condition:

The toilet appears to be in working order.

Basin And Taps:

The basin and taps appear serviceable. Drain appears serviceable.

Tiles:

The condition of the tiles is generally acceptable.



SUB FLOOR AND FOOTINGS

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Stored goods are present in this area and restricted inspection.

VENTILATION

Description:

Sub floor ventilation appeared to be adequate at the time of inspection.

SUB FLOOR - OTHER DEFECTS OR ISSUES

Details:

Ant capping is not installed. Ant capping is installed to deter termites forcing them to build their mud tubes around the ant capping enabling detection during inspection. We recommend the removal of loose or stored timbers from the underfloor area as these predispose the property to timber pest attack. Timber floor supports are located to the sub floor of the building. This practice is conducive to timber pest attack and supports should be replaced with brick piers or steel supports. There was evidence of previous water penetration through the flooring and this area may require repair. The leaks do not appear to be active at the time of the inspection. Recommend this area be monitored for further leaking. Some repairs may be required. Cabling to the sub floor area is loose and should be secured to the underside of the floor to prevent accidental dislodgement. Recommend an electrician evaluate further and rectify.



FOOTINGS

Type And Condition:

The building is constructed on a combination of strip footings, piers and concrete slab. The footings appear to be generally sound.

Recent Weather Conditions:

The weather of recent times has had periods of wet and dry conditions and this may cause soil on the property to be affected, in turn causing damage to the building. At the time of inspection there was no visual sign of any such damage to the building.



ROOF SYSTEM INTERNAL

CAVITY PRESENT/NOT ACCESSIBLE

Restrictions:

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

INSPECTION LIMITATIONS

Restrictions:

Sarking and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Ducting associated with air-conditioning or heating restricted inspection.

ACCESS LIMITATIONS

Restrictions:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Therefore no comment is made regarding the internal roof structure for that section. Inspection was restricted above the following locations and or areas: Kitchen.

ROOF FRAMING AND STRUCTURE

Internal Roof Structure - Type And Condition:

The cut and pitched roof timbers appear to provide adequate support. A potential water leak noted. Refer to external roof. Repair to roof covering or flashings recommended. This area should be continually monitored. If leaking or damage is evident refer to roofing expert.



Location/Area:

Internal inspected areas.

INSULATION AND SARKING

Insulation Status:

Insulation has been provided to the roof void.

Sarking Status:

Roof sarking is not provided to all of the roof area.

TIMBER PEST ATTACK - EVIDENCE NOTED

Description:

Evidence of what appears to be a timber pest attack was noted. Please refer to pest inspection report for details.



Affected Roof Timbers:

Rafters. Top wall plate timbers. Valley board timbers.

Location/Area:

Southeastern side of the structure.



UTILITIES

SERVICES

Details:

Gas is connected to the premises. Recommend an evaluation be carried out by a licensed gas fitter. Heating is installed in the premises but heating appliances and fireplaces have not been inspected. Smoke detectors are fitted however, the positioning, operation or adequacy was not tested and is not commented on. An earth leakage circuit breaker (safety switch) appears to be installed to the electrical switch board. Positioning, operation or adequacy was not tested. Solar panels were noted at the property however were unable to be inspected or evaluated. Recommend a electrician qualified in solar power generation evaluate this utility. The evaluation of air-conditioning is not part of a standard pre purchase building inspection report and is the subject of a special purpose report. We recommend this be carried out by a specialist in air-conditioning installation, maintenance and control. An alarm system is present however, the operation or adequacy was not tested. Underfloor heating is present. As this is a concealed service, no comment is included in this report.

WATER LINES AND PRESSURE

Details:

The visible water lines are in copper pipe. Water pressure appears to be normal however, this is not an opinion of a licensed plumber.

HOT WATER SERVICE

Type/Condition:

Gas hot water system. Instantaneous. Located externally. The hot water system appears to be in working condition. No specific tests other than running the hot water tap were carried out. No determination has been made as to the suitability or adequacy of the hot water system in relation to capacity or otherwise.

Age Of Unit:

The unit is over 15 years old and should be evaluated by a licensed plumber for performance and reliability.



CRACKING OF BUILDING ELEMENTS

Cracking Defect Types:

Appearance Defect - In the inspectors opinion the appearance of the building element was blemished at the time of the inspection. See Recommended Action below.

Serviceability Defect - In the inspectors opinion the function of the building element was impaired at the time of the inspection. See Recommended Action below.

Structural Defect - In the inspectors opinion the structural performance of the building element was impaired at the time of the inspection. See Recommended Action below.

CONCRETE SLAB

Appearance Defect Cracking:

Located: Garage. Width: 0.5mm. Length: Various.

MASONRY WALLS - EXTERNAL

Appearance Defect Cracking:

Crack Type: Stepped cracking. Located: Northern elevation. Width: 0.5-1mm. Length: Various.

RECOMMENDED ACTION

Cracking in building elements is unpredictable. Without further information it is not possible to predict the consequences of these cracks. A Structural Engineer should be consulted to inspect and provide appropriate advice and recommendations.

Important

Information such as:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

is valuable in determining any consequences of the cracking and any remedial work required.

Cracks that are small in width and length on the day of the inspection **may** have the potential to develop over time into Structural Problems for the Owner, resulting in major expensive rectification work been carried out.



CONCLUSION

The Scope of the Inspection was to cover: The Building(s) and the property within 30 metres of the building(s) subject to inspection.

Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

OTHER INSPECTIONS AND REPORT REQUIREMENTS

Recommended Inspections And Reports:

Plumbing Inspection. Drainage Inspection and Smoke Test. Electrical Inspection. Council Plan Inspection. Alarm/Intercom/Data Systems. Roofing Inspection. Air-conditioning Equipment Inspection. Swimming/Spa Pool Inspection. Fire Place and Chimney/Flue Inspection. Gas Fitting Inspection.

Obtaining the above reports will better equip the reader to make an informed decision about the property.

CONCLUSION AND SUMMARY

Major Defects In This Building:

The incidence of Major Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered. There will be areas or items requiring some repairs or maintenance.

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

Minor Defects In This Building:

The incidence of Minor Defects in the areas inspected in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained is considered.

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

Overall Condition:

Average. The inspector has determined the overall condition of the areas inspected in the context of age, type and general expectations of similar properties is average. There may be items or areas of the building requiring repair or maintenance.

Note: This is a general appraisal only and cannot be relied on its own. Please read the report in its entirety.

The purpose of this visual inspection is to provide advice to the reader by identifying any major defects and to form an opinion regarding the condition of the property at the time of the inspection.

This Summary is supplied to allow an overview of the inspection results. The Summary is NOT the Report and cannot be relied upon on its own. The Summary must be read in conjunction with the full report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, the information in the Report shall override that in the Summary.

TYPES OF DEFECTS:

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or Inspection areas.

Major Defect - 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 - A defect other than a major defect.

Safety Hazard - Any observed item that may constitute a present or imminent serious safety hazard.

Damage - The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting - The Item has moved out of shape or moved from its position.

Water Penetration, Dampness - Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational - The item or part does not function as expected.

Installation - The installation of an item is unacceptable, has failed or is absent.

RATINGS:

The Definitions (High), (Typical) and (Low) relate to the inspectors opinion of the Overall Condition of the Building:

HIGH (Poor, Below Average) - The frequency and/or magnitude of defects are beyond the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

TYPICAL (Fair, Average) - The frequency and/or magnitude of defects are consistent with the inspectors expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

LOW (Acceptable, Above Average) - The frequency and/or magnitude of defects are lower than the inspectors expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

The Definitions (Above Average), (Average to Above Average), (Average), (Below Average to Average) and (Below Average) relate to the inspectors opinion of the Overall Condition of the Building in the context of its age, type and general expectations of similar properties:

ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction.

AVERAGE TO ABOVE AVERAGE - The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a high standard of workmanship when compared with building of similar age and construction. There may be items and areas requiring repair or maintenance.

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

AVERAGE TO BELOW AVERAGE - The overall condition is consistent with dwellings of approximately the same age and construction. There may be items and areas requiring major repairs or maintenance.

BELOW AVERAGE - The Building and its parts show some significant defects requiring major repairs or reconstruction of major building elements.

DEFINITIONS:

Accessible Area - An area on the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

Appearance Defect - Where in the inspectors opinion the appearance of the building element has blemished at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Building element - Portion of a building that, by itself or in combination with other such parts, fulfills a characteristic function.

Serviceability Defect - Where in the inspectors opinion the function of the building element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Site - Allotment of land on which a building stands or is to be erected.

Structural Defect - Where in the inspectors opinion the structural performance of the building



element is impaired at the time of the inspection and the expected consequence of this cracking is unknown until further information is obtained.

Note: Also Refer to "Important Advice" section for explanation/advice concerning some terms and or defects that may be contained in this Report.

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

Septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

Important Information Regarding the Scope and Limitations of the Inspection and this Report
Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

1. REPORT CONTENTS:

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2. VISUAL INSPECTION ONLY:

This is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

3. COMMENTS IN THIS REPORT:

This report does not and cannot make comment upon; defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (*eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak*); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security



concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. **(NB: Such matters may upon request be covered under the terms of a Special Purpose Property Report.)**

4. CONSUMER COMPLAINTS PROCEDURE:

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs. The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

5. ASBESTOS DISCLAIMER:

"No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

6. MOULD (Mildew and Non-Wood Decay Fungi) DISCLAIMER:

Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it



may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

7. MAGNESITE FLOORING DISCLAIMER:

No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/or seek advice from a Structural Engineer.

8. ESTIMATING DISCLAIMER:

Any estimates provided in this 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 actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

DISCLAIMER OF LIABILITY:

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES:

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.



TIMBER PEST VISUAL INSPECTION REPORT

BRIEF SUMMARY

Introduction And Important Disclaimer:

This section of the **Report** provides information to a prospective purchaser or other interested party regarding timber pest activity as observed during the inspection. The Brief Summary of inspection results at the front of this section is supplied to allow a quick and superficial overview of the inspection results. This summary is **NOT** the Report and **cannot be relied upon on its own. Please also refer to the limitations and disclaimers relevant to timber pest inspection reports in the Client Agreement as agreed prior to purchasing any report.** Where recommendations are made for further access to be gained, whether those recommendations are made in this brief summary, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question. This Summary must be read in conjunction with the full Report and not in isolation from the Report. If there should happen to be any discrepancy between anything in the Summary and anything in the Report then the information in the Report shall override that of this Summary. This report is subject to Terms and Limitations. **For complete and accurate information, please refer to the following report.**

ACCESS

Areas With Limited, Obstructed Or No Access:

Active termites or other timber damaging pests may be present but not detected in areas where the inspection was limited, obstructed or access was not gained. Apart from areas that are normally inaccessible due to construction methods, if access is physically possible, we recommend it be gained.

Recommendations For Further Access:

Where recommendations are made for further access to be gained, whether those recommendations are made in the brief summary at the front of the report, the main body of the report or the summary in detail at the end of the report, such access and any further inspection required subsequent to access being gained must be carried out prior to committing to the property in question.

TIMBER PEST ACTIVITY OR DAMAGE

Active Termites Found:

No - At the time of the inspection no visible evidence of termite activity (live termites) was found in the areas able to be inspected. Please read the report.

Damage Caused By Termites Found:

Yes - Evidence of termite damage such as mud tubes or damaged timbers were found. You may need to arrange for a treatment and may need to consult a builder or other expert. Please read the report.

Damage Caused By Borers Found:

No - At the time of the inspection no visible evidence of borer activity or damage was found in the areas able to be inspected. Please read the report.

Damage Caused By Wood Decay Found:

Yes - Evidence of damage resulting from wood decay fungi (wood rot) was found. Please read the report.

Important:

We strongly recommend the purchaser make inquiry with the vendor about Timber Pests and in particular Termites for this property.



EXTERNAL - TIMBER PEST

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained. See Section 2.0 - Reasonable Access.

WOOD DECAY DAMAGE FOUND

Description:

Wood decay damage was noted to the following timbers/areas:

**Affected External Timbers:**

Fencing timbers. Door/s. Decking timbers.

Location/Area:

Southern elevation. Rear section of the property.

Severity:

Visible timber damage appears minor. Please refer to the building report for details. If a building inspection was not commissioned we recommend a building inspection and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage. Visible decking timber damage appears moderate to severe. Please refer to the building report for details. If a building inspection was not commissioned we recommend a building inspection and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Safety/Hazard Assessment:

The damaged deck item appears to be unsafe and may be hazardous. Recommend repair or replacement.

Important Note: Where a Safety Hazard is identified, the issue needs attention to remove the hazard and minimise the risk of personal injury.

CONDUCTIVE CONDITIONS

Description:

Gardens or soil have been built up against the base of fences in some areas. This build up can conceal current timber pest attack and significantly increases the risk of decay or future attack. Gardens and soil should not be built up against fencing timbers and we recommend modifications be made. The level of some external paths, paved areas or soil is either higher than, or at a similar level, as that of the internal floors. This situation could allow concealed termite entry. We strongly recommend the lowering of these to below the internal floor level to reduce the risk of concealed termite entry.



EVIDENCE OF ACTIVE TERMITES

Details:

No visible evidence of active termites was detected to accessible areas at the time of inspection.

Timbers Exposed To Weather and/or Water: Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance (e.g. regular painting). However, in some cases you should consider replacing the timbers with a more suitable species or material.

RESTRICTIONS

Inspection Limitations:

Inspection to the following fencing timbers was restricted in part by foliage: Various areas.



GARAGING - TIMBER PEST

GARAGING TYPE

Garaging Description:

A garage.

EVIDENCE OF ACTIVE TERMITES

Details:

No visible evidence of active termites was detected to accessible areas at the time of inspection.



OUTBUILDINGS - TIMBER PEST

RESTRICTIONS

Inspection Limitations:

Both floorcoverings and furnishings were present and restricted inspection within this area.



INTERIOR - TIMBER PEST

WOOD DECAY DAMAGE FOUND

Description:

Wood decay damage was noted to the following timbers/areas:



Affected Interior Timbers:

Door frame/jamb timbers. Timber panelling. Skirting timbers.

Severity:

Visible timber damage appears minor to moderate. Please refer to the building report for details. If a building inspection was not commissioned we recommend a building inspection and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

Location/Area:

Bathroom four.

CONDUCTIVE CONDITIONS

High Moisture Level Detected:

High moisture levels were detected to some internal walls as noted below. The moisture was considered higher than acceptable for the property inspected. This can be an indicator of a free moisture source (water leak) or possible timber pest activity. In all cases where a high moisture level is encountered, we strongly recommend further investigations be carried out to determine the cause of this situation.

Location/Area:

Bathroom four.

EVIDENCE OF ACTIVE TERMITES

Details:

No visible evidence of active termites was detected to accessible areas at the time of inspection.

RESTRICTIONS

Access Limitations:

A significant amount of stored goods were present to the area(s) listed below which restricted the inspection. To enable a complete inspection these goods will require moving. Access was limited in the following locations and or areas: Wardrobes. Linen cupboard. Storage cupboard.

Inspection Limitations:

Both floorcoverings and furnishings were present and restricted inspection within this area.



SUB FLOOR - TIMBER PEST

RESTRICTIONS SLAB

Slab Areas:

Some sections of the property are constructed on a concrete slab below which there is no subfloor for inspection. See important information in Section 4.0 Concrete Slab Homes (Part or Full Slab). Inspection of the concrete floor slab edge was restricted. In our experience, termites most commonly enter over the slab edge and therefore we recommend modifications be made by lowering all ground levels to expose the concrete slab edge as this is an undetected entry point for timber pest attack. See Section 4.0 - Concrete Slab Homes (part or full). The following items restricted access to the edge of the slab: Brickwork. Paths.

SUB FLOOR CONDUCIVE CONDITIONS

Description:

We recommend the removal of loose timbers from the sub floor area as these predispose the property to termite attack. We note the general lack of ant capping or deficiencies in the fitment of ant capping. The purpose of ant capping is to reduce the risk of concealed termite attack. Ant capping should be repaired or installed where possible. Timber supports are present in the sub floor area. These should be replaced with a non timber alternative.



EVIDENCE OF ACTIVE TERMITES

Details:

No visible evidence of active termites was detected to accessible areas at the time of inspection.

SUBFLOOR VENTILATION

Description:

Sub floor ventilation appeared to be adequate at the time of inspection.

RESTRICTIONS

Cavity Present/Not Accessible:

Stored goods are present in this area and restricted inspection.



ROOF INTERNAL - TIMBER PEST

RESTRICTIONS

Cavity Present/Not Accessible:

Clearance within sections of the roof was too low to allow body access. This allows only a limited visual inspection from a distance to be carried out.

Inspection Limitations:

Sarking and insulation is present in the roof cavity. This restricted inspection to some roofing timbers. Removal of insulation is not within the scope of a standard visual building inspection report. Ducting associated with air-conditioning or heating restricted inspection.

Access Limitations:

A section of the roof is of skillion type construction and there is no accessible cavity for inspection. Therefore no comment is made regarding the internal roof structure for that section. Inspection was restricted above the following locations and or areas: Kitchen.

TERMITE DAMAGE

Damage Caused By Termites Found:

Inspection revealed currently inactive termite attack (damaged timbers and/or termite workings) within this area including but not necessarily limited to the following timbers and the areas listed below.



Affected Roof Timbers:

Rafters. Top wall plate timbers. Valley board timbers.

Above The Following Location Or Area:

Southeastern side of the structure.

Severity:

Visible timber damage appears minor to moderate. Please refer to the building report for details. If a building inspection was not commissioned we recommend a building inspection and report on the property. Refer to the definitions section of this report - Section 1.6 - Timber Damage.

NEW TIMBERS

New Or Repaired Timberwork:

Some timbers (listed below) appear to be new or not the original timbers. This replacement may have been due to timber pest attack or some other factor. We recommend if you are using this report to purchase this property, further enquiries should be made to determine the reason for timber replacement.



Affected Roof Timbers:

Rafters. Valley board timbers. Top wall plate timbers.



EVIDENCE OF ACTIVE TERMITES

Details:

No visible evidence of active termites was detected to accessible areas at the time of inspection.



TREATMENT & SUMMARY - TIMBER PEST

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This summary of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, and the treatment was not carried out by this firm, we can give no assurances with regard to the work performed or other work carried out as a result of timber pest attack. Further enquiries should be made and any documentation obtained to verify work carried out. Where no evidence of a pre construction treatment is noted (or any subsequent treatment), any prospective purchaser should make their own enquiries to determine what protective measures were taken during the construction of the property to protect against termite attack.

EVIDENCE OF TERMITE TREATMENT TO THE PROPERTY

Description:

There was no visible evidence of previous termite treatment.

IMPORTANT NOTE

This summary must be read in conjunction with the entire report. Some comments and recommendations may be contained in the body of the report and not in the summary. The information contained in the terms and conditions, the body of the report, the summary and general information form the complete report.

SUMMARY DETAILS

Testing Equipment:

Tramex Moisture Encounter was used for the testing of moisture during the inspection.

Overall Assessment Of Property:

High - At the time of the inspection the risk of subterranean termite infestation to the overall property was considered to be high.

Further Access Required:

Active termites or other timber damaging pests may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

Evidence Of Timber Pests:

Inspection revealed no evidence of active timber pest infestation to visible areas and visible timbers at this time. This statement may not be for the whole structure and is limited to the commissioned inspection area only. It is possible that timber pest damage or activity may exist in concealed timbers or areas and no comment is made in respect to these concealed timbers or areas.

At the time of inspection no termite activity was found but we can not guarantee that termites will not enter the property at a later stage. If not installed already it is recommended a termite barrier be installed to provide protection against timber pests entering the property.

All properties are considered at risk of attack by termites. AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than 12 months and where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestations however, the damage which may be caused will be reduced when the infestation is found at an early stage. The risk can be reduced if the property is treated in compliance with Australian Standard 3660.



Termite Damage:

Inspection revealed evidence of inactive termite workings or damage. Please refer to Section 1.0 - Definitions paragraph 1.2. Termites are secretive by nature and they will often temporarily desert their workings to return later. Where a termite attack has occurred within the structure or on the grounds of the property, damage may also exist in concealed areas. Unless written evidence of a termite protection program in accord with Australian Standards 3660 is provided, a termite management program is strongly recommended to reduce the risk of further attack. In any event, damage may be present in concealed areas and a further INVASIVE INSPECTION is strongly recommended, see Section 3.0 - Further Invasive Inspection.

Where evidence of termite activity was found during the course of this inspection or other factors present indicate that the property is at a high risk of attack by subterranean termites, the property should be treated in compliance with the Australian Standard 3660.

CHEMICAL TREATMENT RECOMMENDATIONS

Detailed Treatment Specification Not Submitted:

We have determined that a termite treatment in accord with AS 3660 is necessary. Due to factors which may include problems with access or environmental conditions, we have not included a treatment specification with this report. This however, does not negate the need for a treatment and such a treatment is still considered necessary.

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

DEFINITIONS:

For the purpose of this inspection, the definitions below apply:

Active - The presence of live timber pests at the time of inspection.

Inactive - The absence of live timber pests at the time of inspection.

Note: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without the benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continuous regular inspections are essential.

Minor - Damage that is surface damage only and does not appear to require any timber replacement or repairs to be carried out.

Moderate - Damage that is more than surface damage but is unlikely to necessitate any timber replacement or repairs to be carried out.

Severe - Damage that appears to be significant and the integrity or serviceability of timbers may be impaired. A qualified builders opinion should be sought in the case of severe damage.

Timber Damage - It is essential that any reported timber damage be referred to a suitably qualified building professional and obtain a special purpose building report relating to the extent of the timber damage. The full extent of damage may only be revealed by invasive inspection methods including probing and the removal of lining materials. This type of invasive inspection has not been carried out and you should understand that the extent and/or severity of timber damage may be found to increase significantly on such an invasive inspection. The references contained within this report that may refer to the extent of timber damage have only been included to assist in determining treatment specifications and not to quantify the damage and must not be relied upon to determine the costs of repair or replacement.

REASONABLE ACCESS:

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:



ROOF VOID - the dimensions of the access hole must be at least 500mm x 400mm and reachable by a 3.6m ladder and with at least 600mm x 600mm of space to crawl.

ROOF EXTERIOR - must be accessible by a 3.6m ladder placed safely on the ground.

SUB FLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer or less than 500mm beneath the lowest part of any concrete floor. The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods, cutting or making access traps or moving heavy furniture or stored goods.

Important Maintenance Advice regarding Integrated Pest Management (IPM) for Protecting against Timber Pests

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

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

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

CONCRETE SLAB BUILDINGS:

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

SUBTERRANEAN TERMITES:

No property is safe from termites. Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact, it can take "as little as 3 months for a termite colony to



severely damage almost all the timber in a home".

How Termites Attack your Home. The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage. Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost a very significant amount to treat.

Subterranean Termite Ecology. These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to detect their presence, especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually achieved by locating the mud tunnels rising from the ground into the affected structure.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub floor should provide a more than reasonable chance of detection. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

BORERS OF SEASONED TIMBERS:

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.



Borers of green unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer: These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle): These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI:

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



EYEON CLIENT AGREEMENT FOR BUILDING AND PEST INSPECTIONS AND REPORTS

RETURNS AND REFUNDS POLICY

EYEON Group Pty Ltd will refund the purchase price of a product in full only in the following circumstances:

1. Where you have received an item that you did not order.
2. Where you have received an item that in EYEON's opinion is materially defective.

In all other cases, no refund will be provided.

CANCELLATION POLICY

You agree that the following cancellation fees will apply where inspections are cancelled at short notice.

1. Same day cancellations (before the inspection is done) - 50% of our standard inspection and report fee.
2. At, or after, the scheduled inspection time - 100% of our standard inspection and report fee.

BACKGROUND

You agree that You have read and understood the contents of this agreement and You agree that the property inspection and associated report will be undertaken and purchased on the terms and conditions set out in this agreement.

PRIVACY AND CONSENT TO DISCLOSE PERSONAL INFORMATION

1. You acknowledge that EYEON's privacy policy can be found [here](#).
2. You consent to Your name being disclosed to the Agent. If you wish to withdraw your consent to Your name being disclosed to the Agent you should contact EYEON before purchasing a report. You can reach us on 1300 798 274 or info@eyeon.com.au during business hours. See below for further comments on this issue.

(a) Selling agents are always interested to know when potential buyers are looking seriously at a property. Buyers are sometimes keen to do their property due diligence away from the gaze of the selling agent. However there are circumstances where this can be a disadvantage. For example the agent is likely to contact serious buyers if they receive a pre-auction offer or there is another development relating to the sale of the property. If the agent is not aware of your level of interest, you may miss out on this information. Therefore, it may be in your best interests for the agents to be aware that you have gone to the expense of purchasing due diligence reports.

EYEON OPEN ACCESS REPORTS

3. If YOU are downloading an EYEON Open Access Building and Pest Inspection report for \$99, YOU agree that if YOU, or any person associated with YOU, are the successful purchaser of the subject property, YOU will also pay a Buyer Report Fee in the amount of \$349 (including GST). YOU also authorise EYEON to confirm with the selling agent whether YOU, or any person associated with YOU, are the buyer of the property and to collect the Buyer Report Fee by debiting the bank or credit card used to pay the \$99 download fee at any time after the date of exchange of contracts. If EYEON is unable to collect the Buyer Report Fee from the relevant bank or credit card, YOU agree that YOU will pay the Buyer Report Fee on receipt of an invoice from EYEON.

EXPIRED EYEON BUILDING AND PEST REPORTS

4. If You are purchasing a Report prepared by EYEON more than 3 months ago, it may no longer reflect the current condition of the property. Circumstances at a property can change quickly and therefore the only way to get up to date information is for the property to be reinspected. EYEON can arrange for another inspection to be carried out at the Property. Please contact us to discuss the costs associated with this service.

5. If You agree to download the expired Report, it is provided to You as historical information based on what the Inspector saw at the Property on the date of the Inspection. However, You cannot rely on the Report as a summary of the current condition of the Property or as a complete summary of defects that currently exist at the Property. The purchase price of the Report has been discounted to reflect these circumstances.

6. If you are downloading an expired EYEON Open Access Building and Pest Inspection report, you agree to the terms in paragraph 3 above, except that the download fee and Buyer Report Fee are discounted to \$49.50 and \$149 respectively.

GENERAL

7. The Reports shall consist of:

(a) A building and/or timber pest inspection report.

8. The purpose of the Report is to:



(a) provide general information to You about the condition of the Property at the date and time of an inspection of the Property. In the case of a Building Inspection, the purpose of the inspection is to identify major defects, the incidence of minor defects and safety hazards associated with the property at the time of the inspection. In the case of a Timber Pest Inspection, the purpose of the inspection is to provide advice about the condition of the property concerning timber pest activity; and

(b) provide an informed comparison of the Property with other similar properties of a similar age that have been regularly maintained.

9. The Reports are created:

- (a) independently of the owner of the Property, the selling agent or any prospective buyers; and
- (b) without consideration of any sales documentation for the Property.

10. You agree not to solely rely on the Reports in having any dealing with the Property, including purchasing or selling the Property. You should obtain independent legal and financial advice before having any dealing in the Property.

11. The Reports are prepared and presented, unless stated otherwise, under the assumption that the use of the building will remain residential.

12. The Reports are 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 insurance policy against problems developing with the Property in the future. You acknowledge that the limit of OUR liability is that of the inspector's professional indemnity insurance that is in place at time of inspection. A copy of this insurance cover can be provided on request.

13. The Reports are not to be relied upon by any other person other than You or for any other purpose not specified in this agreement. We accept no liability to third parties nor do we contemplate that the Report will be relied upon by third parties. We invite other parties who may come into possession of the Report to seek our written consent to them relying on this report. We reserve our right to withhold consent or to review the contents of this Report in the event that our consent is sought. Such consent will be subject to the payment of an additional fee.

14. Neither the whole nor any part of the Reports or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval by EYEON of the form and context of which it may appear.

15. An environmental search has not been undertaken and our Report assumes that there are no surface or sub surface soil problems including instability, toxic or hazardous wastes or building material hazards in or on the Property that would adversely affect its existing or potential use or reduce its marketability. Should any problem be known or arise then this Report should be requisitioned for comment.

16. WE confirm that we have no direct or indirect pecuniary or other interest in the subject property nor with the owner, other than any fee the vendor may have paid in connection with the provision of our Open Access reports service.

INTELLECTUAL PROPERTY

17. You agree that any intellectual property rights (including without limitation copyright, patents, database related rights, design right, trade marks, service marks, in each case whether registered or unregistered) in the Reports remain the property of EYEON.

18. You agree not to reproduce, publish, distribute or sell the Reports or any intellectual property rights therein, whether for free or in return for a fee, without EYEON's express written permission.

19. You agree to inform EYEON within two business days of any knowledge or suspicion of an infringement of EYEON's intellectual property rights.

ESTIMATES

20. Any cost estimates provided in the Report are merely the Inspector's personal 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. WE accept no liability for any estimates provided throughout the Report and where they occur YOU agree to obtain and rely on independent quotations for the same work.

BUILDING INSPECTION

21. The building inspection for the Property is a visual inspection of the Building Elements of the Property as at the date of inspection of the Property as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection is conducted



according to Appendix B of AS4349.1-2007. A copy of AS4349.1-2007 with Appendices may be obtained from Standards Australia at your cost. EYEON is not permitted, because of copyright restrictions, to provide you with a copy of AS4349.1-2007 without charge.

22. Subject to Safe and Reasonable Access the Report normally comments on the condition of each of the following areas:

- (a) the interior;
- (b) the roof void;
- (c) the exterior;
- (d) the subfloor; and
- (e) the roof exterior.

23. In the Report, the Inspector comments individually on Major Defects and Safety Hazards evident and visible to him or her on the date and time of the inspection. The Report also provides a general assessment of the Property and collectively comments on Minor Defects which would form a normal part of property maintenance.

24. Where a Major Defect has been identified in the Report, the Inspector gives an opinion as to why it is a Major defect and specifies its location.

25. The Inspector conducts a non-invasive visual inspection which is limited to those accessible areas and sections of the property to which Safe and Reasonable Access 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 of reasonable entry and access.

26. The Inspection does 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, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

27. 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 permanence.

28. 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 does not dig, gouge, force or perform any other invasive procedures.

29. Unless a timber pest inspection is being carried out, the Inspection WILL NOT look for or report on Timber Pest Activity.

30. If Timber Pest Damage is found then it will be reported. The inspector will only report on the damage which is visible.

31. **ASBESTOS:** No inspection for asbestos has been carried out at the property and no comment on the presence or absence of asbestos has been provided in the Report. 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.

32. The Report does not cover or report the items listed in Appendix D to AS4349.1-2007. These include those items set out in Appendix 1 of this agreement.

33. The Report does not comment 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.

34. Where the Report is restricted to the general condition of the structure of the property, it does not comment on 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.).

MOULD (MILDEW) AND NON-WOOD DECAY FUNGI

35. Mildew and non-wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould has been carried out at the property and no comment on the presence or absence of Mould has been provided in the Report. If you are concerned as to the possible existence of Mould then you should seek advice from your local Council, State or Commonwealth



Government Health Department or a qualified expert such as an Industry Hygienist.

TIMBER PEST INSPECTION

36. The timber pest inspection for the Property is a visual non-invasive inspection of the Property as at the date of inspection of the Property in accord with Australian Standard AS4349.3-1998 (Part 3: Timber Pest Inspections). A copy of AS4349.3-1998 may be obtained from Standards Australia at your cost. EYEON is not permitted, because of copyright restrictions, to provide you with a copy of AS4349.3-1998 without charge.

37. For the purposes of carrying out the Timber Pest inspection, the Inspector may use a probe or screwdriver to tap and sound some timbers. The Inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter is not used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

LIMITATIONS TO TIMBER PEST INSPECTION

38. The Timber Pest inspection is limited to those areas and sections of the Property to which Safe and Reasonable Access is both available and permitted on the date and time of the inspection.

39. The Timber Pest inspection does 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, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.

40. The Inspector **cannot see** or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe. The Inspector does not dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into.

41. Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the Property are not, or have not been, infested by termites or Timber Pests. Accordingly the Report does not guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the Property. Nor can it guarantee that a future infestation of Timber Pests will not occur or be found.

42. The Timber Pest inspection is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (rot), present on the date and time of the Property inspection. The inspection does not cover any other pests and the Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bujulus* Linnaeus) are excluded from the property inspection.

DETERMINING THE EXTENT OF TIMBER PEST DAMAGE

43. The Report indicates any evidence of a termite treatment that happens to be found at the Property. Where evidence of a treatment is found YOU should assume that the treatment was applied as a curative and not as a preventative. You should obtain a statement from the owner as to any treatments that have been carried out to the property. It is important to obtain copies of any paperwork issued.

44. The Report states timber damage found as being either 'minor', 'moderate', 'moderate to severe' or 'severe'. This information is not the opinion of an expert, as the Inspector is not qualified to give an expert opinion. The Report does not and cannot state the full extent of any timber pest damage. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be some structural or concealed damage within the building(s). An invasive Timber Pest Inspection should be carried out and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. EYEON is able to help to arrange these services.

45. If Timber Pest activity and/or damage are found, within the structures or the grounds of the Property, then damage may exist in concealed areas (e.g. framing timbers). In this case an invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that EYEON is not responsible or liable for the repair of any damage whether disclosed by the Report or not.

OCCUPIED PROPERTIES

46. If the Property 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. The Inspector does not generally move furnishings or household items during the course of an inspection of an occupied Property. 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;

(b) obtain copies of any paperwork issued and the details of all work carried out; and

(c) indemnify EYEON from any loss incurred by You relating to the items listed in subclause (a) above.

RELEASE AND INDEMNITY

47. You agree that EYEON or the Inspector cannot accept any liability for a failure to report a defect that was concealed by the owner of the Property being inspected and You agree to indemnify EYEON and the Inspector for any failure to find such concealed defects.

48. Where the 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 EYEON's recommendations then You agree and accept that You may suffer a financial loss and indemnify EYEON against all losses that You incur resulting from Your failure to act on this advice.

49. EYEON takes all proper care in preparing the Reports. However, You acknowledge that EYEON:

- (a) accepts no responsibility for the completeness or accuracy of any of the information referred to in the Reports; and
- (b) makes no representations about the Property's suitability for any particular purpose.

50. To the full extent permitted by law, You agree to:

(a) release and forever discharge EYEON from all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of whatever nature arising out of, or incidental to, any claim commenced by or on behalf of You in relation to:

- (i) the content of the Reports;
- (ii) any reliance by You or another person on the Reports; and

(b) fully indemnify EYEON in respect of any claims, actions, proceedings, judgments, damages, losses, interest, costs (including legal expenses on a solicitor-client or full indemnity basis, whichever is higher), expenses or any other loss incurred by EYEON as a result of a breach of this Agreement by You.

DISPUTE RESOLUTION

51. If a dispute arises out of, or in any way in connection with, or otherwise relates to this agreement or the Report, or the breach, termination, validity or subject matter thereof, or as to any related claim at law, in equity or pursuant to any statute, the parties agree to refer their dispute to arbitration administered by the Institute of Arbitrators and Mediators of Australia.

DEFINITIONS

52. The following words have the corresponding meaning when used in this agreement:

- (a) **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
- (b) **Access hole (cover)** means an opening in the structure to allow for safe entry to carry out an inspection.
- (c) **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.
- (d) **Active** means the presence of live Timber Pests at the time of the property inspection.
- (e) **Building Element** means a portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.
- (f) **Client means** the person(s) who requests the report. If ordered by the client's Agent then it is agreed that the Agent represents the client and has the authority to act for and on behalf of the client.
- (g) **Agent** means the Person(s) appointed by the owner of the Property to act as the real estate agent in respect of the sale of the Property.
- (h) **Defect** means a fault or deviation from the intended condition of the material, assembly or component.
- (i) **High moisture reading** means a reading on a moisture meter that is higher than normal for other parts of the structure. Such high readings should be investigated by invasive means as the presence could indicate a leak or may indicate Timber Pest activity and damage.
- (j) **Inspector** means the person or organisation responsible for carrying out the inspection of the Property.



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- (k) **Limitation** means any factor that prevents full achievement of the purpose of the inspection.
 - (l) **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.
 - (m) **Minor defect** means a defect other than a Major defect.
 - (n) **Person** means any individual, company, partnership or association who is not a Client.
 - (o) **Property** means the land situated at the address indicated in the Report and includes the structures and boundaries up to thirty (30) metres from the exterior walls of the main building but within the boundaries of the Property on which the main building is erected.
 - (p) **Report** means the document and any attachments issued to YOU by US following the inspection of the property.
 - (q) **Safe and Reasonable Access** does not include the use of destructive or invasive inspection methods or moving furniture or stored goods.

Safe and Reasonable Access means only areas to which reasonable access is available are inspected. The Australian Standard AS 3660 refers to AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void - the dimensions of the access hole should be at least 500mm x 400mm, and, reachable by 3.6m ladder, and, there is at least 600mm x 600mm of space to crawl;

Roof Exterior - must be accessible by a 3.6m ladder.

Subfloor - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

(r) **Selling Agent** means the Person(s) appointed by the owner of the Property to act as the real estate agent in respect of the sale of the Property.

(s) **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.

(t) **Termites** means subterranean and damp wood termites (white ants) and does not include dry wood termites.

(u) **Timber Pest** means subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (rot).

(v) **WE/US/OUR** means the seller of the report, their employees and contractors, including the Inspector.

(w) **YOU/YOUR** means the person purchasing the Report, and where more than one party all such parties jointly and severally, together with any agent of that party.



Appendix 1

Items excluded from Building Inspection under Appendix D of AS 4349.1-2007

- (a) Footings below ground.
- (b) Concealed damp-proof course.
- (c) Electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communications and security systems.
- (d) Concealed plumbing.
- (e) Adequacy of roof drainage as installed.
- (f) Gas fittings and fixtures.
- (g) Air conditioning.
- (h) Automatic garage door mechanisms.
- (i) Swimming pools and associated filtration and similar equipment.
- (j) The operation of fireplaces and solid fuel heaters, including chimneys and flues.
- (k) Alarm systems.
- (l) Intercom systems.
- (m) Soft floor coverings.
- (n) Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems.
- (o) Paint coatings, except external protective coatings.
- (p) Health hazards (e.g. allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
- (q) Timber and metal framing sizes and adequacy.
- (r) Concealed tie-downs and bracing.
- (s) Timber pest activity.
- (t) Other mechanical or electrical equipment (e.g. gates, inclinators).
- (u) Soil conditions.
- (v) Control joints.
- (w) Sustainable development provisions.
- (x) Concealed framing-timbers or any areas concealed by wall linings/sidings.
- (y) Landscaping.
- (z) Rubbish.
- (aa) Floor cover.
- (bb) Furniture and accessories.
- (cc) Stored items.
- (dd) Insulation.
- (ee) Environmental matters (e.g. BASIX, water tanks, BCA Environmental Provisions).
- (ff) Energy efficiency.
- (gg) Lighting efficiency.

