

Australian Building Inspection Services Pty. Ltd.



New Construction Handover Report



Property Inspected: Lot 99, 22 New Street NEWDIV QLD 4777

Client: John Smith

Inspection Date and Time: Tuesday 10 October 2016 08:00 AM

ID: I99999

1. Summary

This Summary MUST be read in full in conjunction with the rest of the Report. If there is a discrepancy between the information provided in this Summary and the body of the Report, the information in the body of the Report shall take precedence. Please read the [Terms and Conditions](#)

1.1 Summary of Observations

Handover Status:-

Some work is still to be completed before the Handover stage is achieved. The defects detailed in the body of the report will need to be addressed by the builder prior to occupancy.

[A list of defects for the builder to address is provided at the end of this report.](#)

Key Findings:-

- Structural Damage - No evidence found
- Timber Pest Activity - No evidence found
- Conditions Conducive to Structural Damage - No evidence found
- Conditions Conducive to Timber Pest Activity - No evidence found

Susceptibility to Termites:-

In the Consultant's opinion, the building's susceptibility to timber pests at the time of inspection is **Low**.

NOTE: This is a rating of the "susceptibility" of the building to termites or the "termite pressure" on the building. It should be viewed as the priority an owner should give to installing and maintaining a termite management system rather than an indication of whether or not termites are present.

Next Timber Pest Inspection:-

Following this inspection, the next inspection to help detect timber pest activity is recommended in **12 Months**.

NOTE: The higher the susceptibility, the greater the frequency of recommended timber pest inspections.

Defect Causes and Cost of Repair:-

New Construction Handover Report does not establish the causes of defects identified.

Actions To Be Taken:-

Any recommendations made in this Report should be actioned promptly.

1.2. Service Agreement Details

Agreement Number	I999999
Date of Service Agreement	11/11/2016

As requested and agreed with the Client, the inspection carried out by a qualified Building Consultant and Timber Pest Detection Consultant ("The Consultant") is a New Construction Handover Report ("The Report").

The Consultant provides an objective opinion about the condition of the property at the time of inspection.

1.3. Client Details

Client Name	John Smith
Client Address	1 Short Street, Oldtown, NSW, 2999
Client Email Address	mailmail@mail.com.au
Client Telephone	(W) (M) 0400 000 000 (H)

1.4 Special Conditions / Instructions

None

1.5 Consultant Details

Consultant Name	Abramo Marconato
Consultant Licence #	1009032
Postal Address	WINDAROO QLD 4207
Company Email	mailto:info@abis.com.au
Company Telephone	07 3804 1000

Important Note

Often it is very difficult to fully explain situations, problems, access restrictions, building faults or their importance in a manner readily understandable by the reader. Should you have any difficulty in understanding anything contained within this Report, you should contact the ABIS on 07 3804 1000 to have the matter explained.

2. General Property Description

The records of the appropriate local authority should be checked to determine or confirm whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone.

General Description of the Property	
Building Type & Approximate Age	The property is a new a detached slab-on-ground house
Number of Storeys	One
Building Position on Site	Towards the front of a small block
Site Gradient	Gently sloping
Site Access	Easy pedestrian and vehicular access
Prevailing Weather Conditions at the Time of Inspection	Wet
Site Drainage	Appears adequately drained
Orientation Statement	<p>The Consultant may use compass points in the report to assist in locating defects with the property. It is not intended to be an accurate statement of the true orientation of the building.</p> <p>The facade of the building faces southwest.</p> <p>Note: The facade of the building contains the main entrance door.</p>

3. Safety Issues and Hazards

This Section documents evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard. This should not be viewed however, as an audit or exhaustive list of safety issues relating to the property.

Safety hazards are identified out of a duty of care to those who may use or work on the property. If any of the hazards reported in this section are also a building defect they will also be reported on in the body of the report.

3.1 Identified Hazards

No hazards were identified during the inspection. See Note

Most dwellings contain safety critical elements eg: structural fastenings, suspended floors, balconies, decks, stairs and balustrades. As failure of a safety critical element may result in serious injury or death, it is strongly recommended that any safety critical elements in a dwelling be inspected annually.

This report is not an safety audit and the client is warned that hazards and risks to safety may be present now or in the future that are not covered by this report. For their own safety, and as a duty of care to others, all home builders and owners must ensure safety hazards on their properties are eliminated. To assist the home owner in identifying and removing safety hazards, the Consultant recommends the home owner has an annual safety inspection conducted.

4. Timber Pests

The term Timber Pests covers one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- a. **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.
- b. **Wood Borers** - wood destroying insects belonging to the order "Coleoptera" which commonly attack seasoned timber.
- c. **Termites** - wood destroying insects belonging to the order "Isoptera" which commonly attack seasoned timber.

Other insect pests (cockroaches, ants, etc) and vermin (rodents, possums, snakes, etc.) are not timber pests and are not covered by this inspection and report.

4.1 The Property's Susceptibility to Termites

Location Zone	2.00	Zone C Brisbane Perth
Age of Suburb	0.00	Less than 10 years
Distance to Boundary	0.50	2 to 8 meters
Wood in Garden and/or Under the House	0.50	Small amount in yard
Timber in Ground Contact	0.00	None - Highset no bridging
Timber Type Used in Construction	0.00	Non timber frame
Timber Exposure	0.00	Timber in high and dry locations with human activity

TOTAL SCORE	3.00
SUSCEPTIBILITY TO ATTACK	Low
NEXT INSPECTION DUE	12 Months

This model is based on the paper: **RISK MODEL FOR TERMITE ATTACK IN AUSTRALIA** - R.H. Leicester, C-H. Wang & L. J. Cookson - CSIRO

The higher the TOTAL SCORE on the above table, the greater the level of termite protection required. As a guide, the following table indicates the highest acceptable TOTAL SCORE for each type of Termite Management system (Barrier). This only applies if timber pest inspections are undertaken yearly or more frequently and the maintenance of the barrier is undertaken in accordance with manufacturers' specifications.

Barrier	Maximum acceptable TOTAL SCORE
Graded crushed stone or glass	9.5
Stainless steel mesh	10
Non-repellent toxic chemical	No Limit
Repellent chemical	14
No Barrier	5.5

4.2 Termite Management

Observation	<ul style="list-style-type: none"> Durable notice in electrical meter box indicating the possible installation of a termite barrier <p>Note: All relevant documents pertaining to the installation of any termite barrier system should be obtained from the builder by the building owner and kept on file including, any service warranties and advice in regard to the building owner's obligation to maintain the system. However, subterranean termites can bridge or breach barrier systems and thorough regular inspections of the building are necessary.</p>
Photos	

Termite Management Systems

A termite management system is a system designed to reduce the risk of termites damaging a structure.

Typically a system consists of one or more of the following:

- a treated zone created by a termiticidal chemical applied to the soil under or around a building (e.g. Biflex, Premise, Termidor)
- an inspection zone created by a chemical-physical barrier system (e.g. Kordon, Homeguard)
- an inspection zone created by a physical barrier system (e.g. Granitgard, TermiMesh, Termiglass)
- a termite monitoring and baiting system (e.g., Exterra, Nemesis, Sentricon)

These systems are usually installed by a builder as a component of a termite management system (recommended for all homes by the Queensland State government). For the risk of termite damage to be minimised, the owner must also maintain the integrity and effectiveness of the barrier or treated zone, conduct annual termite inspections and prevent conditions conducive to timber pest arising in and around the property.

4.3 Timber Pest Activity and Conditions Conducive to Timber Pest Activity

This Section covers any timber pest issues. Any evidence of timber pest activity including termites, borers and fungal decay observed by the inspector are detailed in this section. In addition any conditions that create an environments which are likely to lead to timber pest activity (Referred to a Conditions Conducive to Timber Pest Activity) is also detailed in this section.

Conditions conducive to timber pest activity should be removed and any timber pests detected should be treated by a timber pest specialist.

5. The Yard

The term Yard covers the area of the property outside and around the main dwelling and includes the property's fences, the drainage of the ground around the home and any structures built in the yard.

5.1 Yard Areas Not Inspected

This Section details any yard areas that couldn't be accessed and were not included in the inspection.

All the normally accessible areas permitted entry

5.2 Yard Structures

This Section covers any structures outside and around the main building.

No defects in the readily accessible areas of yard structures were observed.

5.3 Yard Walls and Fences

Yard walls and fences are the boundary walls and fences and other walls and fences within the yard area.

No defects in the readily accessible areas of the yard walls and fences were observed.

5.4 Grounds

This Section covers the ground area outside and around the property

Inspection of trees on the property for disease, stability and soundness is not within the scope of this inspection.

Note: Roots of trees and shrubs can negatively impact footings by removing moisture from clay soils immediately underneath the building causing subsidence as the clay shrinks.

In its search for water, a tree root system can spread a lateral distance equal to the height of the tree. If in rows or grouped with other trees, the roots may spread up to twice the height of the tree.

In addition, trees closer than their mature height may be blown over and/or fall onto and damage buildings.

Care should be taken when selecting trees and, as a guide, the trees listed in the table below should not be planted within the distance of their mature height from the building depending on whether they are to be planted in a line or in a group.

For further information see: [A Simple how to Guide to Preventing Structural Damage](#)

5.4.1 Approximate Mature Tree Heights

10 to 20m	20 to 30m	30m to 60m
Acacias	But-But	Blue Gum
English Elm	Candlebark	Lemon Gum / Figs
Manna Gum	Palms	Karri
Pepper Tree	Planes	Pines
Ash	Cedars	Cypress
Willows	Sheoaks	Poplars
Yate	Silky Oak	River Gum
Yellow Gum	Spotted Gum	Sugar Gum

Tree roots in proximity to a dwelling can also create conditions conducive to the ingress of termites and termite activity. It is strongly recommended that any trees too close to a dwelling be removed.

Grounds Defect	
Which Area	Surface Drainage Yard
Location	Western Side Of The Property
Element	Finished Ground Level
Defect	Poorly fitted

	Recommendations to lower grate into rocks
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

6. Roof Exterior

The Roof Exterior is the outer covering such as roof tiles, roof sheeting, and the like, together with their fastenings, cappings and flashings.

Inspection of roof coverings by the inspector climbing onto the roof is only performed if the inspector assesses it is safe to do so. Height, pitch, roofing material, weather conditions etc. affect the type of inspection that can be undertaken.

6.1 Roof Coverings

Type of Roof Covering Inspection	
Type of Roof Exterior Inspection	An inspection of visible parts of the roof covering was made from a ladder. No tests were undertaken.
Roof Covering Description	
Which Roof	Main Building Roof
Roofing Material	Roll Formed Metal (Colorbond) Sheeting

7. The Exterior

7.1 Exterior Areas Not Inspected

This Section details any exterior areas that couldn't be accessed and were not included in the inspection.

All the normally accessible exterior areas permitted access

7.2 Exterior Walls

This Section covers the outer walls of the dwelling viewed from the exterior. External walls can be categorised into Loadbearing and Non-loadbearing. A concrete block construction, for example, is loadbearing and the blocks and mortar are designed to support the roof loads and resist wind forces whereas in a brick- veneer construction the brickwork provides no supporting function and is installed for aesthetics and to keep the weather away from the structural timber or steel frame that supports the roof.

Exterior Wall Description	
Which Structure	Exterior wall to the main building
Type Of Construction	Brick veneer steel framed
Cladding	Brick
Finish	Face brick

Exterior Walls Defect	
Which Wall	Exterior wall to the main building
Location	In general
Element	Brickwork
Defect	Requires builders final clean
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Widespread
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	



Exterior Walls Defect	
Which Wall	Exterior wall to the main building
Location	At the front
Element	Cladding
Defect	Remove rubbish from gutters
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

7.3 Exterior Windows

This Section covers defects in windows when inspected from the outside.

No defects in the readily accessible areas of the exterior windows were observed.

7.4 Exterior Doors

This Section covers the exterior of External Doors including sliding glass doors if present.

No defects in the readily accessible areas of the exterior doors were observed.

7.5 Rainwater Goods - Guttering and Downpipes

Rainwater Goods are roof plumbing that includes eaves gutters, down pipes, spreaders, flashing, spouts, collectors and the like.

Rainwater Good Defect	
Which Building	Main Building
Location	In general
Element	Eaves Gutter Brackets
Defect	Remove rubbish from gutters
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	The extent was undetermined
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

7.6 Exterior Stairs

Exterior Stairs are stairs outside the exterior walls of the building that typically run from the ground level to a landing or raised deck at the first-floor level.

No defects in the readily accessible areas of the exterior stairs were observed.

7.7 Exterior Platforms (Patios, Porches, Verandahs, Balconies and Decks)

Platform is a generic expression to cover all decks, patios, balconies, verandahs etc. attached to the exterior walls of the dwelling.

Exterior Platforms to the building were inspected from the ground level and from on the platform.

No defects in the readily accessible areas of the exterior platforms were observed.

7.8 Other Exterior Primary Elements

Other External Primary Elements are structural elements that are not included in the other external Sections above. These were inspected from the ground level.

No defects in other exterior primary elements were observed.

7.9 Other External Secondary and Finishing Elements

Other External Secondary and Finishing Elements are non-structural elements that are not included in the other external Sections above and include items such as eaves linings of soffits, barge boards, vent pipes, flashing, water heaters, AC units conduit and the like. These were inspected from the ground level.

No defects in other external secondary and finishing elements were observed.

8. Roof Void

This Section covers the roof space and roof frame where house designs that have a pitched roof and an accessible void under the roof covering and above the ceiling of the rooms below. Those roof designs such as flat, skillion and cathedral do not have accessible roof voids and are not inspected.

Roof voids are not designed to be traversed and contain many potential hazards. Anyone considering entering a roof void must only enter when they have assessed it is safe to do so. Safety hazards in roof voids include falling, electrical shock, trip hazards, chemical hazards, dust hazards, impalement hazards, heat stroke, and the like.

Regardless the type of inspection undertaken, inspection of roof voids are always limited by design and obstructions. Consequently, building defects and timber pest activity may be present in areas that the inspector could not access safely.

Inspection of roof voids by the inspector climbing into the roof void is only performed if the inspector assesses it is safe to do so.

8.1 Roof Void

Type of Roof Space Inspection	

Type of Roof Space Inspection	Limited inspection made from the manhole the inspector did not enter roof void
Photos	

9. The Interior

9.1 Interior Areas Not Inspected

This Section details any interior areas that couldn't be accessed and were not included in the inspection.

All the normally accessible interior areas permitted access

9.2 Ceilings and Cornice

Cornice is the moulding or finishing element covering the intersection between the vertical wall and the horizontal Ceiling.

Ceilings are formed by sheets or boards attached to battens which are in turn attached to ceiling joists or the bottom cords of roof trusses. In newer constructions the ceiling may be attached directly to the bottom cords of trusses.

No defects in the readily accessible areas of the ceilings and cornice were observed.

9.3 Interior Walls

Interior Walls are both the interior surface of the perimeter loadbearing walls of the building and internal partition walls that may be loadbearing or non-loadbearing.

Interior Walls Defect	
Location	Ensuite
Element	Wall plasterwork Paintwork
Defect	Minor paintwork imperfections

Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	The extent was undetermined
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

Interior Walls Defect	
Location	In general
Element	Paintwork Wall plasterwork Timber framed wall Wall finish
Defect	Dents, Marks, Scratches and the like Minor paintwork imperfections
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	The extent was undetermined
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	



Interior Walls Defect	
Location	Bathroom
Element	Paintwork Wall plasterwork
Defect	Dents, Marks, Scratches and the like Minor paintwork imperfections
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	The extent was undetermined
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

9.4 Floors And Skirtings

Skirtings are the mouldings or finishing elements covering the intersection between the vertical wall and the horizontal floor.

Note: The early signs of termite activity are often detected by sounding (tapping) skirtings. This sounding is only possible where the skirting is not obstructed and there is enough room for the consultant to undertake the sounding process.

Any tiled floors are also sounded for loose and or drummy tiles but only where not obstructed.

Floors & Skirtings Defect	
Location	Family room

Element	Skirtings
Defect	Poor workmanship and or use of inappropriate materials
Defect Category	Defect in Secondary or Finishing Element
Severity	Minor
Extent	Localised
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

9.5 Interior Doors

This Section covers the interior side of external doors including sliding glass doors if present and interior doors including robes and cupboards.

No defects in the readily accessible areas of the interior doors were observed.

9.6 Interior Windows

This Section covers the interior side of windows.

No defects in the readily accessible areas of the interior windows were observed.

9.7 Built-in Fittings

Built-in Fittings include all built-in cupboards, vanities, shelving, etc.

Built-in Fittings Defect	
Which Builtin	Built-in-fittings
Location	Kitchen

Element	Cook Top Oven Range hood Dishwasher
Defect	Missing
Defect Category	Defect in Secondary or Finishing Element
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	

Builtin Fittings Defect	
Which Builtin	Built-in-fittings
Location	Ensuite
Element	Basin
Defect	Chipped
Defect Category	Defect in Secondary or Finishing Element
Severity	Moderate - Repairs may involve significant expenditure
Extent	Localised
Recommendation	A further investigation by a Builder is recommended to determine the extent of work required and associated costs.
Photos	



9.8 Other Interior Woodwork

Other Interior Woodwork includes any timber secondary or finishing elements not covered in the Sections above.

No defects in the readily accessible areas of the other interior woodwork were observed.

9.9 Sanitary Fittings

Sanitary Fittings refers to the showers, baths, basins, water closets, bidets, etc. commonly found in toilets, bathrooms and en-suites.

9.10 Other Interior Detail

Other Interior Detail is any defect not covered in the Sections above.

No defects in the readily accessible areas of the other interior detail were observed.

10. Subfloor

Subfloor refers to any part of the structure which is below the lowest floor level. In a highset home this is the area under the dwelling. In a slab on ground home it is the concrete slab, its reinforcing steel and other components that form the foundation for the structure.

Subfloor voids under lowset homes are not designed for easy access and contain many potential hazards. Anyone considering entering the subfloor of a low set home should only enter when they have assessed it is safe to do so. Safety hazards in subfloors include electrical shock, trip hazards, chemical hazards, dust hazards, impalement hazards, heat stroke, entrapment, etc.

Inspection by the inspector entering the subfloor space is only performed if the inspector assesses it is safe to do so.

Note: Slab on ground homes do not have an accessible subfloor.

10.1 Sub Floor

Subfloor Access

Subfloor Space Access

Not accessible for inspection (e.g. where there is a slab-on-ground or infill slab construction).

No defects in the readily accessible areas of the subfloor were observed.

11. Terms and Conditions

11.1 Building Maintenance Responsibilities

To help protect against financial loss, it is strongly recommended that:

- a. Any defects identified in this inspection report be immediately controlled or rectified.
- b. Conditions conducive to structural damage and timber pest activity be immediately removed, rectified or monitored.

The importance of removing conditions conducive is often not fully appreciated and as a consequence, structural damage and timber pest activity have resulted in subsequent loss. It is also recommended that any high risk areas (e.g. where access was not gained or where areas were concealed by obstructions) be further investigated. Importantly, Standard AS 4349.1 Inspection of Buildings recognises that a standard property report is not a warranty against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. In respect of timber pests, to help minimise the risk of any future loss, thorough regular inspections should undertaken at intervals not exceeding 12 months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. If you require further information on a risk management program, please do not hesitate to contact ABIS on 07 3804 1000.

12. Definitions to Help You Understand This Report

Building Consultant means 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 & Site (property reporting) 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.

Building & Site (timber pest reporting) means 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, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Chemical Delignification means the breakdown of timber through chemical action.

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

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Conditions Conducive to Timber Pest Activity means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests. Where Conditions Conducive to Timber Pest Activity are present and structural elements are involved, then Conditions Conducive to Structural Damage should also be considered present.

Finishing Elements means 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 linoleum.

Incomplete Construction means where the construction is not complete in the work synonymous with construction (but does not include building services).

Instrument Testing (timber pest reporting) means 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. *thermal imaging camera* - an instrument used to provide a thermal map of the heat energy radiated from visible surfaces to aid the detection of excessive moisture and termite activity
- c. *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
- d. *sounding* - a technique where timber is tapped with a solid object

Major Defect means 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 means defect other than a Major Defect.

No Defects Were Observed means that when comparing the inspected building with a typical example of its type and age, no defects, other than wear and tear normally associated with the ravages of time, were deemed by the inspector to warrant description and reporting. In older homes minor defects are not reported on in detail.

Primary Elements means 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:

- a. those that provide a level of personal protection such as handrails
- b. floor-to-floor access such as stairways
- c. the structural flooring of the building such as floorboards

Readily Accessible Areas means:

- a. areas which can be easily and safely inspected without injury to person or property
- b. are up to 3.6 metres above ground or floor levels
- c. in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide
- d. 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 safe 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)
- 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)

Secondary Elements means 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.

Serious Safety Hazard means 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.

Structural Damage means 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

Structure means the load bearing part of the building, comprising the Primary Elements.

Subterranean Termite Management Proposal means 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.

Tests (property reporting) means where appropriate, the carrying out of tests using the following procedures and instruments:

- a. Dampness 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 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 - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and drawers; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Tests (timber pest reporting) 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Timber Pest Activity means telltale signs associated with "active" (live) and/or "inactive" (absence of live) Timber Pests at the time of inspection. The term "Timber Pest Activity" also includes timber pest damage i.e. noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Timber Pest Detection Consultant means a person who meets the minimum recommended competency standard set out in Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports.

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

- a. 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.
- b. Wood Borers - wood destroying insects belonging to the order "Coleoptera" which commonly attack seasoned timber.
- c. Termites - wood destroying insects belonging to the order "Isoptera" which commonly attack seasoned timber.

13. Terms on Which This Report Was Prepared

As requested and agreed with the Client, the inspection carried out by a qualified Building Consultant and Timber Pest Detection Consultant ("The Consultant") is a New Construction Handover Report ("The Report").

The Terms on which this Report was prepared are set out in the following sub-sections:

- "General Reporting Terms" includes the terms that are applicable to the reporting on both property and timber pest matters and issues.
- "Property Reporting Terms" includes the terms that are specific to the reporting on property matters and issues.
- "Timber Pest Reporting Terms" includes the terms that are specific to the reporting on timber pest matters and issues.

13.1 General Reporting Terms

This Report is produced for the use of the Client. The Consultant or ABIS is not liable for any reliance placed on this Report by any other third party.

The Report is only a snap shot of the condition of the property at the time of inspection. This Report is not a warranty against problems developing with the property in the future.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint
- undetected or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.

In the case of strata and company title properties, the inspection was limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

If the Client (or any other party that is entitled to rely on and use this Report) has any doubt about the Terms on which this Report was prepared, please discuss your concerns with ABIS on 07 3203 4888 on receipt of the Report.

13.2 Property Reporting Terms

PURPOSE OF INSPECTION The purpose of this inspection carried out by a Building Consultant was to provide advice regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covered or dealt with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard noticed by the Consultant 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 obstructed surface work), and the carrying out of Tests.

LIMITATIONS

The Client acknowledges:

- a. This Report did not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
- b. This Report did not include the inspection and assessment of items or matters that do not fall within the Building Consultant's direct expertise.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- a. any individual Minor Defect
- b. solving or providing costs for any rectification or repair work
- c. the structural design or adequacy of any element of construction
- d. the operation of fireplaces and chimneys
- e. any services or plant associated with services including building, engineering (electronic), fire and smoke detection, water, sewerage, electrical or mechanical
- f. lighting or energy efficiency
- g. any swimming pools and associated fencing or pool equipment or spa baths and spa equipment or the like
- h. any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems
- i. a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints
- j. *a review of environmental or health or biological risks such as toxic mould*
- k. whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws
- l. whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone
- m. in the case of strata and company title properties, the inspection of common property areas or strata/company records

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified consultant.

13.3 Timber Pest Reporting Terms

PURPOSE OF INSPECTION The purpose of this inspection carried out by a Timber Pest Detection Consultant was to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only dealt with the detection or non-detection of Timber Pest Activity and Conditions Conducive to Timber Pest Activity 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.

LIMITATIONS

The Client acknowledges:

- a. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report
- b. As a delay may exist between the time of an attack and the appearance of tell-tale signs associated with the attack, it is possible that Timber Pest Activity including damage exists though not discernible at the time of inspection. No warranty as to the absence of Timber Pest Activity including damage is given
- c. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of drywood termites is given
- d. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified. and must be undertaken by an appropriately qualified consultant

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal from a licensed pest control company which is adequately specified.

14. DEFECT TABLE - FOR BUILDER

Location	Element	Defect	Action	Trade
1 Surface Drainage Yard Western Side Of The Property	Finished Ground Level	Poorly fitted Recommendations to lower grate into rocks	Improve	Landscaper
2 Exterior wall to the main building In general	Brickwork	Requires builders final clean	Clean	Bricklayer
3 Exterior wall to the main building At the front	Cladding	Remove rubbish from gutters	Touch Up	Painter
4 Main Building In general	Eaves Gutter Brackets	Remove rubbish from gutters	Clean	Roof Plumber
5 Ensuite	Wall plasterwork Paintwork	Minor imperfections paintwork	Touch Up	Painter

6 In general	Paintwork Wall plasterwork Timber framed wall Wall finish	Dents, Marks, Scratches and the like Minor imperfections paintwork	Touch Up	Painter
7 Bathroom	Paintwork Wall plasterwork	Dents, Marks, Scratches and the like Minor imperfections paintwork	Touch Up	Painter
8 Family room	Skirtings	Poor workmanship and or use of inappropriate materials	Improve	Tradesperson
9 Built-in-fittings Kitchen	Cook Top Oven Range hood Dishwasher	Missing	Install missing item	Tradesperson
10 Built-in-fittings Ensuite	Basin	Chipped	Improve	Tradesperson

--- END OF REPORT ---