



## BUILDING & TIMBER PEST INSPECTION REPORT

3 Jemma Pl  
Mona Vale, NSW 2103

Robert Ness

04/11/2024

---

Inspector

**Marc Hanley**



License No 40569

0400 888 870

[marc@barrenjoeyinspections.com.au](mailto:marc@barrenjoeyinspections.com.au)

---

# TABLE OF CONTENTS

1: Purpose & Scope of Inspection	5
2: Overview & Conclusions	6
3: About the Property Inspected	8
4: Building Interior	9
5: Roof Space	15
6: Roof Exterior	17
7: Building Exterior & Appendages	19
8: Subfloor Space	22
9: Site & Detached Structures	23
10: Defects	25
11: Timber Pest Observations	30
12: Conducive Conditions	34
13: Informative	38
14: Conditional Factors	44
15: Final Walkthrough	46
16: Definitions	47
17: Terms & Conditions	48

## Introduction

This report is prepared in accordance with and contingent on the Inspection Agreement (Order ID 2207) between Barrenjoey Inspections (ABN 74 080 829 689), the Inspection Provider, and you, Robert Ness, the Client.

We appreciate the opportunity to inspect your selected property, which we examined on 04/11/2024.

When buying or selling a property, it's essential to make informed decisions about its condition. Our inspection, guided by the Australian Standards for Inspection of Buildings AS4349, aims to provide a comprehensive assessment of the Property's condition at the time of inspection.

## About this Report

This report is prepared in accordance with the requested and relevant parts of AS4349 and the above referenced Inspection Agreement, serving as a permanent record of the inspection. It provides a clear assessment of the building's condition, enabling you to understand the report conclusions.

## Purpose, Scope, Terms, and Conditions of the Inspection

For convenience, these details may be referenced in this document. However, please refer to the Inspection Agreement (Order ID 2207) for a concise and authoritative description. In the event of any inconsistencies between this report and the Inspection Agreement, the Agreement shall take precedence to the extent of such inconsistencies.

## Our Approach

We strive to provide a logical and rational report. If any section or comment is unclear, please contact us immediately for clarification.

## Important Note

Assessment of cost to rectify defects is not within the scope of this inspection, as per AS 4349.1-2007.

Accordingly, and to avoid common misperception, the terms 'Major defects' and 'Minor defects', as defined in AS 4349.1-2007, have been replaced with 'Priority defects' and 'Maintenance defects' respectively, to describe and classify defects identified in this report.

Reporting requirements in relation to 'Major defects' and 'Minor defects' are mirrored, and respective definitions apply as follows:

Priority defect: A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the property.

Maintenance defect: A defect other than a priority defect.

This alternative terminology emphasizes the urgency and impact of defects, rather than their potential costs. Prompt attention to priority defects is recommended, and maintenance defects may be addressed through routine repair and maintenance planning.

A priority defect may not necessarily be more costly to rectify than a maintenance defect, yet requires more immediate action to ensure property safety, functionality, or integrity. For example, a single damaged roof tile leaking into a habitable space would be a priority defect with relatively lower cost, whereas replacing entire deteriorated roof cladding (not yet leaking) would be a maintenance defect with greater cost.

Unexpected defects or element failure may occur after the inspection.

Unexpected repairs should still be anticipated.

Any comments made in the report outside the scope of the Inspection should be considered informative only.

The report is not a guarantee or warranty of compliance with the National Construction Code or any other local, state, or national governmental Act.

## SUMMARY



MAINTENANCE  
DEFECT/PEST DAMAGE



PRIORITY DEFECT/PEST  
ACTIVITY



SAFETY HAZARD

**Important Disclaimer:** This is a summary of significant findings only. The Summary, Overview and Conclusions in this Report must not be relied upon as a standalone report. Other Defects and or Timber pest activity may still be present which were not found. To ensure a thorough understanding, it is crucial to read these sections in conjunction with the entire Report, including; Limitations, Notes, Recommendations, Terms and Conditions.

Please carefully review all sections of the Report to avoid any misunderstandings or misinterpretations. A comprehensive reading will provide a complete understanding of the Report's findings and recommendations.

- ⊖ 10.3.1 Defects - Brick & Block Work: Priority Defect – Cracking in Masonry (1mm - 5mm)
- ⊖ 10.3.2 Defects - Brick & Block Work: Priority Defect – Cracking in Masonry (5mm – 15mm)
- 🔧 10.5.1 Defects - Doors: Maintenance Defect - Operation of Door
- ⚠️ 10.19.1 Defects - Shower Screens: Safety Hazard - Shower Screen
- ⚠️ 10.23.1 Defects - Timbers - Structural: Safety Note - External Timber Structures
- 🔧 10.24.1 Defects - Timbers - Non-Structural: Maintenance Defect - Joinery Operation
- 🔧 10.28.1 Defects - Windows: Maintenance Defect - Operation of Window
- 🔧 11.1.1 Timber Pest Observations - Note: Maintenance Defect - Poor Subfloor Ventilation
- 🔧 11.2.1 Timber Pest Observations - Termites: Maintenance Defect - Inadequate Ant Capping
- 🔧 11.3.1 Timber Pest Observations - Fungal Decay: Maintenance Defect - Fungal Decay Damage

## 1: PURPOSE & SCOPE OF INSPECTION

Information

Purpose of Inspection: Pre-Purchase Building & Timber Pest Inspection

The Inspection Provider has been engaged to conduct a Pre-purchase Building & Pest Inspection for the purpose of providing advice to the Client regarding the condition of the property at the time of the inspection, including in relation to the activity of timber pests, within the agreed scope.

Scope of Inspection: Scope - Building AS4349.1

The inspection comprise a non-invasive visual inspection of all accessible areas the property to identify Priority Defects and to form an opinion regarding the general condition of the property at the time of the inspection in accordance with AS4349.1 - 2007. For further details about the scope of this inspection please refer to the Terms & Conditions section at the end of this report.

Scope of Inspection: Scope - Timber Pest AS4349.3

The inspection comprises a non-invasive visual assessment of the property to identify signs of timber pest activity, conducted in accordance with the guidelines set out in AS4349.3. This examination will seek to detect all timber pests without causing damage to the property. For further details about the scope of this inspection please refer to the Terms & Conditions section at the end of this report.

Limitations

Scope of Inspection

LIMITATIONS

This Report does not include Inspection and or assessment of matters outside the scope of the Inspection and Report. The inspection only covered readily accessible and unobstructed areas of the building and site. Details of limitations are included throughout this Report. Please read report in full. For further details about limitations of this inspection please refer to the Terms & Conditions section at the end of this report.

2: OVERVIEW & CONCLUSIONS

Information

General: Note;

This Overview & Conclusions section is not a replacement for the full Report. To ensure a comprehensive understanding, please read the Report in its entirety in conjunction with this Overview. In the event of any discrepancies between the information presented in this Overview and the information contained in the body of the Report, please seek written clarification before making any decisions based on the information.

<b>Access: Are there areas that were hindered and access should be gained?</b>	<b>Access: Are there areas that were restricted and access should be gained?</b>	<b>Access: Are there any areas that were high risk and access should be gained?</b>
Yes. Read report in full	Yes. Read report in full	Yes, see section Building Exterior

Building Report Conclusions: Overall Condition - Well Maintained

**Well maintained condition;** In our opinion, the building appears to be in a reasonably well-maintained condition, based on what we could observe. Compared to other buildings constructed in accordance with standard practices at

the time of its construction, this building shows no significant loss of strength or serviceability, as determined at the time of inspection.

### **Building Report Conclusions: Incidence of Priority Defects found**

Low;

Compared with a building constructed in accordance with generally accepted practices at the time of its construction, which has been reasonably maintained.

A Priority Defect is a defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

It is important to understand that other Priority Defects may still be present but were not visible or concealed at the time of the inspection.

### **Building Report Conclusions: Incidence of Maintenance Defects found**

Low.

Compared with a building constructed in accordance with generally accepted practices at the time of its construction, which has been reasonably maintained.

A Maintenance Defect is a fault or deviation from the intended condition of a material, assembly, or component that is not considered a Priority Defect.

<b>Timber Pest Report Conclusions: Termite Activity (live)</b> Was Not found. Read report in full	<b>Timber Pest Report Conclusions: Termite Nest</b> Was Not found. Read report in full	<b>Timber Pest Report Conclusions: Termite Damage</b> Was Not found. Read report in full
<b>Timber Pest Report Conclusions: Borer Activity (live)</b> Was Not found. Read report in full	<b>Timber Pest Report Conclusions: Borer Damage</b> Was Not found. Read report in full	<b>Timber Pest Report Conclusions: Fungal Decay Activity (live)</b> Was Not found. Read report in full
<b>Timber Pest Report Conclusions: Fungal Decay Damage</b> Was found. See section Timber Pest Observations	<b>Timber Pest Report Conclusions: Are further inspections recommended?</b> Yes. Read report in full	<b>Timber Pest Report Conclusions: Would further inspection improve the reliability of the report?</b> Yes. Read report in full

### **Timber Pest Report Conclusions: Is an invasive inspection recommended?**

No. Read report in full

### **Timber Pest Report Conclusions: Susceptibility to Timber pests attack is;**

Moderate risk level. Inspections at least every 12 months recommended

This risk assessment represents the inspector's opinion based on observations made during the inspection. Regular inspections are essential in Australia, where termite infestations are common, to detect termite activity early. Frequent monitoring can significantly reduce damage. During inspections, the risk of termite activity is evaluated based on factors such as property location, building components, and conducive conditions. While risk levels are subjective and serve as a guide, Australian Standard AS 3660.2-2017 recommends inspections at least every 12 months, with more frequent inspections in high-risk areas. It's important to note that inspections alone cannot prevent termite activity, but prompt detection enables swift action to be taken.

### **Safety: Were any Safety hazards found?**

Yes. Read report in full

A Safety hazard is an object or physical situation with a potential for causing harm to life or health of persons.

It is important to understand that Safety hazards may still be present but were not visible or concealed at the time of the inspection.

# 3: ABOUT THE PROPERTY INSPECTED

## Information

**Building Description: Building - Type**

Free Standing House

**Important Note;** In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular property being inspected.

**Building Description: Building - Approximate Age**

30 to 50 years

This is an approximate age of the building and should not be considered a definitive determination. This estimate is based on the inspector's expertise and is intended to provide a reference point for the conclusions in this report. For an accurate age, further investigations are recommended to confirm the estimate.

**Building Description: Building - Exterior**

Timber Framed Brick Veneer

**Building Description: Building - Foundations**

Bearers and Joists Timber

**Building Description: Building - Roof Type**

Pitched, Gable, Hip & Valley

**Building Description: Appendages**

Verandah, Garage, Patio

**Building Description: Detached Structures**

Spa with timber deck

**Building Description: Mud Map**



**Inspection Circumstances:**

**Weather Conditions**

Cloudy, Light Rain

**Inspection Circumstances: Occupation Status**

Furnished, Occupied

Please note that this observation does not imply or confirm that an Occupation Certificate has been issued for the property. The status of the Occupation Certificate should be verified separately.

**Inspection Circumstances:**

**Approximate Temperature**

15 - 20°C

**Inspection Circumstances:**

**Attendees at the inspection**

Inspector, Client, Vendor's agent briefly



## 4: BUILDING INTERIOR

### Information

---

#### Areas Inspected & Limitations: Images - Entry Foyer & Lounge



#### Areas Inspected & Limitations: Images - Living Room



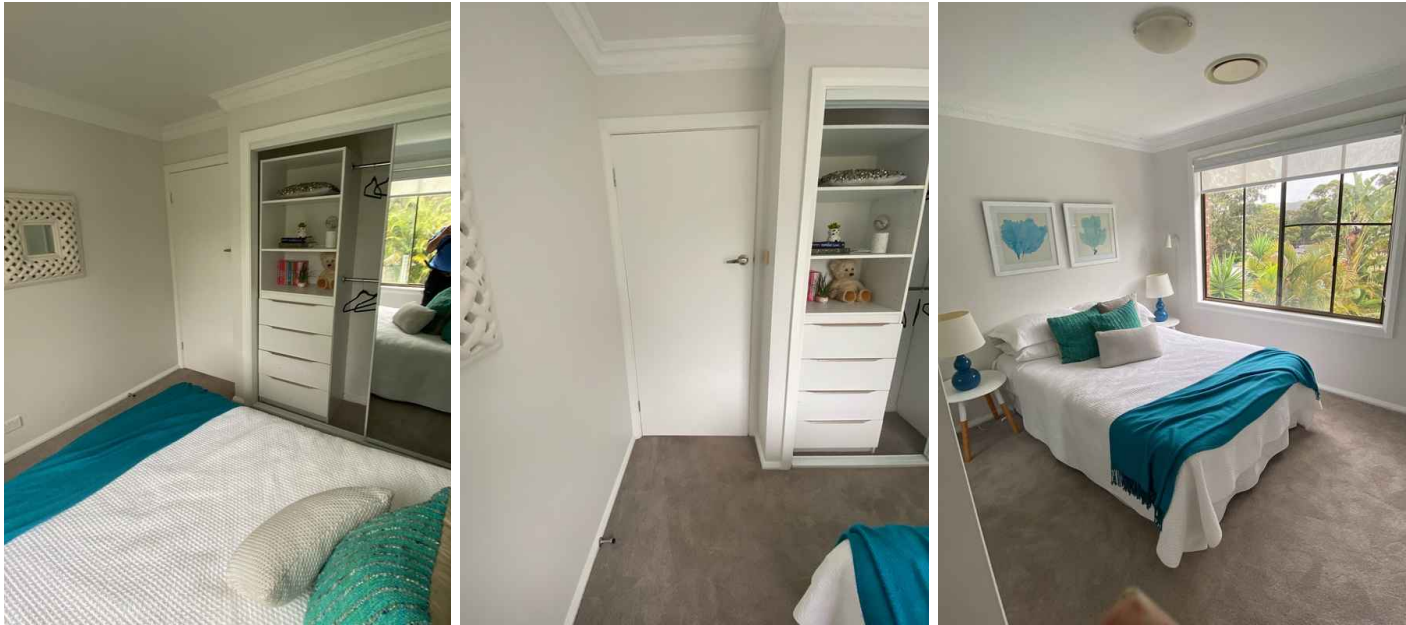
#### Areas Inspected & Limitations: Images - Kitchen



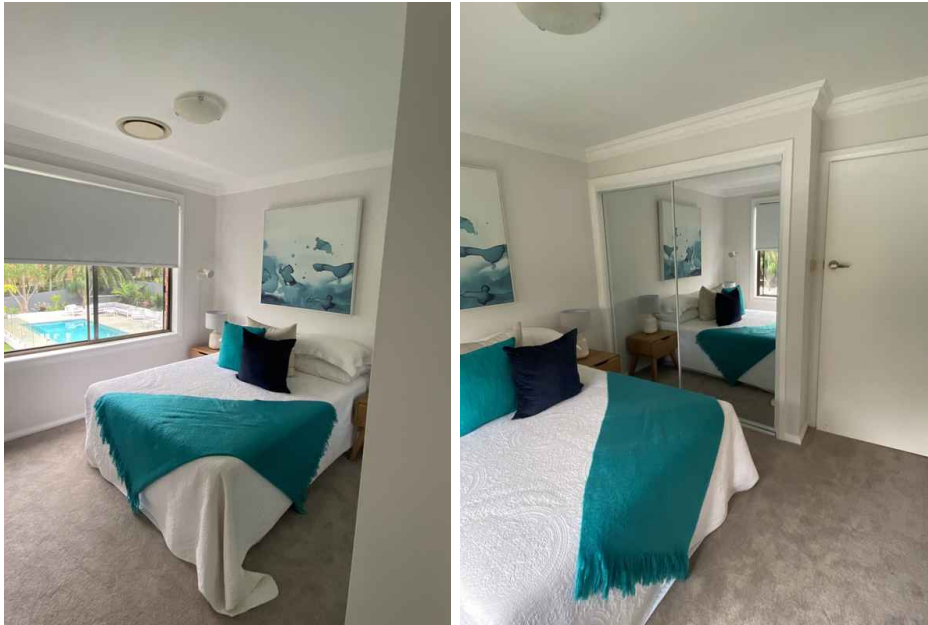
Areas Inspected & Limitations: Images - Bedroom 1



Areas Inspected & Limitations: Images - Bedroom 2



Areas Inspected & Limitations: Images - Bedroom 3



Areas Inspected & Limitations: Images - Bedroom 4





**Areas Inspected & Limitations: Images - Bathroom 1**



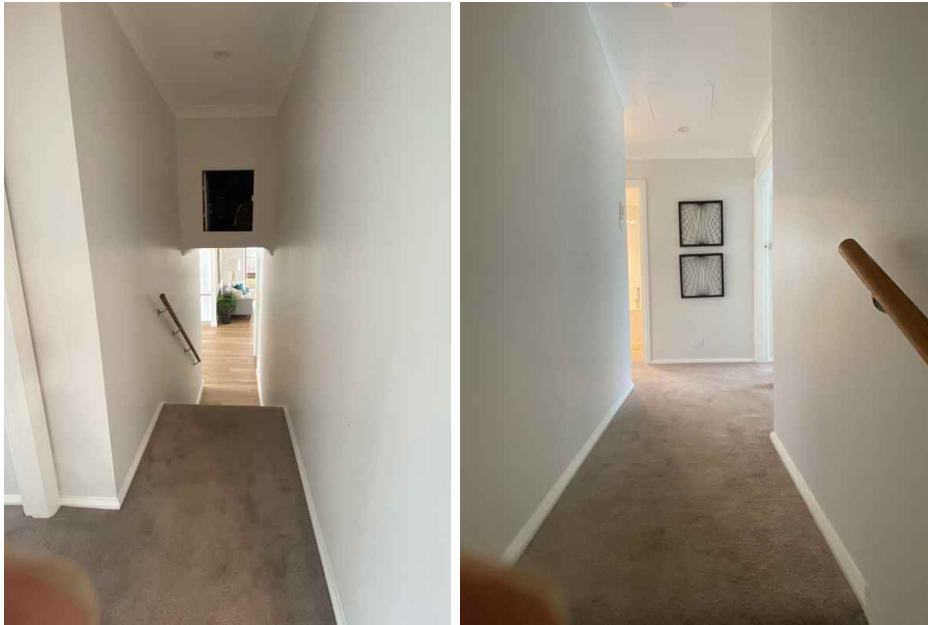
**Areas Inspected & Limitations:  
Images - Ensuite 1**



Areas Inspected & Limitations: Images - Laundry



Areas Inspected & Limitations: Images - hallway



Areas Inspected & Limitations: Images - Rumpus Room



Areas Inspected & Limitations: Images - Garage



## Limitations

### Areas Inspected & Limitations

#### **OBSTRUCTIONS**

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder
- Concealed plumbing and framing timbers
- Areas hidden by interior linings, floor coverings (such as carpet and floorboards), or obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation, etc.)
- Debris
- Utility appliances
- Wall cavities
- Areas under decking, tiling, paving and/or concrete
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.

## 5: ROOF SPACE

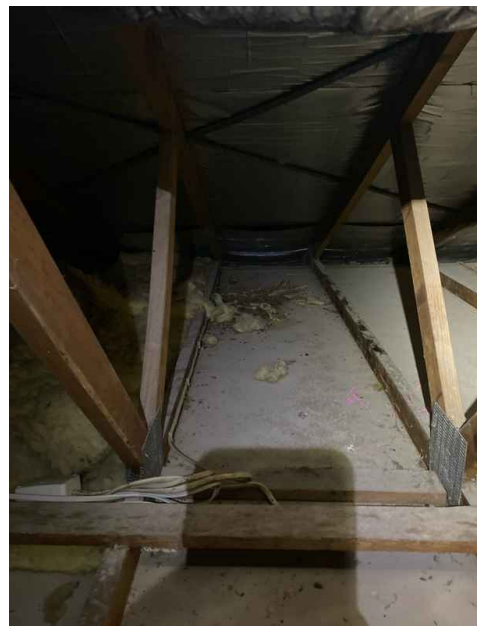
## Information

### Areas Inspected & Limitations: Images - Main Roof, lower





Areas Inspected & Limitations: Images - Main Roof, upper







## Limitations

---

### Areas Inspected & Limitations

#### **OBSTRUCTIONS**

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder
- Concealed plumbing and framing timbers
- Areas hidden by interior linings, floor coverings (such as carpet and floorboards), or obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation, etc.)
- Debris
- Claddings
- Utility appliances
- Wall cavities
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.

## 6: ROOF EXTERIOR

## Information

---

### **Areas Inspected & Limitations: Images - Main Roof**



Limitations



---

Areas Inspected & Limitations**OBSTRUCTIONS**

## W ABOVE 1ST FLOOR EXTERIOR

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder
- Debris
- Claddings
- Utility appliances
- Damp-proof-courses
- Areas under decking, tiling, paving and/or concrete
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.

## 7: BUILDING EXTERIOR & APPENDAGES

### Information

---

**Areas Inspected & Limitations:****Images - Front****Areas Inspected & Limitations: Images - Left Side**



**Areas Inspected & Limitations:**  
**Images - Rear**



**Areas Inspected & Limitations: Images - Right Side**



**Areas Inspected & Limitations:**  
**Images - Verahdah**

**Areas Inspected & Limitations:**  
**Images - Porch**



## Limitations

### Areas Inspected & Limitations

#### OBSTRUCTIONS

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder
- Concealed plumbing and framing timbers
- Areas hidden by interior linings, floor coverings (such as floorboards), or obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation, etc.)
- Landscaping elements
- Debris
- Claddings
- Utility appliances
- Damp-proof-courses
- Wall cavities
- Areas under decking, tiling, paving and/or concrete
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.



## Areas Inspected &amp; Limitations

**HIGH-RISK AREA**

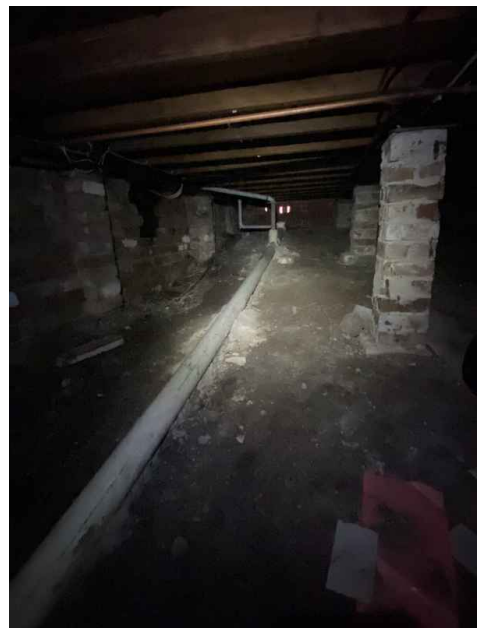
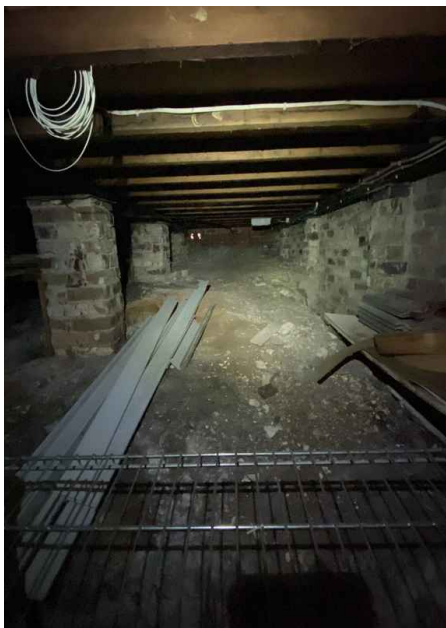
## EXTERIOR REAR VERANDAH

This area is, in our opinion, a high-risk zone that we were unable to fully inspect due to permanent restrictions or locked entry, which prevented access at the time of inspection. **Recommendation:** We strongly recommend further investigation to fully assess and address the risks associated with this high-risk area. Please refer to the accompanying images for further detail.



## 8: SUBFLOOR SPACE

### Information

**Areas Inspected & Limitations: Images - Main Subfloor****Areas Inspected & Limitations:  
Images - Front porch**



## Limitations

---

### Areas Inspected & Limitations

#### **OBSTRUCTIONS**

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Concealed plumbing and framing timbers
- Areas hidden by interior linings, floor coverings (such as carpet and floorboards), or obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation, etc.)
- Debris
- Claddings
- Utility appliances
- Damp-proof-courses
- Wall cavities
- Areas under decking, tiling, paving and/or concrete
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.

## 9: SITE & DETACHED STRUCTURES

## Information

---

**Areas Inspected & Limitations: Images - Front****Areas Inspected & Limitations:  
Images - Left Side****Areas Inspected & Limitations: Images - Rear****Areas Inspected & Limitations:  
Images - Right Side**





## Limitations

---

### Areas Inspected & Limitations

#### **OBSTRUCTIONS**

As outlined in the Inspection Agreement, certain obstructions and limitations were expected to restrict the scope of the inspection. These included:

- Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder
- Concealed plumbing and framing timbers
- Areas hidden by interior linings, floor coverings (such as carpet and floorboards), or obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation, etc.)
- Landscaping elements
- Debris
- Claddings
- Utility appliances
- Damp-proof-courses
- Wall cavities
- Areas under decking, tiling, paving and/or concrete
- Other hidden spaces

Areas hindered by these obstructions and limitations were excluded from the inspection and are not included in this report. Please refer to the accompanying images in this section for information, identification, and examples of obstructions and limitations encountered during the inspection.

**Recommendation:** We recommend that, where practicable, all obstructions and limitations be removed and a re-inspection be conducted to ensure a comprehensive assessment.

## 10: DEFECTS

---

## Information

---

### General: Defect Comments

Comments in this section relate to Defects in building elements and form part of the Building inspection report. However, some observations may be classified under both Building Defects (AS4349.1) and Timber pest observations (AS4349.3). For comments that pertain to both Building and Timber pest findings, please refer to the 'Timber Pest Observations' section, where they are annotated as Defects.

### General: Defect Classification

Building Defects are classified in the following six main types:

**Type A** - Damage: Rupture or breakage in the fabric of an element.

**Type B** - Distortion, Warping or Twisting: Elements that have been distorted or moved from their intended location.

**Type C** - Water penetration or Damp-related issues: Presence of moisture in unintended or unexpected locations.

**Type D** - Material deterioration: Elements subject to rusting, rotting, corrosion, decay or the like.

**Type E** - Operational defects: Components that do not operate as intended.

**Type F** - Installation issues: Improper or ineffective installation, inappropriate use, or missing components.

---

## Significant items

---



## 10.3.1 Brick &amp; Block Work

 Priority Defect/Pest Activity**PRIORITY DEFECT – CRACKING IN MASONRY (1MM - 5MM)**

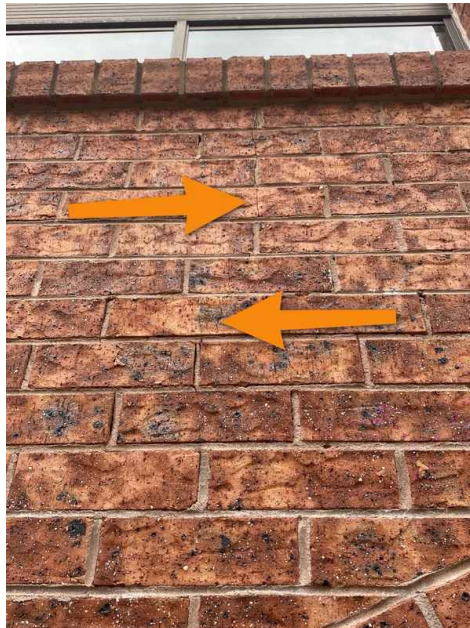
**Type A (Damage)** – Category 2 Cracking (1mm - 5mm) has been observed in the masonry/brickwork wall. In our opinion, the structural performance of the building element is impaired, or the damage is a result of the building's structural behaviour.

In our opinion, these cracks are due to settlement, typically caused by ground movement, which can lead to subsequent movement in building materials.

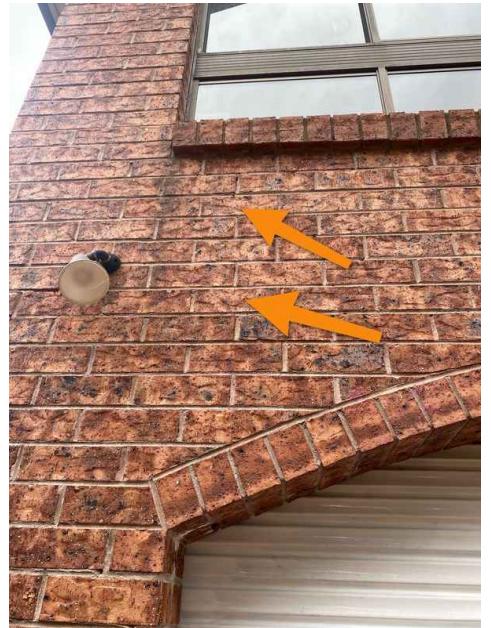
**Recommendation:** We recommend consulting a structural engineer for further advice on rectification, repair methods and to mitigate further deterioration. Any subsequent work should only be carried out by a suitably qualified trade professional.



Exterior Over Garage



Exterior Over Garage



Exterior Over Garage



Exterior Rear Over Laundry



Exterior Rear Over Laundry



Exterior Rear Rumpus



## 10.3.2 Brick &amp; Block Work

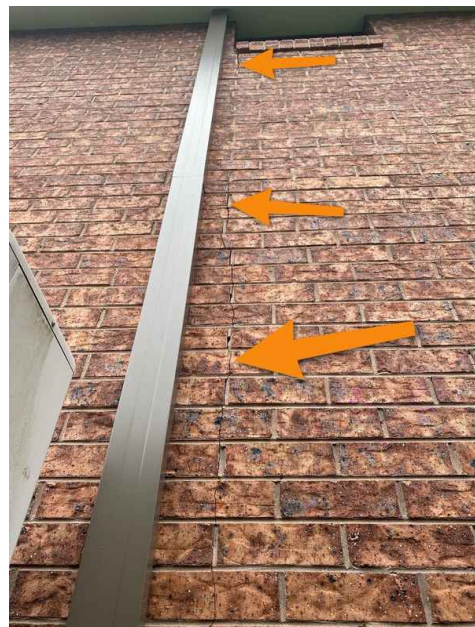
 Priority Defect/Pest Activity**PRIORITY DEFECT – CRACKING IN MASONRY (5MM – 15MM)**

**Type A (Damage)** – Category 3 cracking (5mm – 15mm) has been observed in the masonry/brickwork wall. In our opinion, the structural performance of the building element is impaired, or the damage is a result of the building's structural behaviour. Cracks in this category can be repaired, and possibly a small amount of wall may need to be replaced. If left unattended, issues may arise, including:

- Sticking doors and windows
- Fractured service pipes
- Impaired weather-tightness

In our opinion, these cracks are due to settlement, typically caused by ground movement, which can lead to subsequent movement in building materials.

**Recommendation:** We recommend consulting a structural engineer for further advice on rectification, repair, or replacement. Any subsequent work should only be carried out by a suitably qualified trade professional.



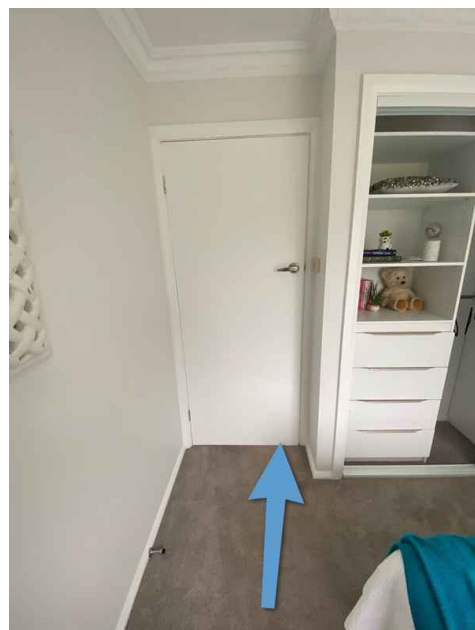
Exterior Left Side

## 10.5.1 Doors

 Maintenance Defect/Pest Damage**MAINTENANCE DEFECT - OPERATION OF DOOR**

**Type E (Operation)** - The door is binding slightly on carpet and does not operate as intended or designed.

**Recommendation:** Maintenance, repair, or replacement is necessary to restore proper function, and should be carried out by a suitably qualified trade professional.



Bedroom Rear Left

## 10.19.1 Shower Screens



Safety Hazard

**SAFETY HAZARD - SHOWER SCREEN**

The operation of the glass shower door is obstructed by the metal header bar mount and poses a significant hazard, with a high potential for causing harm to the life or health of individuals.

**Recommendation;** It is recommended that access be restricted as soon as possible, and rectification conducted by a suitably qualified shower screen professional or builder to address this safety concern.



## 10.23.1 Timbers - Structural



Safety Hazard

**SAFETY NOTE - EXTERNAL TIMBER STRUCTURES**

External timber structures found

**Recommendation;** Where external timber structures have been found it is recommended a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer, and;

If people are likely to use the external timber structure, we recommend care is taken not to overload the structure.



## 10.24.1 Timbers - Non-Structural



Maintenance Defect/Pest Damage

**MAINTENANCE DEFECT - JOINERY OPERATION**

**Type E (Operation)** - The joinery element is malfunctioning and or does not operate as intended or designed.

**Recommendation:** Maintenance, repair, or replacement is necessary to restore proper function, and should be carried out by a suitably qualified joiner/cabinet maker.



## 10.28.1 Windows



Maintenance Defect/Pest Damage

**MAINTENANCE DEFECT - OPERATION OF WINDOW**

**Type E (Operation)** - The window does not close properly or operate as intended.

**Recommendation:** Maintenance, repair, or replacement is necessary to restore proper function, and should be carried out by a suitably qualified trade professional.



## 11: TIMBER PEST OBSERVATIONS

### Information

#### Note: Timber pest and Building report comments

Comments in this section relate to Timber pest observations and form part of the Timber pest report. However, some observations may be classified under both Timber pest observations (AS4349.3) and Building Defects (AS4349.1). Therefore, comments in this section annotated as Defects are included in and form part of both the Building and Timber pest reports.

Defect comments are further classified as follows:

- Maintenance Defects: inactive Timber pest damage

- Priority Defects: active Timber pest infestation damage

Timber pest observations regarding non-building elements, such as tree stumps, are recorded as non-defects and pertain only to the Timber pest inspection report.

### **Note: Equipment used for moisture testing**

Tramex ME5 Moisture Encounter

### **Termites: Important note about termite activity**

Termite activity and damage may be present even if no signs are visible at the time of inspection, due to the delay between attack and visible damage, and the limitations of the inspection.

### **Termites: Were any excessive moisture reading that suggest termite activity found?**

No. Read report in full

### **Termites: Was a Durable Notice Found?**

No. Read report in full

A durable notice is a type of sticker or label that is placed in a visible location, typically inside the electrical meter box, to provide important information about any termite management system installed at the property.

The purpose of a durable notice is to:

1. Indicate the presence of a termite management system,
2. Identify the type of system installed,
3. Specify any toxic substances used,
4. State the expected lifespan of the system,
5. Warn of potential risks or hazards,

Durable notices, typically installed by pest control professionals, are designed to be long-lasting and resistant to wear and tear. They provide a convenient and easily accessible means for property owners, inspectors, and other stakeholders to obtain critical information about the property's termite management status and or history.

**Recommendation:** Where a termite management system has been installed, we recommend that the property owner;

- Requests a copy of all records held by any previous transfer of any applicable warranties to new property owners,
- Verifies the current status of the system,
- Reviews the findings of this report in conjunction with the system's details,
- Maintains or upgrades the system as necessary

### **Termites: Termite Treatment – Pre-Construction Evidence**

No evidence found. Read report in full

When a pre-construction termite treatment is discovered, it's essential to note that this doesn't guarantee complete protection against termite attacks or damage.

**Recommendation:** If a Durable Notice for a pre-construction termite treatment is found, we advise:

- Following all instructions provided on the notice,
- Maintaining regular inspections as outlined in this report.

This ensures the treatment's effectiveness and helps prevent potential termite damage.

### **Termites: Termite Treatment - Post Construction Evidence**

No evidence found. Read report in full

Unlike pre-construction treatments, which are now mandatory for new construction, post-construction termite treatments are optional and usually only implemented after an active infestation has been detected.

**Recommendation;** If evidence of post-construction termite treatment is found, we strongly advise consulting the property owner and, if possible, the pest controller responsible to obtain a comprehensive history of the treatment.

This will help determine whether the treatment was a precautionary measure or a response to an active infestation.

In the absence of evidence indicating a precautionary treatment, it should be assumed that a previous termite infestation has occurred, increasing the property's susceptibility to future attacks.

**Warning:** If signs of previous treatment are present, such as drill holes in concrete or brickwork, and documentation or recent inspection records cannot be obtained, we recommend assuming a potential active termite infestation. This may indicate extensive structural damage in concealed areas. In which case an invasive inspection may be necessary to determine the full extent of damage. Estimated repair costs may only be determined when wall linings, etc., are removed.

**Termites: Is an invasive  
inspection recommended?**

No. Read report in full

**Borer Findings: Timber Borer Activity - Not Detected**

No evidence of timber borer activity or damage was observed during the inspection. Recommendation: We recommend ongoing monitoring for any signs of timber borer activity that may become apparent between professional inspections, such as live borers, exit holes, or frass (insect debris). This will help ensure early detection and prevention of potential timber damage.

## Significant items

---



## 11.1.1 Note

**MAINTENANCE DEFECT - POOR SUBFLOOR VENTILATION**

Maintenance Defect/Pest Damage

Evidence of elevated moisture levels in the subfloor area

These issues discovered during the inspection evidence, in our opinion, that the subfloor ventilation is inadequate to effectively manage moisture levels during extended periods of wet weather. This deficiency poses a significant risk to the building's structural integrity and increases its susceptibility to pest infestations.

**Recommendation:** We recommend consulting a suitably qualified builder to explore options for improving the subfloor ventilation, thereby reducing the risk of building defects and timber pest infestations.

Here are some effective general options to improve subfloor ventilation:

1. Install additional air bricks or vents around the perimeter of the house to increase passive airflow. At least 75mm clearance between the ground level and air bricks is recommended.
2. Ensure vents are installed on multiple sides of the house to promote cross-ventilation under the floor.
3. Implement mechanical ventilation using fans or inline fan kits to actively move air through the subfloor space.
4. Clear any obstructions like bushes or debris from in front of air vents to improve airflow.
5. Regularly clean and maintain existing vents and air bricks to ensure they remain unobstructed.



## 11.2.1 Termites



Maintenance Defect/Pest Damage

## MAINTENANCE DEFECT - INADEQUATE ANT CAPPING

EXTERIOR REAR VERANDAH

**Type F (Installation)** - Inadequate or missing ant capping found during the inspection, in our opinion, provide a conducive environment for termite attack and infestation. Lack of proper ant capping makes it difficult to detect timber pest activity early.

**Recommendation:** We recommend proper installation or rectification of the ant capping is necessary, and should be carried out by a suitably qualified trade professional.



## 11.3.1 Fungal Decay



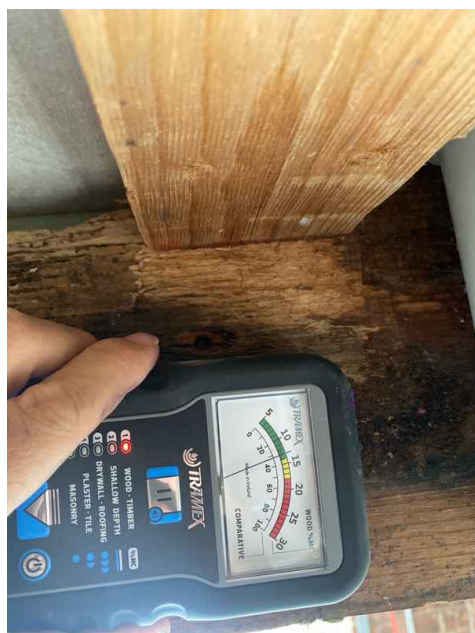
Maintenance Defect/Pest Damage

## MAINTENANCE DEFECT - FUNGAL DECAY DAMAGE

GARAGE UNDER ENSUITE

Fungal Decay damage (inactive at the time of inspection) found in timbers in service. Evidence of repairs.

**Recommendation:** We recommend removing or replacing identified items with alternative moisture resistant materials by suitably qualified landscaper.



# 12: CONDUCTIVE CONDITIONS

## Information

## General: Note about Conducive Conditions

**Conductive conditions ("CC")** refer to factors found in and around buildings that create an environment conducive to building defects and/or timber pest infestations. These conditions increase the likelihood of building defects and/or timber pest attacks and infestations. Reducing the number of conducive conditions significantly decreases the risk of both defects and timber pest infestations, creating a safer and more durable building environment.

**General Recommendation:** To minimise the risk of both timber pest infestations and building defects, it is essential to remove or mitigate as many conditions conducive to timber pests as possible and install a termite management system that effectively reduces the risk. While some conducive conditions may be impractical or costly to remove, a cost-to-risk analysis can help determine the best course of action. By rectifying conducive conditions where possible and implementing a robust Termite Management System, you can maintain the building in good condition, enhance peace of mind, and ensure optimal protection for your property.

## CC - Stored Wood/Timber

### Subfloor

Stored wood, timber, or firewood located close to the building provides a food source for termites, increasing the risk of infestation. Wood and/or timber items found during the inspection, in our opinion, create an environment conducive to timber pest attack and infestation. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

**Recommendation:** We recommend removing all identified and any similar items, thereby reducing the risk of timber pest infestations.



Subfloor



Subfloor



Site Left Side

## CC - Landscaping Timbers in Ground Contact

Landscaping Timbers found during the inspection in ground contact provide a conducive environment for timber pest attack and infestation. Timbers in direct contact with the ground provide a food source and promote moisture uptake, creating an ideal environment for Timber pest infestation. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

### Recommendations:

**Building:** We recommend removing all identified and the like timbers or replacing with suitable resilient materials by a suitably qualified landscaper.

**Pest:** We recommend consulting a suitably qualified pest control professional to advise on robust termite management system options and ensure effective termite protection.





Site Front



Site Front



Site Front

### CC - Service Timbers in Ground Contact

Timbers in service found during the inspection in ground contact, in our opinion, provide a conducive environment for timber pest attack and infestation. Timbers in direct contact with the ground promote moisture uptake, creating an ideal environment for Timber pest infestation. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

**Recommendations:** We recommend removing or replacing all identified timbers and similar components with suitable resilient materials, or reconfiguring the structure to achieve a minimum 75mm ground clearance, thereby creating a suitable inspection zone.



Site Rear Left Side



Exterior Rear Left Side

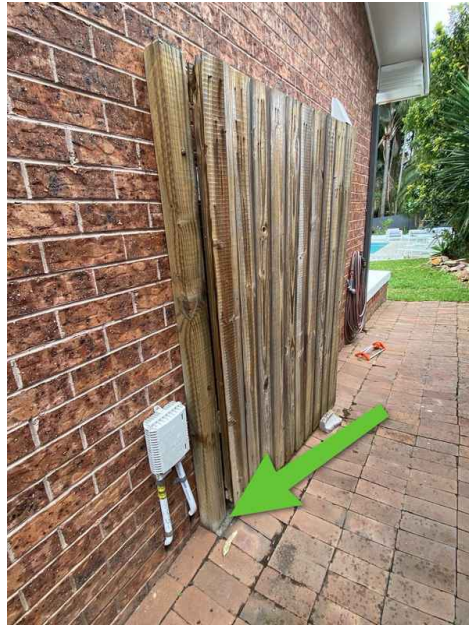


Exterior Rear Verandah





Site Spa Area



Exterior Right Side



Exterior Right Side



Site Left, Rear, and Right Side

### Concealed Areas: CC - Concealed Termite Entry Risk

Under Subfloor stairs

Our inspection revealed building elements that, in our opinion, pose a risk of undetected termite entry or activity. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

**Recommendation:** We recommend that all identified and similar elements be removed, reconfigured, or replaced with suitable alternatives that prevent termite entry or alternatively provide adequate inspection zones. All work should be carried out by suitably qualified trade professionals.



## 13: INFORMATIVE

### Information

---

#### General: Important Note

Comments in this section are for informational purposes only and are outside the scope of the inspection, as defined in AS4349.1. These items are therefore not part of the inspection's objective and are provided solely to inform or alert the client to their presence or potential impact. They do not affect the overall opinion or findings of the inspection report.

#### General: Asbestos Material Possible

##### Subfloor

We note the potential presence of asbestos in construction materials, a known carcinogen was used up until 2004.

Although this inspection did not include asbestos testing, we recommend engaging a licensed Asbestos Inspector to conduct a comprehensive assessment prior to any renovations or making any building changes. This is crucial to ensure the safety of occupants and workers, as asbestos poses serious health risks. For more information on asbestos and its safe management, please visit NSW Government website <https://www.asbestos.nsw.gov.au/safety/safety-in-the-home/asbestos-in-the-home>.

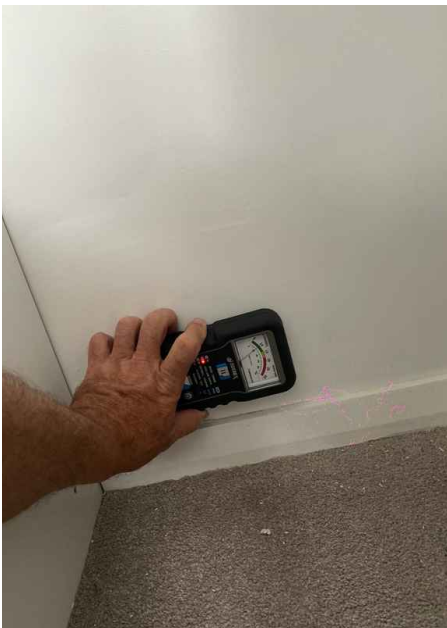
We recommend proactive asbestos identification and handling to prevent potential hazards.

**General: Possible concealment**

Bedroom 2, behind bathroom shower area.

Evidence wall has been patched behind bathroom shower. No elevated moisture levels present at time of inspection. It appear the bathroom has be recently replaced. It is not clear if this wall repair was carried out before or after any bathroom renovation.

**Recommendation;** Monitoring for evidence of moisture. If moisture becomes apparent it is very likely a result of failure to the waterproofing.

**General: Possible concealment**

Kitchen





### Built-in Appliances: Appliances - Powered-On

Cooktop, Oven, Rangehood, Dishwasher, Microwave

Built-in appliances were tested for power-on functionality only. Individual functions, temperature control, and overall performance were not tested. We recommend conducting your own thorough inspection to determine the appliances' workability and condition.

### Electrical General: Electrical Supply Status

Active

Where the main electrical power supply is found inactive at the time of the inspection, it may indicate that the mains have been switched off or that reconnection with a supplier is required. Accordingly no attempt to activate power is made.

**Recommendation:** We recommend obtaining a dedicated electrical inspection by a suitably qualified electrician.

### Electrical General: Main switchboard type

Circuit Breakers, RCD Installed

Although the inspector is not an electrician, we recommend the following;

- Where circuit fuses have been found, we recommend engaging a suitably qualified electrician for further advice on upgrading to modern circuit breakers, including Residual Current Devices (RCDs) where appropriate.
- Where an RCD (Residual Current Device) has not been found, we recommend engaging a suitably qualified electrician for further advice.

Circuit Breakers and Residual Current Devices (RCDs): What's the difference?

Briefly, circuit breakers detect overcurrent situations to prevent damage to electrical systems and equipment, while RCDs quickly respond to potentially dangerous current leakages to prioritise human safety. Due to their complementary functions, both devices are often used together in electrical systems to provide comprehensive protection against various electrical hazards.





### Electrical General: Security Alarm System

Not Found

Security alarm systems, if found are not tested. For further advice on serviceability, we recommend engaging a suitably qualified person.

### Electrical General: Exhaust Fan

The exhaust fan appears to be serviceable with suction evident.

### Hot Water Unit : Hot Water System Type

Instantaneous gas

### Hot Water Unit : Hot Water System Info

Subfloor

The life expectancy of a domestic hot water system typically ranges from 8 to 20 years, depending on the type of system and various factors. Here's a breakdown of average lifespans for different types of hot water systems:

1. Traditional gas or electric storage tank systems: 8-15 years
2. Tankless/continuous flow systems: 15-20 years
3. Solar hot water systems: 20+ years
4. Heat pump hot water systems: 10-15 years

Several factors can influence the lifespan of a hot water system:

- Water quality: Hard water and sediment buildup can shorten the system's life
- Maintenance: Regular servicing and proper care can extend the lifespan
- Usage patterns: Higher demand and frequent heating cycles can impact longevity
- Installation quality: Proper installation is crucial for optimal performance and longevity
- Environmental conditions: Climate and location can affect certain systems, like solar

To maximize the lifespan of your hot water system:

1. Perform regular maintenance, such as flushing the tank and checking for leaks
2. Replace worn components like anode rods in tank systems
3. Address issues promptly to prevent further damage
4. Consider water treatment if you have hard water

It's important to note that while these are average lifespans, individual systems may last longer or shorter depending on specific circumstances. Monitoring your system's performance and efficiency can help you determine when it's time for a replacement.

**Roof: Roof - Insulation**

Fibreglass Batt, Partly installed only

If no insulation was installed, it is recommended to install insulation as insulation creates better living environments and saves on heating and cooling costs. Recommendations: Engage insulation contractor to assess.

**Roof: Roof - Cladding**

Tile, Pitched Roof

Predominate roofing material used for the construction of this property.

**Roof: Roof - Sarking**

Sarking installed appears serviceable

The installation of sarking or an anti-condensation blanket beneath the roof cladding effectively reduces the significant temperature difference between the outside air and the warm roof void air, thereby preventing condensation and dew accumulation. While not a mandatory requirement in older buildings, having sarking installed is considered a best practice in building construction. In 2009, the Building Code of Australia (BCA) made roof sarking a compulsory requirement for all residential buildings, including houses and apartments, through Section 3.8.1.2 of the BCA 2009. This provision mandates the installation of a waterproofing membrane (also known as sarking) to minimize the risk of water penetration and condensation in roofs, promoting a safer and more durable building design.

**Plumbing: Water Supply Status**

On

NOTE: The testing of plumbing fixtures was limited to turning on/off of taps and flushing of toilets. All plumbing pipe installation's and fittings should be assessed by a plumber. Where no water was functionality at the time of the inspection no comment can be made on water pressure, leaking pipes or the like. A plumber may need to be engaged to assess to ascertain if any defects exist.

**Plumbing: Water Distribution Material(s)**

Copper

Water distribution materials such as copper, galvanised steel, and PVC pipes have varying lifespans and requirements. Copper pipes typically last 50-70 years, but can fail sooner due to corrosion or poor installation. Galvanised steel pipes have a shorter lifespan of 30-50 years and are prone to rust and corrosion. PVC pipes are more durable and can last 50-100 years, but may degrade over time due to UV exposure or chemical reactions. Recommend ongoing monitoring of water distribution systems, consider the material type, age, and condition to determine potential replacement needs. Consult a plumbing expert, as and when any of these problems arise for a comprehensive assessment and recommendations.

**Plumbing: Natural or Bottled Gas**

Natural Gas Connected

Were natural or bottled gas was connected to the property, no inspection for leaks or proper installation was carried out.

### Plumbing: Water Source

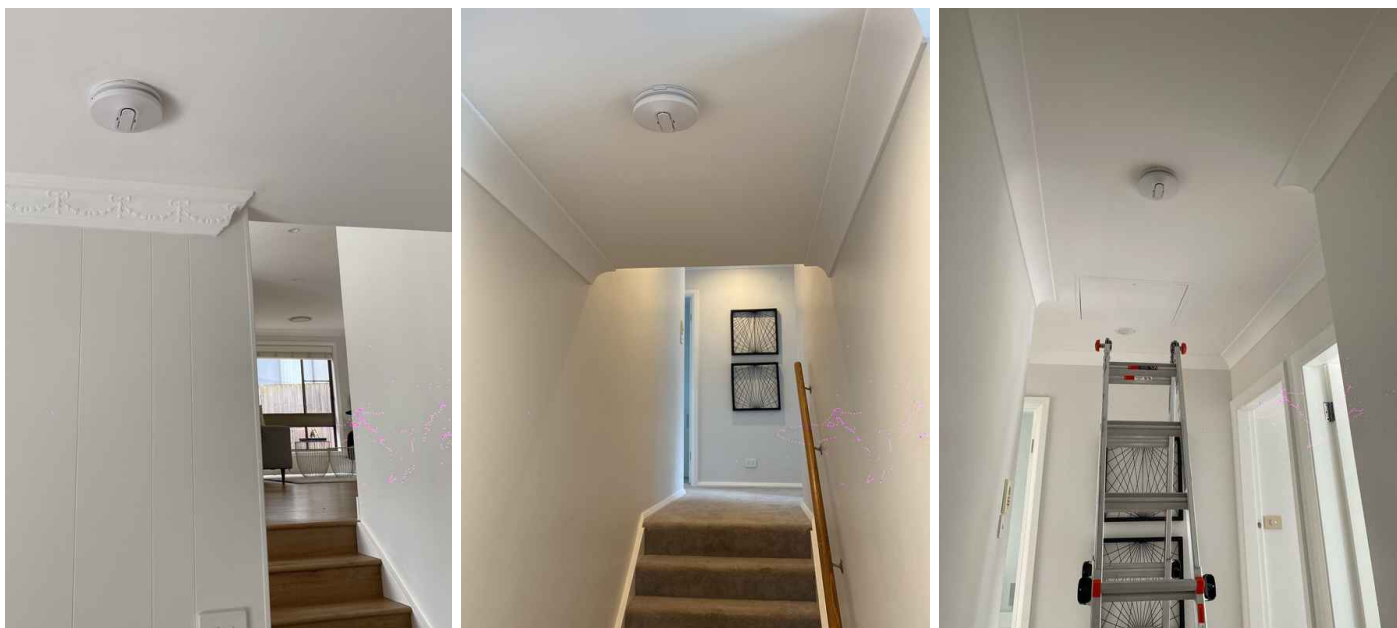
Public

### Smoke Alarms: Smoke Alarms installed

Rumpus, hallway and upstairs landing

3 found

Smoke alarms observed during the inspection were not tested for functionality. **Recommendation:** Replace all smoke alarm batteries upon settlement. Additionally, engage a licensed electrician to inspect and verify that all smoke alarms comply with the relevant regulations, including the NSW Environmental Planning and Assessment Regulation 2000 and the NSW Residential Tenancies Act 2010, which mandate smoke alarms in all residential properties. This ensures your property meets the required safety standards and minimizes potential risks.



### Swimming Pools: Swimming Pool Area Note:

Resuscitation sign observed

This report's scope regarding the pool area is limited to the following:

1. Presence and general integrity of the pool fence
2. Functionality of self-closing and self-latching gates
3. General observations of the pool and surroundings

Please note the following important points:

- This report does not assess the swimming pool structure, filtration system, or overall compliance with local regulations.
- Any comments on the pool or pool surround are general observations only and are provided as helpful information.
- The presence of a pool fence and safety signs does not guarantee compliance with current regulations.
- A pool compliance/non-compliance certificate is typically required as part of the property sale contract.

### Recommendations:

1. Engage a professional pool inspection service to assess the pool's condition, serviceability, and compliance with current standards.
2. Consult with your conveyancer or solicitor regarding pool compliance documentation and requirements.
3. If considering any changes or upgrades to the pool area, consult with local authorities to ensure compliance with current regulations.

Remember that pool safety is an ongoing responsibility for property owners, and regular maintenance and compliance checks are essential.

## Tiling & Waterproofing: Waterproofing - Internal Wet Areas

Wet area/s appear to be recently renovated which would require the waterproofing to be replaced.

**Recommendation:** Request that the current owner provide waterproofing certificates from the contractor who installed the waterproofing, confirming compliance with AS 3740-2021, prior to settlement.

## Walls : Walls - Exterior Claddings

Brick veneer

This report does not make any representations regarding the safety or suitability of the cladding material. No testing has been conducted to assess these factors.

**Recommendation:** Where composite or expanded polystyrene cladding materials have been found, including any defects, we recommend:

- Identifying the manufacturer of the cladding, if possible, to obtain further advice on its suitability.
- Alternatively, consulting an appropriately qualified engineer for further guidance.

## Walls : Walls - Interior Linings

Plasterboard

## Walls : Walls - Structure Material

Single skin brick to garage,  
Timber Frame

## Water Storage: Water Tank - Type

Not Applicable

## Windows: Window - Frame Material

Aluminium

## Windows: Safety Note - High-risk Window/s

Not applicable

High-risk windows are those that:

- Can be opened
- Are less than 1.7m above the floor of the home
- Have a floor-to-ground distance of 2m or more outside

In Strata buildings, the Owners Corporation is responsible, as mandated by NSW strata regulations, for installing compliant window safety devices on all common property windows, including those in individual apartments. These devices must:

- Limit window opening to less than 125mm
- Resist a force of up to 250 newtons (equivalent to 25kg)
- Have child-resistant release mechanisms if removable

Failure to install these safety devices may result in penalties for the Owners Corporation.

### Recommendation;

**Strata** - Where found in Strata buildings we recommend the Lot owner bring this safety requirement to the attention of the Owners Corporation.

**Non-Strata** - Where found in Non-Strata buildings, whilst there is not yet mandatory requirement for window safety devices to be installed retrospectively, it is strongly recommended that devices that meet or exceed Strata building standards be installed by a suitably qualified professional.

# 14: CONDITIONAL FACTORS



---

## Limitations

---

General

### DISCLAIMER - WEATHER CONDITIONS

The accuracy and completeness of this building inspection report are subject to certain conditions, including but not limited to:

1. Weather and Environmental Conditions: Some issues, such as rising damp and leaks, may be difficult to detect due to current weather conditions or other environmental factors. The absence of dampness or elevated moisture levels at the time of inspection does not guarantee that the property will remain damp-free in all weather conditions. The detection of dampness can be influenced by various factors, including prior service usage and prevailing weather conditions. Ongoing monitoring is necessary to comprehensively assess and detect damp problems.
2. Client-Provided Information: Any information provided by the Client to the consultant before or during the inspection can affect the findings and conclusions of the report.
3. Consultant's Expertise: The report is based on the specific areas of the consultant's expertise as specified within the document. Any limitations in expertise may affect the identification and evaluation of certain issues.
4. Concealed Problems: Issues that have been deliberately concealed to make an area appear problem-free may not be detected during the inspection.
5. Weather-Related Limitations: This report is limited to visible conditions at the time of inspection and cannot predict performance during heavy rainfall or guarantee future freedom from water penetration or drainage issues. Weather conditions significantly impact the detection of moisture-related issues and drainage performance, and defects may only become apparent during severe weather.

**Recommendation;** We strongly recommend scheduling a follow-up inspection during or immediately after a period of heavy rainfall. This will enable a more comprehensive assessment of the property's ability to handle significant water events, potentially revealing issues not visible under dry or mild weather conditions.

---

General

### DISCLAIMER - EXPERTISE OF THE INSPECTOR

The inspection conducted for this report was performed by a licensed builder and certified timber pest inspector, relying on their education and professional experience.

However, it is important to note that while the inspector is qualified to inspect and report on apparent defects and timber pest observations, they are not an engineer or forensic examiner and lack training or qualification in the following areas:

- Forensic detection
- Structural engineering
- Geotechnical engineering
- Hydraulic engineering

Therefore, this inspection report should not be relied upon as a substitute for an engineering or forensic analysis.

## General

**HIDDEN DISTRIBUTION**

Some of the plumbing distribution systems were concealed behind finished areas. No true representation can be made for these components.

## General

**GENERAL LIMITATIONS**

The inspection report is not a warranty against future issues, defects, or problems. The inspection and report are subject to various conditions, including:

- Weather conditions,
- Accuracy of client-provided information,
- Deliberate concealment of defects or timber pest activity,
- Events outside the inspection provider's control, and
- Other factors limiting the inspection and report.

The client acknowledges that limitations may conceal evidence of defects, which may only be revealed when items are moved or removed. Examples of common limitations include:

- Inaccessible elevated areas,
- Crawl spaces less than 600mm x 600mm,
- Locked or obstructed access holes,
- Sub-floor areas sprayed with chemicals,
- Footings below ground level,
- Concealed damp-proof course, plumbing, tie-downs, bracing, framing timbers, and areas behind linings or floor coverings, and
- Areas concealed by obstructions or exterior claddings.

The Inspection Provider will identify limitations in the report and inform the Client of any unexpected limitations that arise during the inspection.

The timber pest inspection is a non-invasive visual assessment and does not guarantee the absence of timber pests or damage. Undetectable timber pest activity and damage may be present at the time of inspection.

The inspection and report thereof is a limited assessment of the building's condition, observed at the time of inspection. This report does not certify compliance with any laws, regulations, ordinances, or by-laws, nor is it a comprehensive structural report. The Inspection Provider is not a structural engineer. Should the Client require structural engineering advice, consultation with a qualified structural engineer is recommended.

## 15: FINAL WALKTHROUGH

### Information

**General: Final Walkthrough**

Doors returned as found,  
Windows returned as found,  
Appliances returned as found,  
Taps returned as found,

Cupboards returned as found,  
Blinds returned as found,  
Wardrobes returned as found,  
Lights & Switches returned as  
found, Exhaust Fans returned as  
found

## 16: DEFINITIONS

### Information

#### General: Definitions

- **Access hole (cover)** – An opening in flooring or ceiling or part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair,
- **Accessible area** – An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection,
- **Appearance defect** – Fault or deviation from the intended appearance of a building element.
- **AS4349.1** – Australian Standards AS4349.1-2007, Inspection of Buildings - Part 1: Pre-purchase Inspections - Residential Buildings.
- **AS4349.3** – Australian Standards AS4349.3-2010, Inspection of Buildings - Part 3: Timber Pest Inspections.
- **Breach (termite)** – Hole or gap in a termite barrier that provides termites with passage through that barrier. Breaches include removal of a section of treated soil from a chemical soil barrier or a perforation or disjunction in a physical barrier,
- **Bridging (termite)** – Spanning of a termite barrier or inspection zone, to provide subterranean termites with passage over or around that barrier or inspection zone.
- **Building element** – Portion of the building that by itself or in combination with other such parts, fulfils a characteristic function (for example supporting, enclosing, furnishing or servicing building space),
- **Client** – The person or other entity for whom the inspection is being carried out,
- **Defect** – Fault or deviation from the intended condition of a material, assembly, or component, as defined in relation to AS4349.1,
- **Drywood termites** – Termites that do not require a water source other than the atmosphere and the moisture content of the timber in which they occur,
- **Excessive moisture condition** – Presence of moisture that is conducive to timber pest activity,
- **Frass** – Dust and droppings produced by borer activity,
- **Fungal decay** – Loss of strength due to destruction of cellulose and or lignin by wood decay fungi (commonly, but incorrectly called 'wet rot' or 'dry rot')
- **Inspection** – Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building,
- **Limitation** – Any factor that prevents full achievement of the purpose of the inspection,
- **Priority Defect** – A defect of sufficient magnitude that requires rectification to prevent unsafe conditions, loss of utility, or further deterioration of the property, as defined in AS4349.1.
- **Maintenance Defect (AS4349.1)** – Any defect that is not a Priority Defect,
- **Not Applicable** – A Building element was not found or not accessible at the time of inspection.
- **Property** – Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges,
- **Roof Space** – Space between the roof covering and the ceiling immediately below the roof covering,
- **Safety hazard** – An object or physical situation with a potential for causing harm to life or health of persons,
- **Significant item** – An item that is to be reported in accordance with the scope of the inspection,
- **Site** – Area within the property boundaries and within 30m of the nominated building,
- **Sub-floor space** – Space between the underside of a suspended floor and the ground,

- **Timber pests** – Subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites, as defined in AS4349.3.

## 17: TERMS & CONDITIONS

### Information

#### General: Terms & Conditions

This report has been prepared by Barrenjoey Inspections (ABN 74 080 829 689) for Robert Ness, in accordance with the Terms and Conditions outlined in the Inspection Agreement (Order ID 2207), as previously agreed upon. This report is intended exclusively for the use of the Client. The Inspection Provider and/or the inspector shall not be liable for any reliance placed on this report by any third party.

#### General: Scope of Building Inspection (AS4349.1)

5.1 The inspection will comprise non-invasive inspection of the property to identify Priority Defects and to form an opinion regarding the general condition of the property at the time of the inspection.

An estimate of cost of rectification of defects will not be included in the inspection report.

##### 5.2 Areas to be inspected

The inspection will comprehensively cover all safely accessible areas of the site, as determined by the Inspection Provider at the time of inspection. The scope of the inspection is limited to areas that are readily accessible, excluding those that are inaccessible or unsafe to enter. The Inspection Provider will evaluate on-site conditions to determine the accessible areas and limitations within the accessible areas to be inspected, including;

- Building interior,
- Roof space,
- Building exterior,
- Sub-floor space,
- Roof exterior, and
- Property within 30m of the building subject to the inspection.

Building elements to be inspected in the nominated areas will be in accordance with Appendix C of AS4349.1, unless the property is a Strata or Company Title property, in which case Appendix B will apply.

##### 5.3 Exclusions

Building elements to be excluded from the inspection will be in accordance with Appendix D of AS4349.1 which include;

##### 5.4 Structural Elements

Footings below ground

Concealed damp-proof course

Timber and metal framing sizes and adequacy

Concealed tie-downs and bracing

Control joints

Concealed framing-timbers or areas hidden by wall linings/sidings

Electrical and Electronic Systems

Electrical installations

Operation of smoke detectors, light switches, and fittings

TV, sound, communications, and security systems

Alarm systems

Intercom systems

Plumbing and Related Systems



---

Concealed plumbing  
Adequacy of roof drainage as installed  
Gas fittings and fixtures  
Mechanical Systems  
Air conditioning  
Automatic garage door mechanisms  
Swimming pools and associated filtration equipment  
Fireplaces and solid fuel heaters, including chimneys and flues  
Other mechanical equipment (e.g., gates, inclinators)  
Interior Elements  
Soft floor coverings  
Floor cover  
Furniture and accessories  
Stored items  
Insulation  
Appliances  
Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems  
Exterior and Environmental Factors  
Paint coatings, except external protective coatings  
Landscaping  
Rubbish  
Soil conditions  
Sustainable development provisions  
Environmental matters (e.g., BASIX, water tanks, BCA Environmental Provisions)  
Energy efficiency  
Lighting efficiency  
Health and Safety  
Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde)  
Pest-Related  
Timber pest activity

### 5.5 Limitations

Limitation of the inspection are expected to occur and will be identified in the report. Examples of common limitations include but are not limited to the following;

- Elevated areas not safely accessible from a 3.6m lean-to ladder or 2.2m step ladder,
- Wet, slippery, weak or deteriorated roof cladding,
- Roof exterior steeper than 1:4 (14 degrees),
- Insulation, air-conditioning ducts,
- Crawl space less than 600mm x 600mm,
- Crawl space less than 460mm high x any width,
- Access holes less than 400mm x 600mm,
- Access holes that are locked, glued, painted or screwed closed,
- Sub-floor areas sprayed with chemicals unless it is safe to do so,
- Footings below ground level,
- Concealed damp-proof course,
- Concealed plumbing,
- Concealed tie-downs and bracing,
- Concealed framing-timbers,
- Areas concealed by interior linings or floor coverings (including carpet and floorboards),
- Areas concealed by exterior claddings,

- Areas concealed by obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation and the like),
- Any other area that the inspector considers unsafe or unreasonable to access,
- legal right of entry denied,
- locked doors,
- armed security system,
- unrestrained pets,

The Client acknowledges that these and or other limitations may be concealing evidence of defects, which may only be revealed when full and proper access is provided and re-inspected.

The limitations set out in this clause are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

#### 5.6 Extent of reporting

Significant items to be reported are as follows;

- Priority Defects,
- A general impression regarding the extent of Maintenance Defects,
- Any observed item that may constitute a present or imminent serious safety hazard.

The report will also provide conclusions on the presence and severity of Priority Defects, as well as an opinion on the presence of Maintenance Defects, benchmarked against a building of similar age and construction standards, assuming typical maintenance and no significant deterioration. The conclusion will also include an assessment of the property's overall condition.

### **General: Scope of Timber Pest Inspection (AS4349.3)**

6.1 The inspection will comprise non-invasive inspection of the property for timber pest activity at the time of the inspection as follows.

The inspection will comprise visual appraisal within line of sight and within arm's length of accessible elements, moisture meter readings where appropriate, sounding (knocking) appraisal and may include splinter testing (in areas not usually visible to occupants).

An estimate of cost of treatment of timber pests or repairs to damage caused by timber pests will not be included in the inspection report.

#### 6.2 Areas to be inspected

The inspection will encompass all areas of the site that are safely accessible, as determined by the Inspection Provider at the time of inspection. The scope of the inspection is limited to areas that are readily accessible, and does not include areas that are inaccessible or unsafe to enter. The Inspection Provider will assess the conditions on site at the time of inspection to determine the extent of the accessible areas to be inspected.

#### 6.3 Limitations

Limitation of the inspection are expected to occur and will be identified in the report. Examples of common limitations include but are not limited to the following;

- Elevated areas not safely accessible from a 3.6m ladder, insulation, air-conditioning ducts,
- Crawl space less than 600mm x 600mm,
- Access holes less than 400mm x 600mm.
- Access holes that are locked, glued, painted or screwed closed,
- Sub-floor areas sprayed with chemicals unless it is safe to do so,
- Footings below ground level,
- Concealed damp-proof course,
- Concealed plumbing,
- Concealed tie-downs and bracing,
- Concealed framing-timbers,
- Areas concealed by interior linings or floor coverings (including carpet and floorboards),
- Areas concealed by exterior claddings,
- Areas concealed by obstructions (e.g., stored goods, furniture, fixtures, occupants' belongings, accessories, insulation and the like).

The limitations set out in this clause are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

Please note that the Timber Pest Inspection is a non-invasive visual assessment of the Property. As such, the inspection:

- Does not guarantee the property is completely free of timber pests.
- Does not prevent future infestations or damage caused by timber pests.
- Does not utilise specialised tools or techniques, such as thermal imaging or invasive probing.
- Cannot definitively confirm the absence of timber pests and damage, as they may be hidden and only detectable through invasive methods.
- Will not determine the extent of damage caused by timber pests, which requires intrusive techniques and expert analysis.
- May not detect timber pest activity and damage present at the time of inspection.

#### 6.4 Extent of reporting

The report will include the following:

- Evidence of the presence of timber pests, whether past or present, if found.
- Evidence of damage apparently caused by timber pests, and resultant hazards, if applicable.
- If damage is detected, the report will detail:
  - Location of damage
  - Severity of visible damage (note: this may not represent the full extent of damage present)
  - Identification of the timber pests responsible
  - Conditions conducive to timber pests (i.e., conditions increasing the likelihood of timber pest presence)
- An opinion on the building's susceptibility to timber pests
- Recommendations for further inspections
- General limitations of the report

The Inspection report is not a warranty against issues, defects and problems developing or occurring to the Property in the future.

The conduct of the Inspection and issue of the report is at all times subject to and conditional upon;

- Weather conditions,
- The accuracy of information provided by the Client,
- Deliberate concealment of defects or Timber Pest Activity or resultant damage,
- Events outside the reasonable control of the Inspection Provider, and
- Any other fact limiting the Inspection and preparation of the report.

The Client acknowledges that other limitations may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the inspection.

#### 6.5 Experience of Inspector

The inspection and report will be performed by a licensed builder and certified Timber pest inspector, relying on their education and professional experience.

However, it is important to note that while the inspector is qualified to inspect and report on apparent Defects and Timber pest observations, they are not an engineer or forensic examiner and lack training or qualification in the following areas:

- Forensic detection
- Structural engineering
- Geotechnical engineering
- Hydraulic engineering

Therefore, this inspection report should not be relied upon as a substitute for an engineering or forensic analysis.