



1TEK

Building & Pest Inspections

Property and Timber Pest Report

Inspection Date: 12 Aug 2025

Property Address: 1A Werrington Street Burradoo 2576



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

Inspection Details

Property Address: 1A Werrington Street Burradoo 2576

Date: 12 Aug 2025

Client

Name:

Email Address:

Phone Number:

Consultant

Name: S. Westlake

Email Address: info@1tek.com.au

Company Name: 1TEK BUILDING & PEST INSPECTIONS

Company Address: PO BOX 1112 Bowral NSW 2576

Company Phone Number: 1300 388 155

General description of property

Building Type:	Detached house
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Storeys:	Single storey
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Building age (approx):	50 Years
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Smoke detectors:	Sited IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
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Siting of the building:	Towards the middle of a large block
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Gradient:	The land is relatively flat
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Site drainage:	The site appears to be reasonably drained
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Access:	Easy pedestrian and vehicular access
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Main utility services:	Electricity, Gas, Sewerage, Mains water
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Occupancy status:	Occupied
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Furnished:	Fully furnished
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Strata or company title properties:	No
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Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
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Weather conditions:	Prolonged wet spell
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Primary method of construction

Main building – floor construction: Brick piers, Brick foundation walls, Suspended slab

Main building – wall construction: Brick veneer, External render finish

Main building – roof construction: Timber framed, Finished with roofing tiles

Other timber building elements: Architraves, Doors, Skirting

Other building elements: Garage, Pergola, Verandah, Shed, Pool

Overall standard of construction: Acceptable

Overall quality of workmanship and materials: Acceptable

Level of maintenance: Well maintained

Special conditions or instructions

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

There are no special conditions or instructions

Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	4	5	2	1	1	1	0	0	
Totals	4	5	2	1	1	1	0	0	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	0	2	0
Detached	0	0	0
Totals	0	2	0

Terminology

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

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

Scope of inspection

BUILDING INSPECTION

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

TIMBER PEST INSPECTION

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

Accessibility

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

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

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

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

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

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

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

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

Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- The site

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles
- Wall linings
- Landscaping abutting the building
- Thick foliage
- Pipe work
- Sarking
- Thermal insulation

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

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Limited subfloor access
- Inaccessible areas in the roof space due to obstructions

Summary

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

Evidence of Serious Safety Hazard

Not Found

Evidence of Major Defect

Not Found

Evidence of Minor Defect

Found

Additional specialist inspections

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

- Pest inspections
- Suitably qualified trades person
- Pool inspector
- Gas fitter

Undetected defect risk assessment

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

LOW

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

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

Significant Items

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

Serious Safety Hazard

No evidence was found

Major Defect

No evidence was found

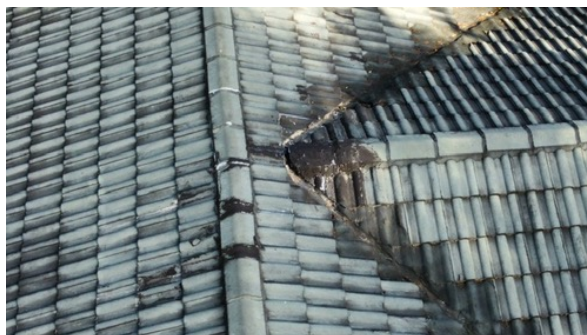
Minor Defect

Minor Defect 1.01

Location: Roof exterior

Finding: Damaged roof tile

There was evidence of a damaged roof tile. It is recommended to replace. There was evidence of historical restoration and re-pointing in areas. Photos for your reference.



Minor Defect 1.02

Location: All External Areas

Finding: Wood rot- window trim

Wood rot which also known as Fungal Decay, occurs when timbers and other cellulose type building materials are exposed to damp conditions on a continual basis. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.



Minor Defect 1.03

Location: All External Areas

Finding: Window- minor deterioration

The window putty appears to have deteriorated, exposing the base of the glass. It is recommended to repair.



Minor Defect 1.04

Location: Garage

Finding: Building element - Broken or damaged

The manhole trim piece is missing in this area. Breakage occurs generally when the building elements have either aged and decayed, or have been damaged whether accidental or deliberate. Repair or replacement of broken elements is advised at clients discretion.



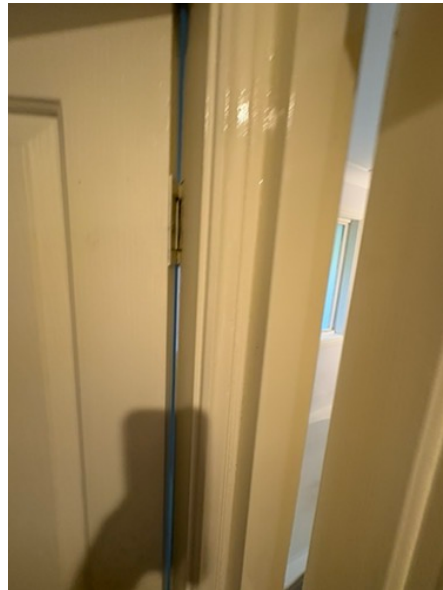
Minor Defect 1.05

Location: Bathroom

Finding: Toilet door- non compliant

The NCC contains a Performance Requirement that requires a sanitary compartment to be constructed with sufficient space or other means to permit an unconscious occupant to be removed from the compartment. The corresponding Deemed-to-Satisfy Provisions, F2.5 of NCC Volume One and 3.8.3.3 of NCC Volume Two, require the door to a fully enclosed sanitary compartment to open outwards or slide or be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2 m between the closet pan and the doorway.

Note this dwelling was constructed prior to this regulation coming into effect.



Additional comments

There are no additional comments

For your information

For your information 2.01

Location: All External Areas

Finding: Fencing - Deteriorated

It was noted at the time of inspection that sections of the fencing throughout the property have deteriorated. Typically fencing deteriorates due to age or rot which is generally expected for a structure of this age, due to prolonged exposure to weather conditions. A licensed fencing contractor should be appointed to provide further advice and perform rectification works as necessary.

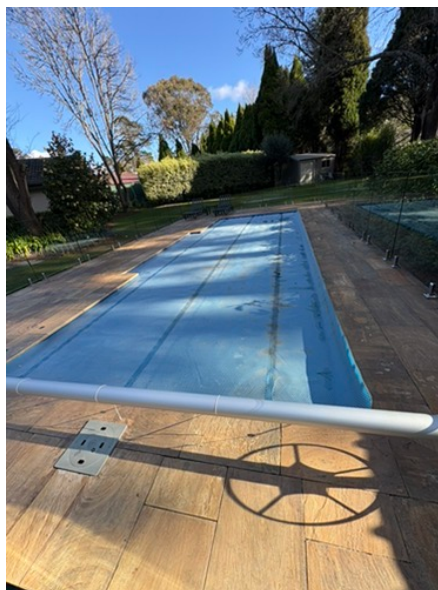


For your information 2.02

Location: All External Areas

Finding: For your information

The report does not cover pool compliance and related issues. It is recommended to obtain a pool compliance certificate from a qualified pool inspector.



For your information 2.03

Location: All External Areas

Finding: Gas bayonette buried

The gas connection point (bayonette) was observed to be semi-buried and tiled to its edge, limiting accessibility. This arrangement does not comply with the Plumbing Code of Australia and AS/NZS 5601.1, which require gas fittings and isolating valves to be readily accessible for operation, maintenance, and emergency shut-off. Semi-burial may also increase the risk of corrosion and mechanical damage, compromising safety.

It was undetermined whether the bayonette is functional or has been disconnected and is only a legacy element. it is recommended to engage a gas fitter to inspect and rectify if required.

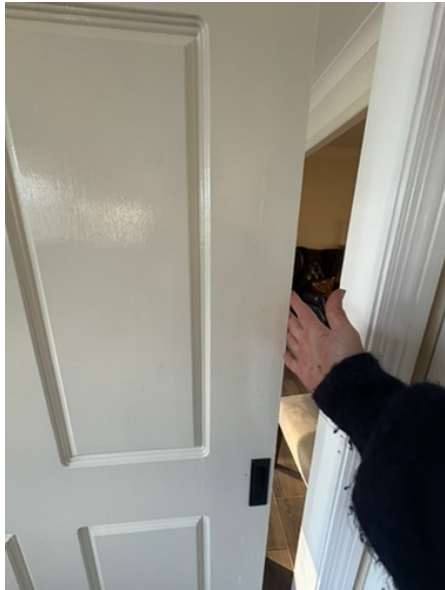


For your information 2.04

Location: Kitchen

Finding: Door - stiff to slide

This internal door was difficult to operate at the time of inspection. Replacement of door running hardware may be required, as well as minor repairs and cleaning.



For your information 2.05

Location: All Internal Areas
Finding: Surface - Marked

Although detracting from the overall appearance, marked, minor damage or stained surfaces do not indicate any operational or structural damage. This degree of surface damage is consistent with general wear and tear and is expected of a property of this age and condition. Marked surfaces may be left as is at client discretion, as no repairs or replacement are necessarily required for this appearance defect.



For your information 2.06

Location: All Internal Areas
Finding: For your information

A door stop is missing in this area.
 It is recommended to install door stops to prevent secondary damage to building elements.



For your information 2.07

Location: Roofspace
Finding: Sarking and insulation present
Photos for your reference only.





For your information 2.08

Location: Subfloor

Finding: For your information

The subfloor appeared dry at time of inspection. Ventilation appeared limited at time of inspection.





Conclusion

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

In the opinion of this Consultant:

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

Below average

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

Below average

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Above average

Building consultant's summary

The property appears in above average condition compared to a property similar in age.

Summary

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

Evidence of active (live) termites	Not Found
Evidence of termite activity (including workings) and/or damage	Not Found
Evidence of a possible previous termite management program	Not Found
Evidence of chemical delignification damage	Not Found
Evidence of fungal decay activity and/or damage	Found
Evidence of wood borer activity and/or damage	Not Found
Evidence of conditions conducive to timber pest attack	Found
Next inspection to help detect a future termite attack is recommended in	1 Years

Undetected timber pest defect risk assessment

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

LOW

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

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

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

Significant Items

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

Timber pest attack

ACTIVE (LIVE) TERMITES

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

No evidence was found

TERMITE WORKINGS AND/OR DAMAGE

No evidence was found

CHEMICAL DELIGNIFICATION

No evidence was found

FUNGAL DECAY

Timber pest attack 3.01

Location: All External Areas

Finding: Wood rot

Wood rot which also known as Fungal Decay, occurs when timbers and other cellulose type building materials are exposed to damp conditions on a continual basis. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.



WOOD BORERS

No evidence was found

Conditions conducive to timber pest attack

LACK OF ADEQUATE SUBFLOOR VENTILATION

No evidence was found

THE PRESENCE OF EXCESSIVE MOISTURE

No evidence was found

BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found

UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found

OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Conditions conducive to timber pest attack 3.02

Location: All External Areas

Finding: Vegetation adjacent to external walls

It is recommended to remove vegetation from the dwelling structure to reduce the possibility of invisible pest ingress.



Serious Safety Hazards

No evidence of Serious Safety Hazards were found

For your information

SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL

No evidence was found

PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found

OBSERVATIONS

For your information 3.03

Location: All External Areas

Finding: Termite Management System - no evidence of installation

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



Conclusion

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

The following Timber Pest remediation actions are recommended:

1. Yes - treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years

Risk management options

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

any evidence of conditions conducive to timber pest attack.

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

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

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

Signature of consultant -

A handwritten signature in black ink, consisting of a large, stylized 'L' shape with a horizontal line extending to the right.

Definitions to help you better understand this report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Terms on which this report was prepared

PRE-INSPECTION AGREEMENT

By purchasing this Report, you Agree with the below and enter into a formal Inspection Agreement with 1TEK:

PURPOSE OF INSPECTION - The purpose of this inspection is to provide advice to the Client (you the purchaser) regarding the condition of the Building & Site at the time of inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix C AS4349.1-2007.

SCOPE OF INSPECTION - The inspection comprised a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

ACCEPTANCE CRITERIA - The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

A copy of this Agreement is made available when purchasing a report from the 1TEK Building & Pest Inspection website ‘Search & Buy’ feature.

TERMS & CONDITIONS

Scope & Limitations of this report

This Report complies with Australian standard AS 4349.1-2007 Inspection of Buildings; Part 1: Pre-Purchase Inspections- Residential Buildings. If the property is not part of a strata or company Title- appendix C of the standard applies. If the property is part of a Strata or Company Title- Appendix B of the standard applies.

Important Information

Any person who relies upon the contents of this Report does so acknowledging the information provided below. These define the Scope and Limitations of the inspection and form an integral part of the Report. Before you decide to

define the Scope and Limitations of the inspection and form an integral part of the Report. Before you decide to purchase the property, it is important that you read and understand all the information contained herein. It will help explain what is involved in a standard Building report, the difficulties the inspector may face and why it is not possible to guarantee that a property is free of defects, latent or otherwise. If there is anything contained in the Report that is not clear to you or you have difficulty understanding, please contact the inspector prior to acting on this Report.

Purpose of the inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accordance with Appendix B or C AS4349.1-2007 (Appendix B for strata or Company Title and appendix C for other residential buildings).

The Scope of the Inspection

The inspection comprises a visual assessment only of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection only. An estimate of the costs of rectification of defects is outside the scope of the standard and therefore does not form part of this Report.

If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of the particular residence inspected. It does not cover the common property.

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 or serviceability.

Special Requirements

It is acknowledged that no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

General Information

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 subject of a Special-Purpose Inspection report which is adequately specified. Shower Recesses- Tests maybe made on shower recesses to detect leaks if water connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid, masonry sealant or other sealants not listed have been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months prior to decomposition. The tests on shower recesses are limited to running water within the recesses and visually checking the leaks. As showers are only checked for a short period of time, prolonged use may real leaks that were not detected at the time of inspection. No evidence of a current leak during the inspection does not necessarily mean that the shower does not leak.

Glass caution: glazing in older houses (built prior to 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs and balustrades: Specifications have been provided by the Australian Building Code-Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Rooms below ground level: If there are any rooms below ground level (whether they be habitable or non-habitable) these may be subject to dampness and water penetration. Drains are not always installed correctly or could be blocked. It is common to have damp problems and water entry into these types of rooms, especially during periods of heavy rainfall and this may not be evident upon initial inspection. These rooms may not have Council approval and the purchaser should make their enquiries with Council to ascertain if approval has been granted.

Trees: Where trees are close to the house this could affect performance of the footing as the moisture levels change in the ground. A geotechnical inspection can determine the foundation material and advise on the best course of action.

Swimming pools: Swimming pools/spas are not part of the Standard Building Report under AS4349.1-2007 and is not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool, pool equipment and plumbing as well as the requirements to meet the Standard for pool fencing.

Surface water drainage: The retention of water from surface runoff 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 storm water runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier. Any person/s who relies upon the contents of the Report does so acknowledging that the following clauses that

water runoff and have the water directed away from the house or to storm water pipes by a licensed plumber/drainage. Any person/s who relies upon the contents of the Report does so acknowledging that the following clauses that defines the scope and Limitations of the inspection, form an integral part of the Report:

1. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious and significant defects apparent at the time of inspection only. 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 consult with a structural engineer.

2. 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 inspector did not include breaking apart, dismantling, removing or moving objects including but not limited to foliage, mouldings, roof insulation, 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 and obstructed. The inspector did not dig, gouge, force or perform and other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

3. The Report does not and cannot comment on: 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 (e.g in the case of shower enclosures the absence of any dampness at the time of 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; safety concerns; fire protection; site drainage (apart from surface water drainage); swimming pool and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighborhood 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 inspector. Accordingly, this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible area or sections of the property.

4. In the event of any controversy or claim arising out of, or relating to this Report, either party must be given written Notice of the dispute to the other party. If the dispute is not resolved in ten days from the service of the Notice then the dispute shall be referred to a mediator nominated by the inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia.

5. No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

6. 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 or dermatitis in some people. No inspection of mould has been carried out at the property and no report on the presence or absence of mould is provided.

7. 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. The estimates are not guarantees or quotations for work to be carried out. The actual costs will be ultimately dependent on the materials used, standard of work carried out, and the price a contractor is prepared to charge. It is recommended in all instances to obtain multiple independent quotes prior to work being carried out. The inspector accepts no liability for any estimates provided in this Report.

8. The standard Building Report is conditional upon or conditional in relation to the following:

- The assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- Information provided by the person, the employees or agents of the person requesting the report;
- The specific areas of expertise of the consultant specified in the report;
- Apparent concealment of possible defects; or
- Any other factor limiting the preparation of the report.

9. If the property is occupied at the time of inspection then you must be aware that furnishings or household items may be concealing evidence of problems, which may only be revealed when those items are removed or moved. Where the Report says that the property is occupied you agree to:

- a) Obtain a statement from the owner as to:
 - Any Timber Pest activity or damage;
 - Timber repairs or other repairs;

- Any Timber Pest activity or damage;
- Timber repairs or other repairs;
- Alterations or other problems to the property known to them;
- Any other work carried out to the property including Timber Pest treatments; o Obtain copies of any paperwork issued and details of all works carried out.
- Indemnify the inspector from any loss incurred by YOU relating to the items listed above in point a) where no such statement is obtained.

10. The Report will not cover or disclose items listed in Appendix D to AS4349.1-2007.

11. On occasions when the Report recommends obtaining an invasive inspection in addition to this Report, then you should have such an inspection carried out prior to exchange of contracts or end of cooling-off period. If you fail to follow our recommendations then you agree and accept that you may suffer a financial loss and indemnify 1TEK and its associated entities against all losses that you may incur from your failure to act on our advice.

12. The Report may not be sold or provided to any other Person without our written consent. If we grant permission it may be subject to conditions such as payment of a further fee.

13. You agree that the inspector cannot accept liability for any failure to report a defect that was concealed by the owner of the building being inspected and YOU agree to indemnify 1TEK or any failure to find such concealed effects. No liability shall be accepted on any account of failure of the Report to notify any problem/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. 1Tek and its associated entities are not liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than YOU in connection with the use of the inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this Report for any purpose connected with the sale, purchase, or use of the property or the giving of security over the property, to the extent permissible by Law. The only person to whom 1Tek may be liable and to whom losses arising in in contract or tort sustained may be payable by 1TEK is the Client named on the face page of this Agreement. You indemnify 1TEK and its associated entities in respect of any and all liability, including all claims, actions, proceedings, judgments, damages, losses, interest, costs and expenses of any nature, which may be incurred by, bought, made or recovered against us arising directly or indirectly from the unauthorized provision or sale of the Report by you to a Person without our express written permission.

14. This Report is the proprietary ownership of 1TEK. Copy/ies may be sold to a purchaser or multiple purchasers at 1TEK's discretion.

15. If a conflict in interpretation arises, the Terms and Conditions provided in this document, supersede any other Terms provided.