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*As part of our undertaking to comply with **Australian Standard AS4349.1—2007** Inspection of buildings (Property Inspections—Residential buildings), it is important that our clients are made aware of the Scope and Limitations of our inspection and the subsequent report that is produced.*

***Do not hesitate to contact us if you have questions about any aspect of our service. Have a great day!***

## **BUILDING INSPECTIONS**

*To provide relevance and value for the reader, the following notes show (but do not limit) aspects of the property that may be examined, where visual inspection is possible. These items are considered as the inspector reviews each room or area. In many cases comment on a particular area will only be provided in the event of an adverse finding worthy of mention.*

### **Ceiling Construction**

- sagging
- dampness/water damage
- cracking
- cornices
- defective lining
- nail popping

### **Wall Construction**

- bulging
- dampness/water damage
- distortion (significant)
- nail popping
- cracking
- defective lining
- defective or damaged plaster/render

*Note*

*Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and/or movement, it should be noted that we are not experts in this area and further advice should be obtained from a Structural Engineer.*

## Floors, Coverings and Finishes

### Timber Floor Construction

- springy boards/sheeting
- out of level
- squeaky boards/sheeting
- undulations
- timber decay (rot)
- dampness/water damage

### Concrete Floor Construction

- cracking
- out of level
- dampness/water damage

### Carpets

- wear
- seam splitting
- stains and marks
- undulations
- stretching
- dampness/water damage

### Hard Flooring

- wear
- loose or drummy units
- stains and marks
- dampness/water damage
- cracking

## Internal and External Doors and Door Frames

- binding doors
- loose/badly fitting doors
- defective hardware
- damage
- rotting/corroded frames

## Timber and Metal Windows

- putty/glazing sealant
- loose/badly fitting doors
- fittings/hardware
- sills
- broken glass
- damage
- water staining of frames
- operation
- rotting frames or sashes (timber)
- rotting frames, corrosion (metal)

### *Note*

*Windows are randomly checked for correct operation. In many cases access to windows is restricted by window treatments, furniture or security locks. Older style timber windows can sometimes bind with the frame, generally due to paint build up. This is viewed as a general maintenance issue.*

## Paintwork

*The condition of painted surfaces is often a subjective matter. Areas that appear to be acceptable when furnished may not always be considered so when devoid of obstructions. Paint work is normally not considered in Property Inspections and Reports. The opinions provided here are of a general nature only, given that there can be significant differences in the condition of painted surfaces in each area of the property. The reader of this report is urged to conduct their own detailed inspection before reaching a conclusion regarding the acceptability of painted surfaces.*

*To prevent wood decay of timber surfaces and deterioration of metal components, the condition of these surfaces should be monitored and repainting carried out regularly. Corrosion of any metal roof sheeting should be repaired, treated and painted to avoid water leakages. Painted surfaces can mask areas where timber has deteriorated. Our visual inspection may not detect instances where this has occurred.*

## Wet Areas

*If a wet area was not in service prior to and or at the time of inspection and no elevated moisture readings were recorded, or there was no visible evidence of water leakage, then it is entirely possible that an existing water leak will remain undetected.*

- floor grade
- taps, basins, tubs
- drummy tiles
- sealants
- vanity
- fixtures and fittings
- floor waste
- leakage
- cracked/missing tiles
- shower leakage
- ventilation
- cistern/pan
- water hammer
- grout defects
- broken/cracked screen glass
- mirrors

## Kitchen

- bench tops
- taps
- drummy tiles
- sealants
- cupboards
- leakage
- cracked/missing tiles
- ventilation
- doors & drawers
- sink
- grout defects
- excessive water hammer

### Note

*This report does not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.*

## External Roof Covering, Gutters and Downpipes

- tiles/slates
- skylights
- valleys
- fascia boards
- sheet roofing
- vents
- guttering
- barge ends
- flashing
- flues
- downpipes
- eaves

### Note

*Repainting of timber can mask the existence of timber rot. We cannot guarantee that all timbers are sound. A visual inspection may not, in some circumstances, detect roofing timbers affected by rot.*

*The stormwater system was not tested at this inspection. Blocked or non-existent stormwater drains are sometimes accountable for problems relating to roof drainage.*

*If noted, gutters that retain water should be cleaned and monitored to determine the extent of the problem. Constant immersion in water will result in accelerated deterioration of metal gutters. Re alignment of the gutters to facilitate better drainage may be required.*

## External Walls and Non Structural Retaining Walls

- bricks
- cracking/movement
- weep holes
- decay
- mortar
- dampness
- joint sealants
- render
- visible flashing
- perpend

### Note

*Settlement cracks, if present, need to be monitored over a period of time to determine if an ongoing structural problem exists. If any reference has been made in this report to cracking, settlement and or movement, it should be noted that we are not experts in this area and further advice, if considered necessary, should be obtained from a Structural Engineer.*

### **Paths, Paving and Driveway**

- cracking
- sinking
- movement
- alignment
- uplifting
- root penetration

### **Fences and Gates**

- palings/panels
- sagging
- rails
- timber decay (rot)
- posts

### **Sub Floor**

#### **Timber Floor Construction**

- bearers & joists
- dampness
- cracked or leaking pipes
- framing
- drainage
- debris
- piers/stumps
- ventilation

#### **Suspended Concrete Floor Construction**

- concrete condition
- debris
- cracked or leaking pipes
- cracking
- drainage
- dampness
- ventilation

*Note*

*If moisture is noted, it is recommended that the sub-floor area be monitored to ensure that surface and sub-surface moisture ingress is not an ongoing issue. If the area remains damp, consideration should be given to upgrading subterranean and surface drainage systems to ensure that moisture is directed away from the building foundations and the sub-floor area is kept dry. A qualified drainage expert should be consulted with regard to drainage issues.*

### **Special Purpose Reports**

*Improvements such as swimming pools and spas are subject to a Special Purpose Report and are not included in our inspection and reports. We recommend that a qualified technician be engaged to report on these items and to advise on current regulations relating to safety fencing and equipment.*

## **SCOPE AND LIMITATIONS OF THE INSPECTION**

*Inspection of the subject property and this report has been completed considering Australian Standard AS4349.1—2007 Inspection of buildings (Property Inspections—Residential buildings) The inspection is a **VISUAL INSPECTION ONLY**.*

*The report is intended to be read as a whole. Please read the detailed inspection information and the Scope & Limitations of Report sections before reaching any conclusions regarding the condition of the property.*

### **Limitation of Liability**

*Report on the property is on the date of inspection. No responsibility is accepted for any matter not existing or evident or for any deterioration occurring after the inspection date.*

***This inspection is completely visual.*** *Concealed areas where access is unavailable are unable to be inspected and are not reported on; such defects could include, but are not limited to:*

- *Breakage, blockage or interference with any concealed pipes, broken window mechanisms (sash cords) etc.*
- *Any part of the structure which is underground or concealed e.g. footings, wall framing, under floor coverings. Areas concealed by furnishings or stored goods etc.*

*Any cracking reported should be monitored for further movement. If further movement is noted, a structural engineer should be consulted as to the correct method for repairs. Movement cannot be measured during one inspection.*

*No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures, fittings, furniture, insulation or stored items within and around the building.*

*There has been no electrical, data, security or fire detection system testing or investigation.*

### **Special Purpose Reports**

*Our Property Report does not contain any assessment or opinion in relation to any item which is the subject of a **Special Purpose Property Report**, or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views, proximity of property to flight paths, railways and busy traffic or other neighbourhood issues; Noise levels; Health and safety issues including, but not limited to the presence of asbestos, lead or other hazardous materials; Heritage concerns; Security or fire protection systems; Climate control or water heating systems; Analysis of site drainage apart from surface water drainage; Swimming pools and spas; Detection and identification of illegal and unauthorized plumbing work; Durability of exposed finishes.*

*Any person who relies upon the contents of the report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.*

Reports are prepared as a result of a **VISUAL INSPECTION** of the building on the date stated and it is limited to the condition of those areas and sections of the building that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection.

The report does not and cannot make comment upon: defects which may have been concealed; the assessment or detection of defects (including rising damp or 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; the presence or absence of timber pests; gas fittings; 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); the operation of swimming pools and spas; detection and identification of unapproved building work; detection and identification of illegal or inadequate plumbing or electrical work; durability of exposed finishes; neighbourhood problems; document analysis; any matters solely regulated by statute; any area or item that could not be inspected by the inspector.

### **Safe and Reasonable Access**

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

**Reasonable access shall be determined in accordance with the provisions of the following information:**

| <b>Area</b>   | <b>Access Manhole MM</b> | <b>Crawl Space MM</b>                    | <b>Height</b>                  |
|---------------|--------------------------|--|--------------------------------|
| Roof Interior | 450 x 500                | 600 x 600                                | Accessible from a 3.6 m ladder |
| Subfloor      | 500 x 400                | Timber Floor: 400<br>Concrete Floor: 500 |                                |
| Roof Exterior |                          |  | Accessible from a 3.6 m ladder |

Accordingly, the report is not a guarantee that defects and/or damage do not exist in any part of the property not specifically seen and described by the inspector. The report is not a warranty against problems that may develop in the future.

Unless otherwise specified, no examination has been made of any documentation of any type. We have not referred to statutory authority records nor have we examined any survey or water and sewerage service diagram or any other document prepared by any statutory authority or other party.

### **Purpose of This Report**

The purpose of our report is to identify major defects or faults in the building for an intending purchaser, insofar as a property inspector can reasonably identify those defects or faults.

The report contains a number of observations but is not intended to list every minor defect. Minor defects are common to properties and are generally attended to during routine maintenance, redecoration and or renovation. Generally, ongoing maintenance items, upgrading, cosmetic works and minor defects or faults have not been included. These items will depend on your personal requirements and budget. The property age and type also needs to be taken into consideration.

### **Occupational Health & Safety Act**

A non-residential building and the common property of some group residential buildings will fall within the definition of a workplace for the purposes of the Occupational Health and Safety Act,

*The owners of workplaces must ensure that:*

- *premises are safe and without risk*
- *plant and substances are used without risk*
- *workers are trained in OH&S, are aware of their obligations and do, in fact, act in a safe manner*

*A pre-purchase building inspection may identify some safety issues in the common area but it is not an audit conducted for that specific purpose. It is essential that every Owners' Corporation or Company consult an appropriately qualified specialist to ensure it meets its legislative obligations.*

### **Safe Working Temperatures for the Inspector**

*When the temperature of a workspace (for example a ceiling cavity) exceeds the level considered to be safe according to OH&S guidelines, the inspector will complete a risk assessment and the inspection will be limited accordingly. In the event that the inspector decides that the temperature exceeds safe working limits, generally, the inspection will be limited to the area immediately adjacent to the access for inspection.*

### **Concealed Surfaces**

*The inspection does not include breaking apart, dismantling, removing or moving objects, including but not limited to foliage, mouldings, roof insulation or 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 or any other areas that are concealed or obstructed. The inspector will not dig, gouge, force or perform any other invasive procedures. Visible timbers have not been destructively probed or hit.*

*Some defects may only be visible once furniture and other items have been removed from a property or when alterations are carried out. Built-in cupboards are usually filled with personal items and clothing. Some exterior surfaces may be obscured due to overgrown vegetation. Therefore, we cannot comment on the condition of the surfaces obscured by these items or otherwise concealed.*

### **Water Penetration**

*Some water penetration problems and/or dampness do not become apparent and sometimes cannot be detected unless there has been recent heavy rain or prolonged periods of rain.*

### **Fire Protection Equipment & Ordinance Requirements**

*These are not covered by our report and these matters should be checked with the statutory authority. Any fire protection equipment has not been tested, e.g. smoke detectors etc.*

### **Hazardous Materials & Contamination**

*Many building products with an asbestos cement component were in use prior to 1980 and are considered safe if left in their present state. The main concern with asbestos products is in relation to the sprayed Limpet Asbestos fibres which were generally used for acoustic and heat insulation in commercial buildings and these should not be tampered with before seeking expert advice which is freely available from Workcover. Our inspection and report does not cover any hazardous materials or prior use of the land and building or any chemicals applied to land and buildings, which may have caused contamination.*

### **Retaining Walls & Structural Columns**

*We are not engineers. Comment in respect of large and/or structural retaining walls and columns are beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it*

*has, whether it is or will remain sound. An engineer should be consulted in any case where there are large, or structural, retaining walls, columns or similar building elements.*

**Appliances**

*Reports do not cover any matters relating to the operation of electrical or gas appliances. Any comments made in this regard are from a general observation only.*

**Cracking/Settlement/Movement & Structural Integrity**

*When reference has been made in this report to cracking, settlement, movement or an opinion has been provided on structural integrity, **it is important to note that we are not experts in this area** and our advice is limited accordingly. If considered necessary, further advice should be obtained from a Structural Engineer before critical decisions are made relative to such matters.*



# TIMBER PEST REPORT

Reports are the result of a **VISUAL INSPECTION ONLY**. Inspection of the subject property is completed considering the **AUSTRALIAN STANDARD AS 4349.3 - 1998 Inspection of buildings Part 3: Timber Pest Inspections**. The report is intended to be read as a whole, please read our detailed inspection information and the **SCOPE & LIMITATIONS OF REPORT** section, which includes a number of important disclaimers.

**IMPORTANT NOTE - It is strongly recommended that a full pest inspection be undertaken every 6-12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur through early detection.**

Where applicable and where there is reasonable access, the following areas are examined during our inspection:

- Interior and exterior of structures
- Garage or carport
- Retaining walls and garden borders
- Structures, fences and trees within 50m of the building within the boundaries of the property
- Roof cavity
- Subfloor
- Garden and storage sheds
- Pergolas and decks

## SCOPE AND LIMITATIONS OF THE INSPECTION

Reports are been prepared as a result of a **VISUAL INSPECTION** considering the requirements of AS 4349.3 Inspection of buildings Part 3: Timber Pest Inspections. It is limited to the condition of those areas of the property that were fully accessible (**see Reasonable Access**) and visible to the inspector at the date of the inspection. In the case of a Strata type property, our inspector only undertakes an examination of the interior of the unit.

The inspection **DOES NOT** include breaking, removing or moving objects. Floor and wall coverings, roof insulation, foliage, furniture, appliances and personal possessions may all limit the scope of inspection. The inspector does not have access to the inside of walls, between flooring, inside eaves and skillion roofing, and cannot move stored goods during an inspection. At **NO TIME** will the inspector use invasive procedures or bang/tap surfaces to reach conclusions. Where the property is occupied, please note that furnishings and household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved. The inspector does not move heavy furniture or stored goods or use invasive procedures to access any area of the property.

### Safe and Reasonable Access

The inspection shall include only accessible areas and areas that are within the inspector's line of sight and close enough to enable reasonable appraisal.

**Reasonable access shall be determined in accordance with the provisions of the following information:**

| Area          | Access Manhole MM | Crawl Space MM                           | Height                         |
|---------------|-------------------|--|--------------------------------|
| Roof Interior | 450 x 500         | 600 x 600                                | Accessible from a 3.6 m ladder |
| Subfloor      | 500 x 400         | Timber Floor: 400<br>Concrete Floor: 500 |                                |

|               |  |                                |
|---------------|--|--------------------------------|
| Roof Exterior |  | Accessible from a 3.6 m ladder |
|---------------|--|--------------------------------|

### Scope of the Report

Reports are confined to reporting infestation and/or damage caused by white ants (subterranean and damp wood termites), borers of seasoned timber and Timber Pests (wood decay fungi), present on the date of the Inspection. Inspections do not cover any other pests and this Report does not comment on them. Dry wood termites and European House Borer (*Hylotrupes bujulus* Linnaeus) were excluded from the Inspection due to the extreme difficulty in locating the small colonies, however, they will be referred to if, in the course of the Inspection, any visual evidence of infestation happened to be found. Some species of termite and house borers, if discovered, will be reported (by law) to Government Authorities.

### Limitations

Reports do not contain any assessment or provide an opinion with respect to:

- any area or item that was not, or could not be inspected
- a matter that is not within the inspector's expertise
- a matter, the inspection or assessment of which is solely regulated by statute
- any area/item that is the subject of a special-purpose timber pest inspection report

The inspector does not imply that inaccessible or partly inaccessible areas of the property were not, or have not been, infested by Timber Pests. Reports are not a guarantee that an infestation or future infestation and/or damage does not exist in any inaccessible or partly inaccessible areas of the property.

### Determining Extent of Damage

The Report is **NOT** a structural damage Report. You agree that neither we nor the Inspector is responsible or liable for the repair of any damage whether disclosed by our report or not. Our inspectors are not specialised builders and any inexpert opinion provided with respect to timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage, rather, we may provide comment on the damage for your information. If evidence of Timber Pest activity and/or damage is reported in the structure(s) or the grounds of the property, then you must assume that there may be further concealed structural damage within the building(s). This concealed damage may only be found when invasive procedures are applied to reveal previously concealed timbers. In the case of Timber Pest activity and/or damage **WE STRONGLY RECOMMEND** an invasive Timber Pest Inspection is undertaken and a qualified person such as a Builder, Structural Engineer, or Architect are engaged to carry out a structural inspection to determine the full extent of the damage and repairs that may be required.

### Mould

Mould (also referred to as Mildew and non wood decay fungi) is not considered a Timber Pest. The report does not cover the inspection of Mould. If evidence of mould was observed during the inspection, it may be noted for your information. If you are concerned as to the possible health risk resulting from the presence of mould then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert.

### Warranty and Use of The Report

Our report is made solely for the use and benefit of:

1. **The Client** named in this report
2. **The Purchaser** of the property

**NO LIABILITY** or responsibility whatsoever, in contract or tort is accepted to any **Other Party** who may rely on the report wholly or in part. Any **Other Party** acting or relying on this report, wholly or in part, does so at their own risk.

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

The report is only an opinion of YOUR COMPANY and is valid for one hundred and eighty (180) days from the date of inspection. Copyright remains with YOUR COMPANY; the report is not to be copied or reproduced without the written authority of the author.

### **IMPORTANT INFORMATION**

The Purchaser is advised that the Report reflects the condition of the property existing at the time of the inspection date and may not reflect the current state. Timber Pests, particularly termites, may have gained entry to the property since the inspection date. Termites can, in a relatively short period, cause significant damage to both structural and non-structural timbers within and around the buildings of the property. Termites (white ants) may be difficult to detect and much of the damage caused may not be readily visible. If damage exists it may cost thousands of dollars to repair. It is, therefore, strongly recommended that you promptly arrange for an inspection in accordance with Australian Standard AS4349.3 if this report is being read after one hundred and eighty (180) days from the date of inspection.

If the Report indicated the presence of Termites, termite damage, or recommends any treatments or other inspections and reports, you should obtain copies of the treatment proposal, any certificates of treatments carried out, details of all repairs including copies of quotations, invoices and any other reports. It is strongly recommended that you arrange for an inspection in accordance with AS 4349.3 to verify that the treatment has been successful and carried out in accordance with AS 3660.2 and arrange for a further building inspection in accordance with AS 4349.1. The person carrying out the inspection and the company, partnership or sole trader that employs that person will have no liability to you for any damage or loss you may suffer as a result of your entering the contract to purchase the property or in connection with completing the purchase of the property as a result of your failure to heed the advice given in this report, and may use such failure in defence of any claim that you may later make against any of them.