BARRENJOEY INSPECTIONS
0400 888 870
marc@barrenjoeyinspections.com.au
https://barrenjoeyinspections.com.au/

PROPERTY INSPECTION REPORT

207 Beach Street
Warriewood, NSW 2101

Website Sample Edition
05/09/2025

Inspector
Marc Hanley
License No 40569
0400 888 870
marc@barrenjoeyinspections.com.au

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Introduction

This report is prepared in accordance with the Inspection Agreement (Order ID 2253) between Barrenjoey Inspections (the Inspection Provider) and the Client.

We appreciate the opportunity to conduct the inspection, which was carried out on 05/09/2025.

When buying, owning or selling a property, it is important to make informed decisions about its condition. Our inspection, conducted in line with the relevant Australian Standards for property inspections, provides a professional assessment of the property's condition at the time of inspection.

This report serves as a permanent record of the inspection and is prepared in accordance with the requested scope and the referenced Inspection Agreement. It is designed to assist in understanding the condition of the property and any significant findings.

For further details regarding the purpose, scope, terms, and conditions of the inspection, please refer to the Inspection Agreement. If there are any inconsistencies between this report and the Agreement, the Agreement will prevail.

If any aspect of this report is unclear, please contact us for clarification.

Important Note:
Unexpected defects or failures may occur after the inspection. This report is not a guarantee or warranty of compliance with the National Construction Code or any other local, state, or national regulation. Any comments outside the scope of the inspection should be considered informative only.

SUMMARY

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MAINTENANCE DEFECTS / PEST DAMAGE

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PRIORITY DEFECTS / PEST ACTIVITY

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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.

1: OVERVIEW

Information

Purpose - Building & Pest Inspection

The purpose of this inspection is to provide advice regarding the condition of the property at the time of inspection, including with respect to the activity of timber pests, within the agreed scope and in accordance with AS4349.1-2007 and AS4349.3-2010.

Any special instructions that alter the standard inspection—if agreed between the Client and the Inspection Provider—are stated below as they apply to this report:

The inspection and reporting are otherwise subject to the scope and limitations set out in this document and the referenced Australian Standards.

Scope - Building & Pest Inspection

This inspection was carried out in accordance with the agreed scope and relevant Australian Standards (AS4349.1-2007 for building; AS4349.3-2010 for timber pest). It involved a non-invasive visual inspection of all safely accessible and unobstructed areas, aiming to identify significant defects, assess the general condition of the property, and detect any timber pests or conditions conducive to infestation observed at the time. Some areas could not be inspected due to access or obstructions, which may conceal additional issues. Please refer to the entire report for details, limitations, and recommendations.

Obstructed Areas

Inspection was limited due to obstructions such as furniture, stored items, or fixtures.

Accessible Areas Only

Findings relate only to areas that were safely accessible and unobstructed at the time of inspection.

High-Risk Locations Not Inspected

Some high-risk areas were obstructed or inaccessible; access is strongly recommended for thorough assessment.

Read Full Report

Please review the entire report for all findings, limitations, and recommendations.

Were any safety hazards found?
Yes. See section Safety & Risk

Were any safety risks found?
Yes. See section Safety & Risk

Potential for Concealed Issues

Defects or timber pest activity may be present in areas that were inaccessible or obstructed during the inspection. Please refer to the Safety & Risk section, the Limitations section, and other relevant parts of this report for further details and context regarding these areas.

Limitations

Scope of Inspection

LIMITATIONS

This report has been prepared in accordance with AS 4349.1 and is limited to a visual inspection of accessible areas only. The inspection did not include assessment of matters outside the agreed scope of service.

The inspection covered only those areas of the building and site that were reasonably and safely accessible at the time of inspection.

- Areas that were inaccessible, obstructed, or concealed by finishes, fixtures, or stored items could not be inspected and are therefore excluded from this report.
- Details of these specific inspection limitations are identified within the relevant sections of this report, together with examples provided in photographs where applicable.

It is essential that this report is read in its entirety in order to understand the scope of inspection, the limitations encountered, and the significance of observations made.

For full details of inspection conditions, exclusions, and client obligations, refer to the Terms & Conditions provided at the end of this report.

2: BUILDING REPORT CONCLUSIONS

Information

General: Important Note

The comments in this section provide an overview only and do not replace the full Report. To ensure a comprehensive understanding, please read the Report in its entirety, in conjunction with this section.

In the event of any discrepancies between the information presented in this section and the information contained in the body of the Report, please seek written clarification before making any decisions based on the information.

Overall Condition: Overall Condition - Reasonably Well-Maintained

In our opinion, the building appears to be in a reasonably well-maintained condition, based on what was observable at the time of inspection. There is evidence of consistent maintenance over the life of the building, and it presents in a manner that is better than typically expected for a property of similar age and construction. While some defects requiring attention were noted, these do not significantly impact the building's overall condition, strength, or serviceability. Continued attention to maintenance and timely repair of identified defects is recommended to preserve the building's condition.

Priority Defects: Incidence of Priority Defects – Lower

In the inspector's opinion, the incidence of Priority Defects in this property is lower than typically expected when compared to buildings of similar age, construction, and maintenance history. The property presents with relatively fewer significant issues, indicating that it has generally been well maintained and is performing better than many comparable properties.

Note: Other defects may still be present but were not visible or accessible at the time of inspection. This comment should be read in conjunction with the full findings detailed in this report.

Maintenance Defects: Incidence of Maintenance Defects - Lower

In the inspector's opinion, the incidence of Maintenance Defects at this property is lower than typically expected when compared to buildings of similar age and construction. The property shows evidence of regular upkeep, with fewer maintenance issues such as wear and tear, surface deterioration, or cosmetic damage than is commonly observed in comparable dwellings.

Note: Minor defects are common in all buildings and may still be present in areas not accessible or visible at the time of inspection. Please refer to the full report for detailed observations.

Further Inspections: Drainage Specialist's Inspection

Evidence of poor site drainage or elevated moisture levels in the subfloor was noted. Further investigation is recommended to identify and rectify drainage or waterproofing issues, which can help prevent long-term structural and pest-related problems.

Recommendation: Consult a drainage or waterproofing specialist to assess site drainage and subfloor moisture conditions.

Further Inspections: Pest Management Inspection

Conditions conducive to timber pest activity were identified and or the presence and status of a termite management system could not be confirmed. In our opinion these factors increase the risk of timber pest infestation and damage.

Recommendation: Engage a qualified pest management professional to assess the property and provide advice regarding appropriate pest management systems or actions.

Further Inspections: Pools and Spas Inspection

Assessment of swimming pools, spas, and their safety barriers (fencing, gates, etc.) is outside the scope of this inspection under AS 4349.1. These barriers are subject to separate legislative requirements and must comply with relevant standards, such as AS 1926.1–2012 and state regulations.

Recommendation: Where a pool or spa is present, it is strongly recommended that the safety barrier be inspected for compliance and safety by a suitably qualified and licensed pool barrier inspector or certifier prior to purchase or use.

Further Inspections: Re-Inspection – Inaccessible and Obstructed Areas

Some areas of the property were inaccessible or obstructed at the time of inspection (for example, due to floor coverings, furniture, stored items, or limited access to subfloor or roof voids). These areas could not be inspected and may conceal timber pest activity or damage.

Recommendation: Arrange for a further inspection of all previously inaccessible or obstructed areas once access has been provided or obstructions have been removed. This may require moving or removing floor coverings, furniture, stored goods, or other items. For further advice, consult the timber pest inspector who carried out this inspection.

Further Inspections: Roofing Inspection

Defects or deterioration may exist in the roof covering, flashings, and/or roof plumbing elements, including in areas deemed inaccessible during a standard property inspection under the applicable Australian Standards.

Recommendation: Engage a qualified roofing specialist, as they may be able to access and assess locations beyond the standard inspector's limitations by using specialised equipment or trade methods, thereby providing a more thorough evaluation and advice on any necessary repairs or maintenance.

3: TIMBER PEST REPORT CONCLUSIONS

Information

General: Important Note

The comments in this section provide an overview only and do not replace the full Report. To ensure a comprehensive understanding, please read the Report in its entirety, in conjunction with this section.

In the event of any discrepancies between the information presented in this section and the information contained in the body of the Report, please seek written clarification before making any decisions based on the information.

General: Susceptibility to Timber pest attack is;

High. Read report in full

This susceptibility rating is the considered opinion of the inspector at the time of the inspection, based on visible observations made on-site. Please read the report in full, paying particular attention to the Conducive Conditions section and the various limitations outlined within.

Termites: Termite Activity (live)

Not found. Read report in full

Termites: Termite Damage

Not found. Read report in full

Termites: Termite Nest

Not found. Read report in full

Borers: Borer Activity (live)

Not found. Read report in full

Borers: Borer Damage

Not found. Read report in full

Fungal Decay: Fungal Decay Activity (live)

Found. See section Timber Pest Observations

Fungal Decay: Fungal Decay Damage

Found. See section Timber Pest Observations

Further Inspections: Invasive Inspection Not Warranted

No evidence of timber pest activity, damage, or elevated moisture readings was observed during the inspection that would warrant an invasive inspection at this time.

Recommendation: An invasive inspection is not considered necessary based on current findings. However, please review this report in full to understand any limitations, including areas that were inaccessible or where evidence may have been concealed by building elements, obstructions, or conditions outside the scope of this inspection.

Further Inspections: Re-Inspection – Inaccessible and Obstructed Areas

Some areas of the property were inaccessible or obstructed at the time of inspection (for example, due to floor coverings, furniture, stored items, or limited access to subfloor or roof voids). These areas could not be inspected and may conceal timber pest activity or damage.

Recommendation: Arrange for a further inspection of all previously inaccessible or obstructed areas once access has been provided or obstructions have been removed. This may require moving or removing floor coverings, furniture, stored goods, or other items. For further advice, consult the timber pest inspector who carried out this inspection.

Further Inspections: Timber Pest Inspection - Recommended Intervals

12 Months

In our opinion, this is the recommended inspection interval for regular timber pest inspections. According to AS 3660.2-2017 and AS 4349.3, inspections should be carried out at least every 12 months, or more frequently in high-risk areas. Regular monitoring is especially important in Australia, where pest risk is high, to enable early detection and minimise damage. This inspection interval is determined based on the risk levels assessed during this inspection, and may be influenced by factors such as property location, building components, and conducive conditions. Please refer to the full report for further details and the basis for this recommendation.

4: ABOUT THE PROPERTY INSPECTED

Information

Building - Type

Free Standing House, Two Storey, Basement garage

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 - Approximate Age

9 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 experience 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 - Exterior

Rendered Masonry

Building - Foundations

Underground car park, Concrete slab on ground

Building - Roof Type

Flat

Appendages

Stairway, Alfresco area

Detached Structures

Fencing, Pool fence

5: SAFETY & RISK

Information

General: Section Overview

This section identifies safety hazards and risks observed during the inspection that could impact occupant health, safety, or the property itself. The risks discussed may include those arising from building defects, timber pest activity, and site conditions. Relevant issues are also detailed elsewhere in the report (e.g., Defects, Timber Pest Observations, Conducive Conditions), and often overlap.

- Hazards confirmed visually or by specialist testing are classified as safety hazards, while materials or conditions only suspected (e.g., untested asbestos, lead paint) are considered potential safety risks.
- Not all hazards or risks may be visible, accessible, or confirmable at the time of a standard inspection; some may remain concealed or undetectable.
- For a full understanding of all inherent property risks, this section should be reviewed together with the entire report and all recommendations considered in context.
- Further assessment by an appropriate specialist may be required where recommended.

Risks: Risk Assessment - Defect Presence

High

This risk assessment level for the presence of building defects is based on observations made during the inspection and reflects the likelihood of concealed defects currently present or defects developing in the near future, assuming conditions remain unchanged. The assessment is based on evaluating a range of risk factors present, including:

- Conducive conditions that may lead to deterioration or damage
- Building construction type and materials used, and their susceptibility to defects
- Environmental factors, such as drainage and moisture levels near the building and on the site
- Evidence of existing defects, repairs, or maintenance issues
- Proximity to known environmental or structural risks in nearby locations
- Level of obstructions that may be concealing potential defects
- Areas prone to concealed damage, such as roof spaces, subfloors, or wall cavities
- Limitations and high-risk areas that were inaccessible, restricted, or pose a higher risk

To fully understand this risk rating and its implications, please review the entire report.

Risks: Risk Assessment - Termite Presence

High

This risk assessment level for the presence of termites is based on observations made during the inspection and reflects the likelihood of concealed termite activity or damage currently present or developing in the near future, if conditions remain unchanged. The assessment is based on evaluating a range of risk factors present, including:

- Conducive conditions
- Building construction type and materials used
- Susceptibility to termite infestations
- Trees and vegetation on or near the site
- Evidence of existing termite damage, treatment and or management systems
- Proximity to known infestations in nearby locations
- Level of obstructions that may be concealing termite entry points
- Concealed entry points exploited by termites
- Limitations and high-risk areas that were inaccessible, restricted, or pose a higher risk.

To fully understand this risk rating and its implications, please review the entire report.

Risks: Risk – Sump Pit Water Management

A subfloor sump pit with sump pump and float switch was observed and found to be operational at the time of inspection. The property relies on this system to manage groundwater seepage. Failure, blockage, or lack of maintenance of the pump may lead to water accumulation and elevated moisture levels, increasing the risk of structural damage.

This persistently elevated subfloor moisture is also a condition conducive to timber pest activity, including termites and fungal decay.

Recommendation: Implement a regular maintenance schedule for the sump pump and float switch to ensure ongoing functionality. Consider a backup power supply or secondary pump where the risk of power failure or high water ingress exists. Ongoing monitoring and effective ventilation of the subfloor area are recommended. Engage a timber pest professional for further assessment and to manage risks associated with conducive moisture conditions.

Risks: Fire Safety Risk - Cladding ACP or EPS

Aluminium Composite Panel (ACP) and/or Expanded Polystyrene (EPS) cladding was observed on the building's exterior. These materials may pose fire safety risks and be subject to regulatory restrictions or requirements for further assessment.

Recommendation: We recommend a suitably qualified professional review the cladding to determine compliance with current building codes and fire safety standards.

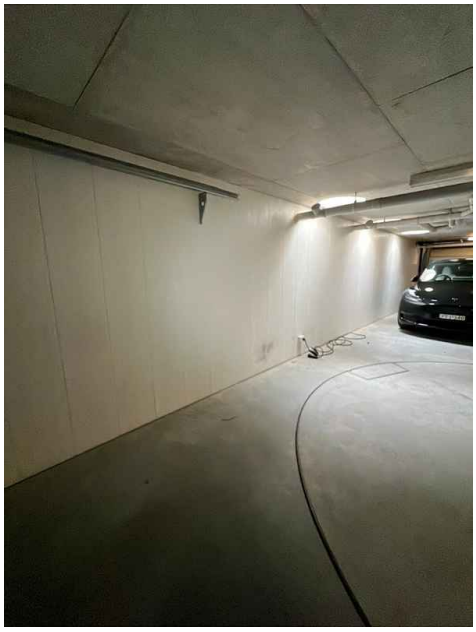
Exterior Rear

Exterior Right Side Rear

Risks: Risk - Permanent PVC Formwork System

The basement walls incorporate a PVC permanent formwork system, providing both structural and external wall functions. As the formwork is permanent, internal concrete and reinforcement could not be visually assessed. Inspection was limited to accessible surfaces.

Advisory: These systems rely on correct installation for long-term durability and water resistance. Ongoing monitoring and maintenance are recommended, especially in below-ground or coastal environments. Where concerns exist about durability or moisture, further specialist advice may be warranted.



Significant items

5.3.1 Safety Hazards

Safety Hazards

SAFETY HAZARD - GLAZING CRACKED/BROKEN

Type A (Damage) – Loose, cracked, broken, or unsupported glass panel(s) observed. A glass panel that is not securely fixed or is damaged poses a safety hazard due to the risk of injury from glass failure, movement, or sharp edges.

Recommendation: It is recommended that any affected glass panel or support elements be repaired or replaced by a qualified professional as a matter of priority to eliminate the safety risk and restore the integrity of the glass panel(s).

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Site Rear Left Side

6: DEFECTS

Information

General: Section Overview

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.

Defect comments should not be reviewed in isolation. We strongly recommend reading the entire report to fully understand the context surrounding each defect. This includes, but is not limited to, other identified defects and conducive conditions outlined in the report, which may provide additional evidence and or contributing factors.

Where items have been reported as having “no significant defects noted” or being in “fair condition,” this means that no significant defects were identified at the time of inspection. Minor maintenance items may exist but were not considered significant and are therefore not individually detailed in this report. Regular maintenance is recommended to preserve their current state.

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.

General: Defect Terms

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.

Brick & Block Work: No Significant Defects Noted

The accessible and visible brick and block work was observed to be in fair condition at the time of inspection.

Doors: No Significant Defects Noted

The accessible and visible doors were observed to be in fair condition at the time of inspection.

Eaves & Soffits: No Significant Defects Noted

The accessible and visible eaves and soffits were observed to be in fair condition at the time of inspection.

Flashings: No Significant Defects Noted

The accessible and visible flashings were observed to be in fair condition at the time of inspection.

Flooring: No Significant Defects Noted

The accessible and visible flooring was observed to be in fair condition at the time of inspection.

Painting: No Significant Defects Noted - Exterior

The exterior paint finishes were observed to be in fair condition at the time of inspection.

Painting: No Significant Defects Noted - Interior

The interior paint finishes were observed to be in fair condition at the time of inspection.

Plumbing & Fixtures: General Recommendation - Plumbing Elements

Ongoing monitoring and regular maintenance of all plumbing elements are strongly recommended. In the writer's opinion, and although not a plumbing expert, even minor or isolated plumbing defects-if neglected-can result in significant damage to building elements such as walls, floors, and finishes due to water ingress or leaks. Prompt attention to any identified issues will help minimise the risk of water-related damage and costly repairs. Should defects persist or worsen, or if a more detailed assessment is required, consultation with a licensed plumber is advised.

Rendering: No Significant Defects Noted

The accessible and visible render finishes were observed to be in fair condition at the time of inspection.

Roof Plumbing: No Significant Defects Noted

The accessible and visible roof plumbing elements were observed to be in fair condition at the time of inspection.

Sanitary Drainage: General Recommendation for Drainage

Recommendation: Ongoing monitoring and regular maintenance of all drainage systems are strongly recommended. Even minor or isolated drainage defects, if neglected, have the potential to cause significant damage to building elements such as foundations, walls, and internal finishes over time. Prompt attention to any identified issues will help minimise the risk of water ingress, structural deterioration, and associated repair costs. If defects persist or worsen, or if you require a detailed assessment, consultation with a licensed plumber or drainage specialist is advised.

Sanitary Drainage: No Significant Sanitary Drainage Defects Noted

In the writer's opinion, while not a plumbing or drainage expert, the visible interior sanitary drainage systems appeared to be in fair condition at the time of inspection. No significant defects, leaks, or signs of active water ingress were noted during the assessment.

Recommendation: It is recommended to periodically monitor the sanitary drainage systems for any signs of leaks or blockages, and to carry out routine maintenance to help ensure ongoing, effective operation. If any concerns arise, or for a more thorough assessment, a licensed plumbing professional should be consulted.

Shower Screens: No Significant Defects Noted

The shower screen and enclosure elements visible at the time of inspection appeared to be in fair condition, with no notable visible defects observed.

However, the absence of dampness or leaks during the inspection doesn't guarantee ongoing waterproofing performance, as leaks may only become apparent during extended or regular use. Minor imperfections in seals or grout can allow water ingress over time, potentially causing concealed damage.

Recommendations; Regular maintenance is recommended, including:

- Periodic inspection of seals and joints for signs of deterioration, mould, or gaps.
- Prompt repair or resealing if any damage or wear is detected.
- Ensuring the shower screen isn't used as a support or grab point, as it's not designed to bear weight and could present a safety hazard.
- Keeping the shower area well-ventilated to reduce moisture buildup and prolong seal life.

Continued monitoring and timely maintenance are essential to reduce the risk of future leaks or safety issues. If concerns arise, consult a licensed professional for further assessment and repairs.

Timbers - Structural: No Significant defects Noted

The visible structural timbers-including framing, joists, and bearers-were observed to be in fair condition at the time of inspection, with no significant defects, damage, or evidence of timber pest activity noted. Regular monitoring and maintenance are recommended to ensure continued structural integrity and to address any minor wear or deterioration that may develop over time. Areas not accessible or visible during the inspection could not be assessed and should be included in routine property maintenance and future timber pest inspections.

Timbers - Non-Structural: No Significant Defects Noted

The visible non-structural timber elements (such as skirtings, architraves, window and door frames, joinery, and decorative timbers) were observed to be in fair condition at the time of inspection, with no significant defects, damage, or evidence of timber pest activity noted. Regular monitoring and maintenance are recommended to address any minor wear, surface blemishes, or deterioration that may develop over time. Areas not accessible or visible during the inspection could not be assessed and should be included in routine property maintenance and future timber pest inspections.

Wall Cladding: No Significant Defects Noted

Wall cladding elements visible at the time of inspection appeared to be in fair condition

Wardrobes: No Significant Defects Noted

The visible wardrobes, including doors, shelving, hanging rails, and internal fittings, were observed to be in fair condition at the time of inspection, with no significant defects, damage, or operational issues noted. Regular monitoring and maintenance are recommended to ensure continued satisfactory performance and to address any minor wear or deterioration that may develop over time. Areas not accessible or visible during the inspection could not be assessed and should be included in routine property maintenance.

Waterproofing: No Significant Defects Noted

At the time of inspection, no visible defects or signs of moisture ingress were observed in the waterproofing of wet areas. However, the effectiveness of waterproofing systems cannot be fully assessed during a visual, non-invasive inspection, as certain defects or leaks may only become apparent under specific conditions or prolonged use.

Recommendations:

- Regularly monitor wet areas for signs of dampness, staining, or mould on adjacent surfaces.
- Ensure visible joints, seals, and grout lines remain intact and free from cracks or gaps.
- Promptly repair or reseal any areas showing signs of wear or damage.
- If any signs of water ingress or dampness are detected, engage a licensed professional to assess the waterproofing system and carry out necessary repairs.

Continued vigilance and timely maintenance will help reduce the risk of future water-related issues.

Significant items

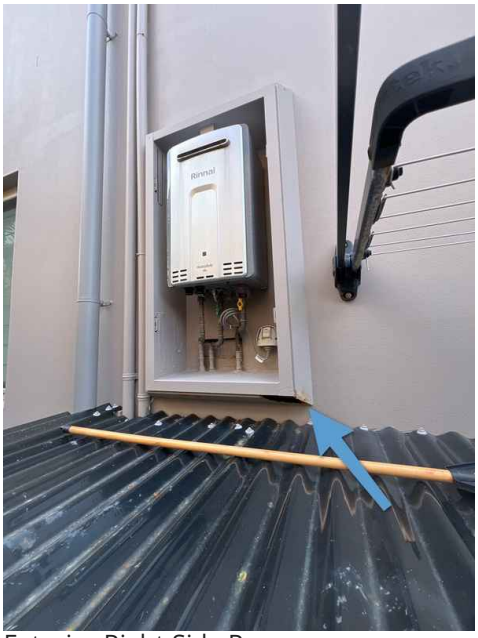
6.1.1 General

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - DETERIORATION GENERAL

Type D (rusting, rotting, corrosion, or decay) - The element(s) observed that exhibit signs of material deterioration.

Recommendation: Maintenance, repair, or replacement is necessary to address the deterioration, and should be carried out by a suitably qualified trade professional.



Exterior Right Side Rear

6.4.1 Concrete Elements

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - CONCRETE DRIVEWAY/PATH CRACKS

Type A (Damage) - Cracking was observed to sections of the concrete driveway and or path/s. This is a common occurrence and may be attributed to a range of factors including ground movement, shrinkage, or inadequate reinforcement. The cracks observed are considered minor at this stage and do not affect the structural integrity of the building.

Recommendation: It is recommended to monitor the cracks for any progression. Should further movement or widening occur, consult a qualified concreter or structural engineer for further evaluation and appropriate remedial action. Minor cracks may be repaired with suitable crack filler products to prevent moisture ingress and maintain the appearance of the driveway.

Garage

Garage

Exterior Front

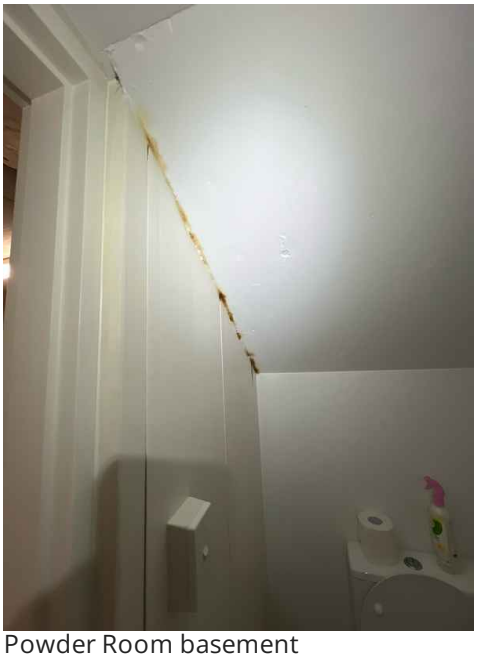
6.4.2 Concrete Elements

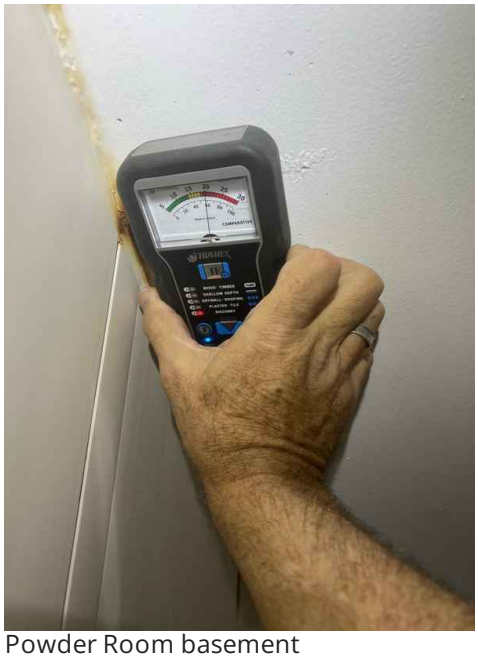
Priority Defects / Pest Activity

PRIORITY DEFECT - CONCRETE MOISTURE PRESENT

Type C (Water penetration, Damp related) - The element exhibits unintended or unexpected moisture presence, indicating a potential issue.

Recommendation: Urgent maintenance, repair, or replacement is recommended to address the moisture issue, and should be carried out by a suitably qualified trade professional.


Powder Room basement


Powder Room basement


Reference

6.7.1 Electrical

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - OPERATION OF ELECTRICAL

Type E (Operation) - The electrical element is malfunctioning 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 electrician.

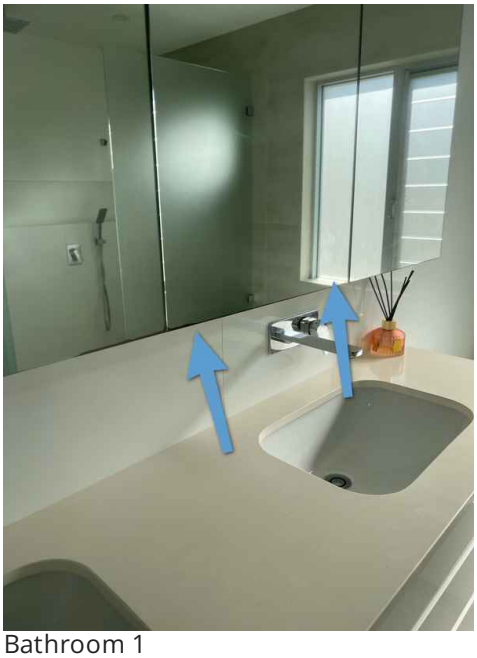
Basement Switchboard

6.10.1 Glazing

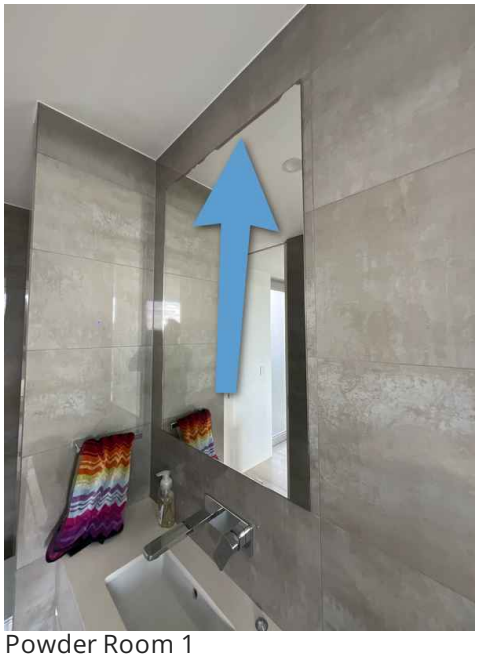
MAINTENANCE DEFECT - MIRROR DETERIORATION

Maintenance Defects / Pest Damage

Type D (Rusting, Rotting, Corrosion, or Decay) - Observed de-silvering of the mirror, characterised by black spots and discolouration. This condition is typically caused by moisture damage to the silver backing, often due to high humidity levels or water exposure. **Recommendation:** We recommend replacing the mirror with a new one, installed by a suitably qualified glazier, to restore functionality and aesthetics. Resilvering may not be cost-effective or feasible. Additionally, consider implementing moisture control measures, such as improved ventilation, to prevent recurrence.

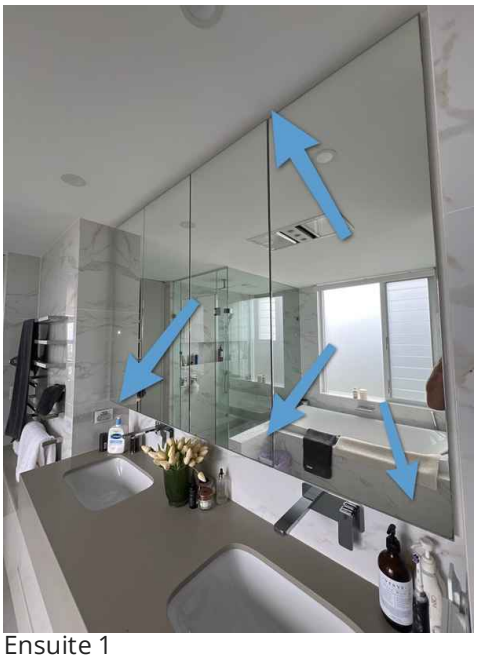


Bathroom 1



Powder Room 1

Bathroom 2 Upstairs



Ensuite 1

6.11.1 HVCA

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - HVCA DETERIORATION

Type D (rusting, rotting, corrosion, or decay) - HVCA element(s) observed that exhibit signs of material deterioration.

Recommendation: Maintenance, repair, or replacement is necessary to address the deterioration, and should be carried out by a suitably qualified trade professional.

Basement A/C

6.13.1 Plastering

Priority Defects / Pest Activity

PRIORITY DEFECT - ELEVATED MOISTURE IN PLASTER

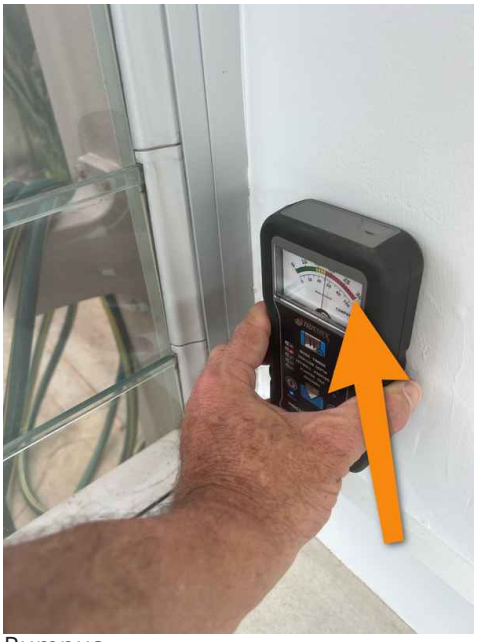
Type C (Water Penetration, Damp Related) – Elevated moisture was detected in plaster elements, indicating unintended dampness. Potential causes include plumbing leaks, inadequate ventilation, rising or penetrating damp, roof leaks, or wet area waterproof membrane failure. Ongoing moisture can damage plaster and concealed building elements, promote mould, and create conditions conducive to timber pests such as termites.

Recommendation: Engage a suitably qualified professional (e.g., plumber, builder, water ingress or waterproofing specialist) to identify and rectify the moisture source—paying particular attention to wet area membranes. Repairs should be completed by qualified trades. Ongoing monitoring is recommended to prevent recurrence and minimise the risk of timber pests.


Rumpus


Rumpus reference


Rumpus


Rumpus


Entry Foyer


Living Room Upstairs

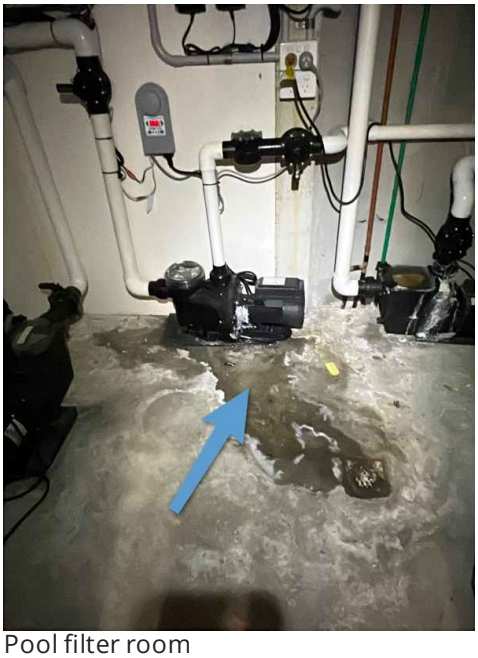
6.14.1 Plumbing & Fixtures

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - LEAKING TAP/PIPE

Type C (Water Penetration, Damp-Related) - Water tap/s and or pipe/s leaking and or exhibit unintended or unexpected moisture presence, indicating an issue.

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



Pool filter room

6.18.1 Roof Cladding

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - DETERIORATION OF ROOF CLADDING

Type D (rusting, rotting, corrosion, or decay) - The roof cladding exhibits significant signs of material deterioration and it approaching the end of its lifespan.

Recommendation: Maintenance, or replacement is necessary to address the deterioration, and should be carried out by a suitably qualified trade professional.

Roof Exterior Above Porch

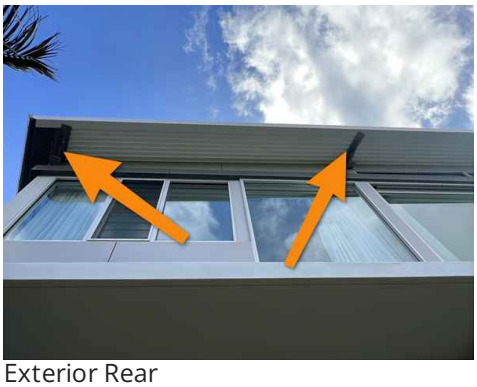
6.22.1 Structural Steel

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - STRUCTURAL STEEL SURFACE RUST

Type D (Material Deterioration) – Surface rust was observed on structural steel element/s. At the time of inspection, the rust appears to be superficial and does not show evidence of significant deterioration or loss of section. However, ongoing exposure to moisture can lead to further corrosion and potential structural concerns over time.

Recommendation: Monitor the condition of the steel beam and consider engaging a suitably qualified trade professional to clean and treat the affected areas with an appropriate rust inhibitor and protective coating. Further investigation may be warranted if corrosion appears to progress or if there are signs of deeper deterioration in the future.



Exterior Rear

Exterior Rear

6.23.1 Silicon and Seals

Priority Defects / Pest Activity

MAINTENANCE DEFECT – DAMAGED OR INADEQUATE SEALS

Type C (Water Penetration/Damp) – Silicone or other seals observed to be damaged or inadequate, allowing water ingress or creating a risk of dampness. This may lead to deterioration of adjacent building elements.

Recommendation: We recommend that all damaged or inadequate seals be repaired or replaced by a suitably qualified tradesperson to prevent water ingress and associated damage.

Bathroom 2

Exterior Rear Middle

6.24.1 Skylights

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - DETERIORATION SKYLIGHT

Type D (rusting, rotting, corrosion, or decay) - Skylight elements exhibit significant signs of material deterioration and is approaching the end of its serviceable life.

Recommendation: Maintenance or replacement of the skylight is required to address the deterioration. This work should be carried out by a suitably qualified trade professional.


Exterior Left Side


Exterior Left Side


Exterior Left Side

6.25.1 Tile & Stone

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - CRACKED TILE/STONE

Type A (Damage) - The tiling/stone is cracked.

Recommendation: Replacement is required, and should only be carried out by a suitably qualified trade professional.

Bathroom 1

Bathroom 1

6.25.2 Tile & Stone

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - EFFLORESCENCE ON TILE SURFACE

Type C (Water penetration, Damp related) - White powdery deposits observed leaching from tile grout joints in the tiled area, indicating efflorescence. This occurs when water-soluble salts migrate through porous materials like grout and evaporate, leaving behind mineral deposits. The presence of efflorescence suggests moisture is moving through the tiled assembly.

Recommendations: To prevent potential deterioration issues, we recommend:

1. Proper cleaning and sealing of grout to protect against moisture and stains.

2. Addressing the source of moisture to prevent further damage. Suitable deep penetrating sealer products are available in Australia, including:

- Deepshield Penetrating Sealer
- Elite Shield Penetrating Sealer (Elite Coatings)
- Aqua Mix Penetrating Sealer
- Right Choice Penetrating Sealer

These products are designed to provide protection against water, stains, and efflorescence while maintaining the natural appearance of treated surfaces. It's recommended to seek further advice from manufacturers to determine the most suitable product for your specific needs.

Living Room Rear Middle

6.30.1 Waterproofing

Priority Defects / Pest Activity

PRIORITY DEFECT - MOISTURE PRESENT

Type C (Water penetration, Damp related) - The element exhibits unintended or unexpected moisture presence, indicating a potential issue.

Recommendation: Prompt maintenance, repair, or replacement is recommended to address the moisture issue, and should be carried out by a suitably qualified trade professional.

Lounge Room Rear Middle

6.31.1 Windows

Priority Defects / Pest Activity

PRIORITY DEFECT - DETERIORATION OF WINDOW

Type D (rusting, rotting, corrosion, or decay) - Window element(s) exhibit signs of material deterioration.

Recommendation: Prompt maintenance, repair, or replacement is necessary to address the deterioration, and should be carried out by a suitably qualified trade professional.

Living Room Upstairs

6.32.1 Chimneys

Maintenance Defects / Pest Damage

MAINTENANCE DEFECT - CHIMNEY DETERIATION

Type D (rusting, rotting, corrosion, or decay) - The chimney exhibits signs of material deterioration. Accessible areas display evidence consistent with ongoing degradation.

Recommendation: Maintenance, repair, or replacement is required to address the observed deterioration. Works should be undertaken by a suitably qualified trade professional.

Above Living Room

7: TIMBER PEST OBSERVATIONS

Information

General: Section Overview

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.

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: Is an invasive inspection recommended?

No. Read report in full

Termites: Termite Activity - Not Detected

No evidence of subterranean termite activity (live termites) was observed during the inspection.

Recommendation: We recommend ongoing monitoring for any signs of subterranean termite activity that may become apparent between professional inspections, such as mud tubes, discarded wings, or termite droppings. Regular checks will help ensure early detection and prevention of potential timber damage.

Termites: Termite Reticulation System

Not Found

Where a termite reticulation system was observed during the inspection, regular maintenance is crucial for the system's effectiveness. Where no evidence of system maintenance has been found, this is concerning.
Recommendation: It is strongly recommended a licensed professional pest controller be engaged to:

- Assess the current condition of the reticulation system.
- Perform necessary maintenance, including replenishing the termiticide.
- Conduct a thorough termite inspection of the property.
- Establish a regular maintenance schedule, including chemical replenishment, in accordance with professional advice.

Additionally, it is recommended annual termite inspections are performed to verify the system's integrity and effectiveness. It is essential to maintain proper documentation of all treatments and inspections for warranty purposes and future reference.

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: Termite Treatment – Pre-Construction Evidence

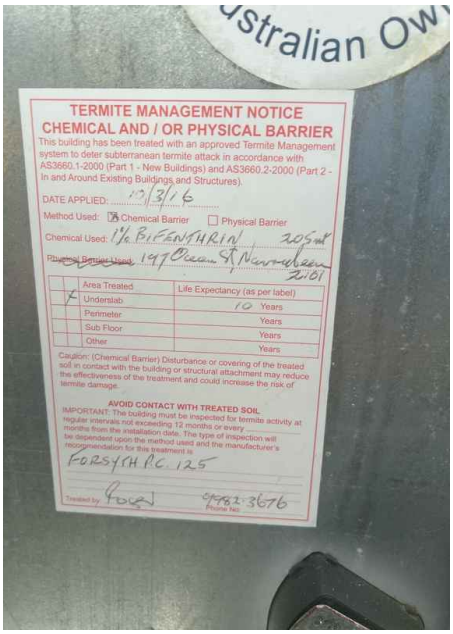
Durable Notice found, In Meter Box, Soil chemical barrier, Under Slab

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.



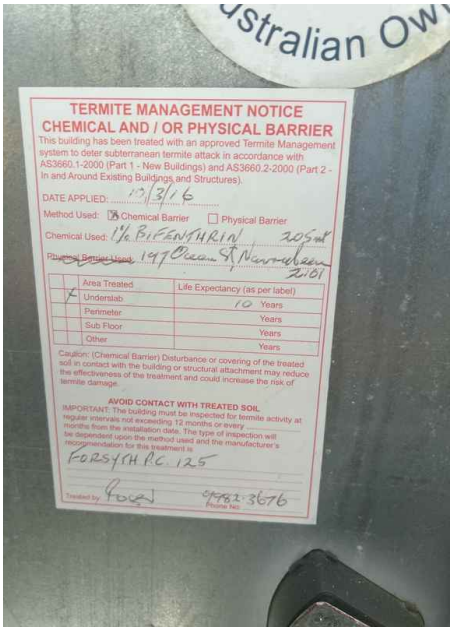
Termites: Were any excessive moisture reading that suggest termite activity found?

No. Read report in full

Durable Notice: Durable Notice Found

A durable notice providing details of the termite management system was observed during the inspection. This notice includes important information such as the type of termite management system installed, the date of installation, and any relevant maintenance or inspection requirements. See accompanying image for details.

Recommendation: We recommend that property owners retain all documentation related to the termite management system and follow the manufacturer's and installer's recommendations for ongoing inspections and maintenance, as detailed on the durable notice. Regular monitoring and maintenance will help ensure continued protection against termite activity.



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

7.1.1 General

Priority Defects / Pest Activity

PRIORITY DEFECT - CRACKS IN EXTERIOR TILING

Type D (Material Deterioration) – Cracks were observed in the exterior tiling, which appear to be associated with underlying movement or cracking in the concrete slab or substrate. These cracks may allow moisture ingress, increasing the risk of further deterioration to the slab and adjacent materials. The presence of elevated moisture as a result of these cracks is also considered a conducive condition for timber pest (termite) activity in accordance with AS4349.3, as persistent dampness can attract termites and promote fungal decay.

Recommendation: We recommend engaging a structural engineer or relevant building professional to assess the underlying slab for movement or cracking. Once any structural issues are addressed, the affected tiles should be repaired or replaced with appropriate provision for movement joints. Ongoing monitoring is advised to detect any further movement or cracking, and a licensed pest inspector should be consulted if there are signs of timber pest activity or persistent dampness.


Exterior Right Side Middle

7.4.1 Fungal Decay

Priority Defects / Pest Activity

PRIORITY DEFECT - FUNGAL DECAY ACTIVITY

Type D (Timber Decay) - Service timbers exhibit signs of active fungal decay and associated damage. This deterioration can compromise the structural integrity and longevity of the affected elements.

Recommendation:

- Maintenance, repair, or replacement is required to address the deterioration.
- All works should be carried out by a suitably qualified trades person to ensure proper remediation and compliance with relevant standards.

Site Fence Left Side Rear

7.7.1 Stormwater Drainage

Priority Defects / Pest Activity

PRIORITY DEFECT - SURFACE DRAINAGE PROFILE INADEQUATE

The surface drainage profile around the building is inadequate, with incorrect ground and surface falls contributing to moisture accumulation near the foundation. Observed issues include:

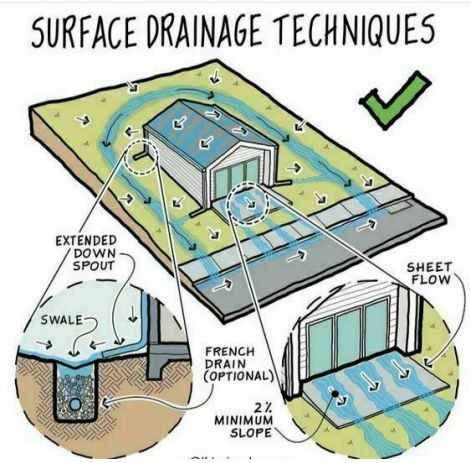
- Ground levels slope toward the building in some areas, causing ponding within 2 metres of the structure.
- Paved surfaces have inadequate fall to effectively direct water away from the building.

These conditions are already contributing to localised dampness at the base of the structure. Prolonged moisture exposure can lead to progressive damage to foundation elements, resulting in movement, cracking, or material deterioration. Persistently damp conditions also create an environment highly conducive to subterranean termite attack and other timber pest infestations, significantly increasing the risk to the building's timber components.

Recommendations: Engage a suitably qualified drainage specialist or civil engineer to:

- Survey site levels and drainage paths.
- Design and implement regrading or surface adjustments to achieve adequate falls away from the building.
- Install sub-surface drainage (e.g., agricultural drains) in persistently damp areas as required.
- Monitor subfloor moisture content quarterly for 12 months following completion of remedial works.

Note: This finding should be considered in conjunction with other reported defects and conducive conditions documented within the complete inspection report



Exterior Left Side Rear


Exterior Rear

8: CONDUCIVE CONDITIONS

Information

Section Overview

Conducive 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.

Important Note -Timber Pests

There is an inherent risk that termite or other timber pest damage may exist but not be visually apparent or accessible at the time of inspection. This is due to several factors:

Limited access: The inspection is confined to reporting on the presence of, and/or damage caused by subterranean and damp wood termites, borers of seasoned timber, and wood decay fungi present on the date and time of the inspection. Areas with limited or no access may conceal termite activity, damage, or defects.

Non-invasive nature: The standard inspection is visual and non-invasive, which means that concealed areas cannot be thoroughly examined without destructive testing.

Drywood termites: These pests are excluded from the standard inspection, as their colonies may be too small to detect by visual assessment.

Early stages of infestation: The early stages of borer activity, particularly for European House Borer (Hylotrupes bajulus), may not be apparent on the surface of the timber and cannot be detected by visual assessment.

Inactive termites: Where visual evidence of inactive termite workings and/or damage is found, it's possible that termites may still be active in the immediate vicinity and could continue to cause further damage.

Statistics related to termites in buildings in Australia: Termites are a serious threat to houses throughout Australia, capable of causing extensive damage that can reach tens of thousands of dollars or more.

Subterranean termites can enter structures or be present in a house "undetected" and unbeknown to the owner, quietly damaging the timbers behind the walls.

It's crucial for property buyers to understand that a standard pre-purchase timber pest inspection, while valuable, has limitations. Regular, continued inspections are essential to monitor and detect any termite activity or damage that may develop over time.

CC - Elevated Moisture Readings

Found. Read report in full

Elevated moisture readings can be indicative of various issues, including:

- Poor ventilation
- Ineffective drainage
- Leaking plumbing, roofs, windows or cladding
- Defective flashing
- Defective wet-area waterproofing
- Concealed termite activity

Note: False positive elevated moisture levels may occur due to recently or freshly painted surfaces, as paint can temporarily trap moisture or interfere with moisture meter readings. Prolonged periods of humid weather, especially in unoccupied buildings, can also contribute to elevated readings. High moisture levels may lead to unhealthy living conditions and create environments conducive to timber pest activity or building defects.

Recommendation: Areas with elevated moisture readings should be further investigated by a licensed builder or moisture specialist to identify and address the underlying cause. If environmental factors (e.g., humidity, recent painting) are suspected, consult a building biologist or inspector with expertise in hydrothermal assessment to differentiate between transient and structural moisture issues.

CC - Exterior Tap Drainage

The exterior tap(s) found during the inspection lack adequate drainage to manage water discharge, which may cause water to accumulate and lead to elevated moisture levels. This can contribute to structural issues, fungal decay, and termite infestation. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

Recommendation: We recommend drainage pit(s) be installed to connected to the drainage system (or otherwise diverted surface water at least 2m away from the building) by a suitably qualified trade professional as soon as practicable to reduce the risk of structural defects and timber pest infestation.


Exterior Front


Exterior Left Front


Pool Area


Exterior Right Side Rear

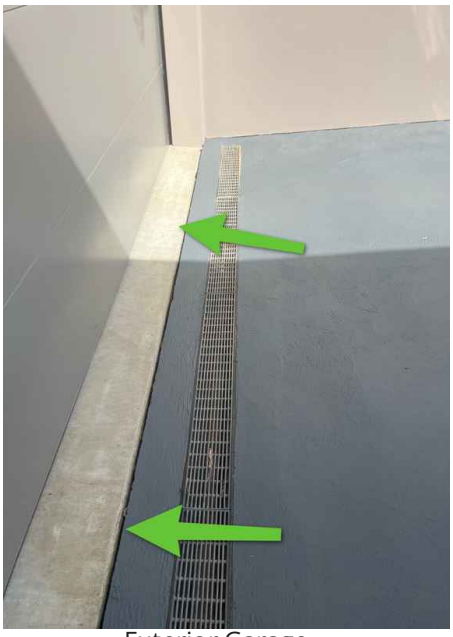

Exterior Right Side Rear


Site Right Side Front

CC - Moisture Cracks in Concrete Slabs Adjacent to Building

Cracks have been observed in concrete slabs located close to the building. These cracks may allow water to accumulate beneath or near the slab, increasing moisture levels in the soil adjacent to the structure. This can create conditions conducive to timber pest activity, including termite infestation, and may also contribute to ground movement or rising damp.

Recommendation: It is recommended that a licensed builder or concrete specialist be engaged to assess and repair the cracked concrete slabs. Remedial actions may include sealing the cracks, installing additional drainage, or replacing sections of the slab as necessary to prevent water accumulation and reduce the risk of both building defects and timber pest activity.


Exterior Garage

CC – Moisture Cracks / Joints in Masonry Paving

Cracks and/or open joints have been observed in masonry paving surfaces adjacent to the building. These defects may permit water to accumulate and be retained near the structure, resulting in persistent damp conditions. Such conditions are conducive to timber pest activity, including termite infestation, and may also contribute to ground movement, rising damp, and the development of mould and mildew.

Recommendation: It is recommended that a licensed builder or paving specialist be engaged to assess and repair the affected masonry paving. Remedial actions may include sealing cracks and joints, re-grading the paving to ensure proper water runoff, or replacing damaged sections as necessary to prevent water accumulation and reduce the risk of timber pest activity.


Exterior Right Front

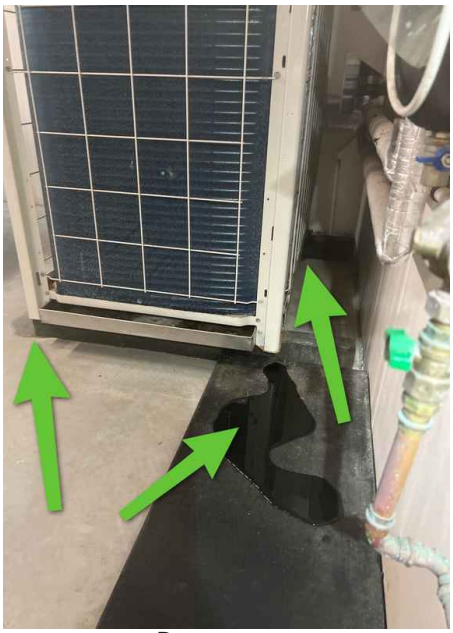

Exterior Left Side


Exterior Right Side Rear

CC – Overflow Discharge

The overflow outlet(s) found during the inspection are not installed to discharge water appropriately and may cause water to accumulate at times, leading to elevated moisture levels. This can contribute to structural issues, fungal decay, and termite infestation. Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

Recommendation: We recommend these and any other overflow outlet(s) be connected to the drainage system (or otherwise diverted at least 2m away from the building) by a suitably qualified plumber as soon as practicable to reduce the risk of structural defects and timber pest infestation.


Basement

Wooden (Lignocellulose) Materials: CC - Fence Timbers in Ground Contact

Timber fencing elements were found during the inspection, which, in our opinion, 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.

Recommendations:

Building: We recommend consulting a suitably qualified builder to explore options for replacing all identified timbers and similar components with suitable resilient materials or reconfiguring the structure to achieve a minimum 75mm inspection zone, which may involve removing or replacing existing elements.

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


Site Left Rear


Site Right Side Typically

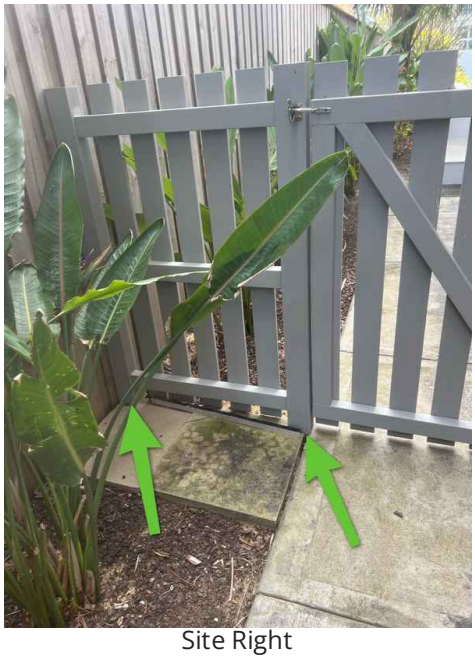
Wooden (Lignocellulose) Materials: CC - Service Timbers in Ground Contact

Timbers in service found during the inspection to be in direct contact with the ground are considered, in our opinion, to create conditions conducive to building defects and timber pest attack, as outlined in AS4349.1 and AS4349.3. Timbers in ground contact are more susceptible to moisture uptake, decay, wood rot, and infestation by timber pests, which may compromise the structural integrity of the building over time. Refer to the images provided for further information, identification, and representative examples of these conducive conditions.

Recommendation: We recommend that all identified timbers and similar components in ground contact be removed, replaced with suitable resilient materials, or reconfigured to achieve a minimum 75mm ground clearance. This will help reduce the risk of building defects and timber pest attack, and provide a suitable inspection zone in accordance with best practice and the requirements of both AS4349.1 and AS4349.3.


Exterior Front


Exterior Rear Right


Site Right

Wooden (Lignocellulose) Materials: CC - Stored Wood/Timber

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.

Site Left Side Middle

Wooden (Lignocellulose) Materials: CC - Vegetation

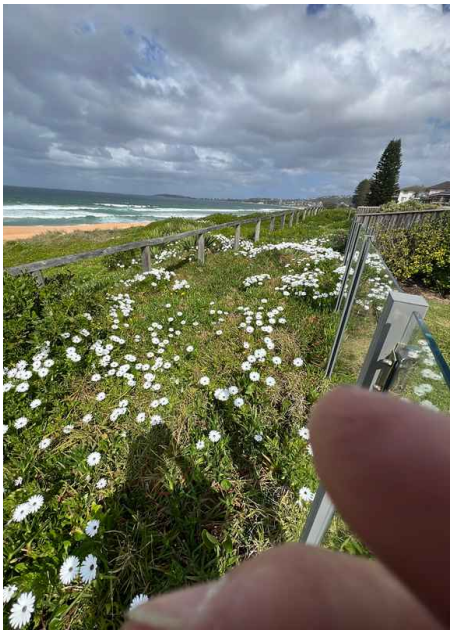
Vegetation on and near the site, within the termite foraging zone, including trees and other plant life, was observed during the inspection. This vegetation provides a conducive environment for timber pest attack and infestation by:

- Harbouring timber pests
- Creating moisture and humidity
- Providing a food source

Refer to the images provided for additional information, identification, and representative examples of these conducive conditions.

Recommendations: We recommend:

- Removing trees and vegetation where possible to reduce the risk of timber pest infestation.
- Consulting a suitably qualified pest control professional to advise on robust termite management system options and ensure effective termite protection.



Wooden (Lignocellulose) Materials: CC - Wooden Materials in Ground Contact

Wooden (cellulosic) materials found during the inspection in ground contact provide a conducive environment for timber pest attack and infestation. These materials, in direct contact with the ground, serve as 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 Typically


Site Front Middle


Site Left Side Front


Site Rear Right Side


Below Trampoline Typically


Site Typically


Site Left Side Outside Front

9: BUILDING INTERIOR

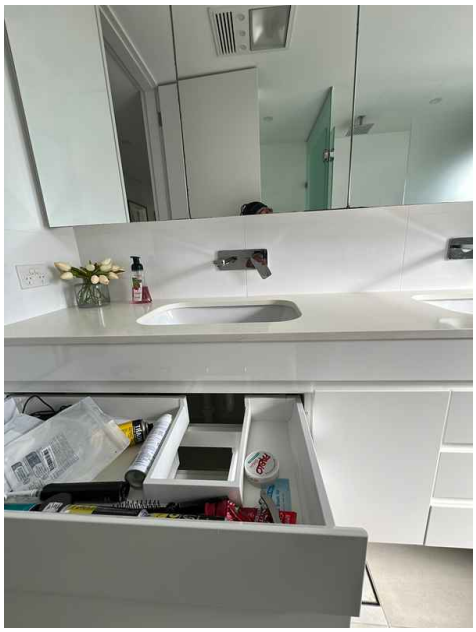
Information

Section Overview

This section outlines the extent of the building interior inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Rooms and areas (such as bedrooms and bathrooms) are numbered in the order inspected, unless specified otherwise. Inspections are typically conducted in a clockwise direction from the point of entry.

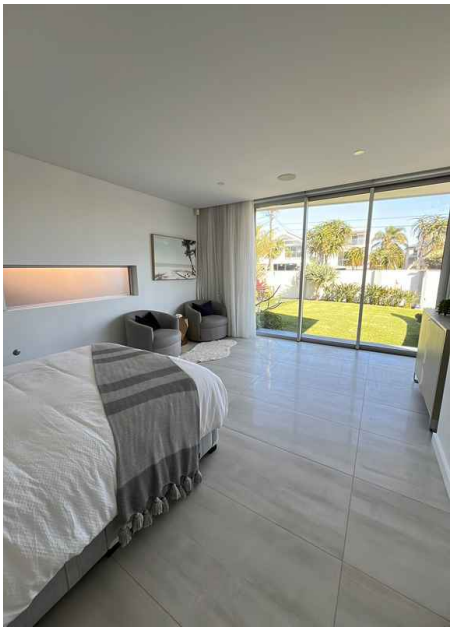
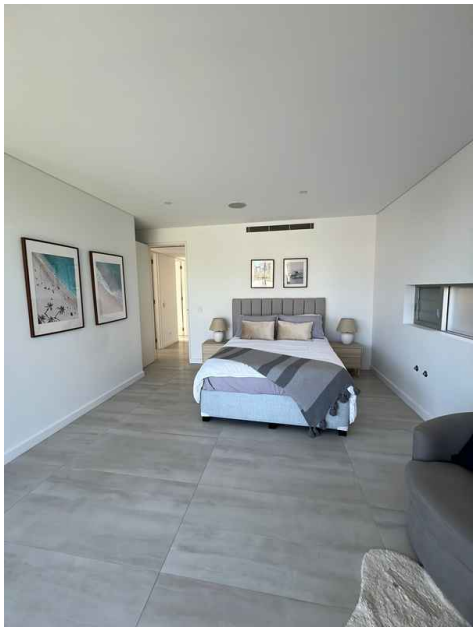
Images - Bathroom 1

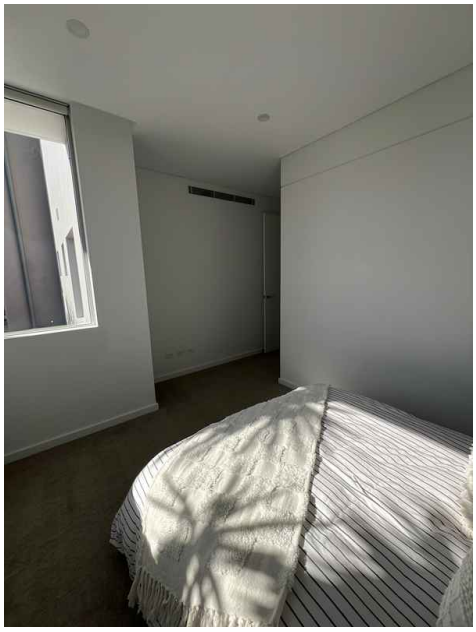


Images - Bathroom 2

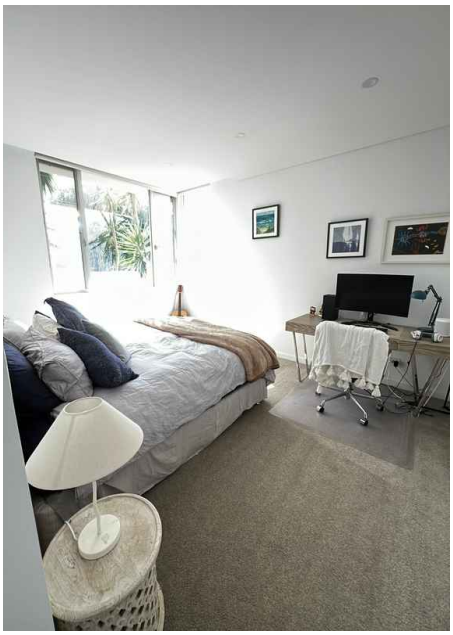
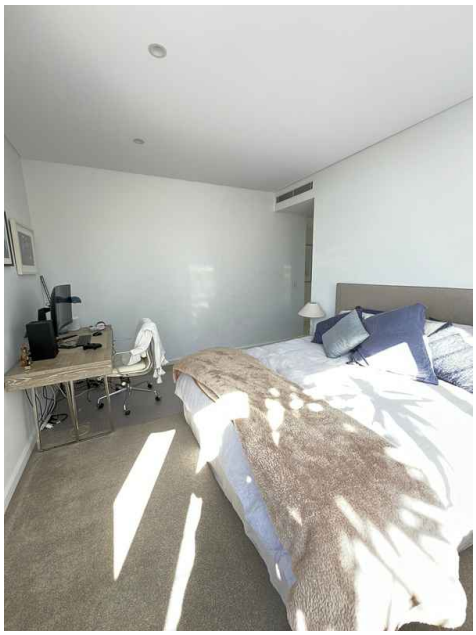

Images - Bedroom 1

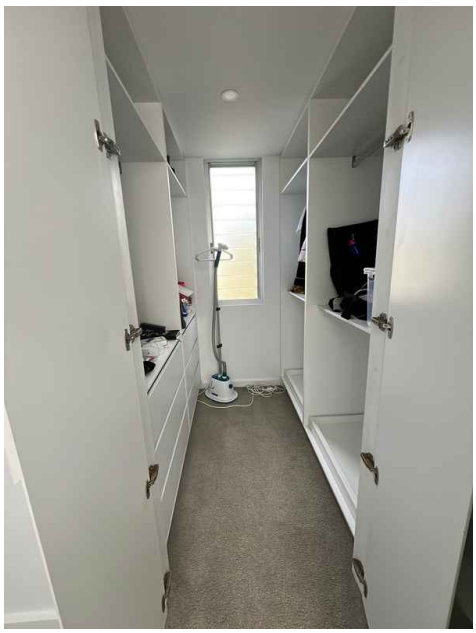
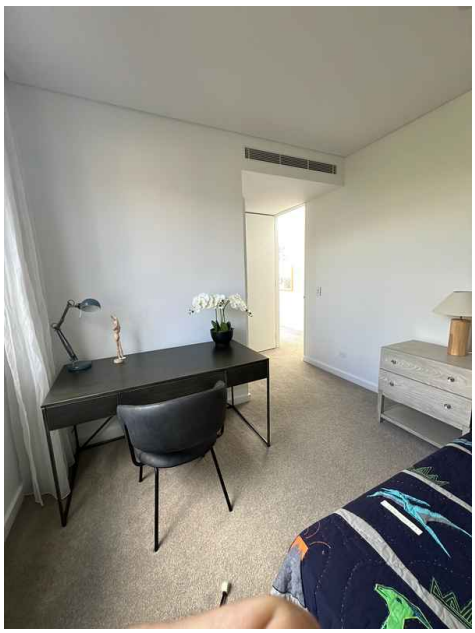
Images - Bedroom 2

Images - Bedroom 3


Images - Bedroom 4

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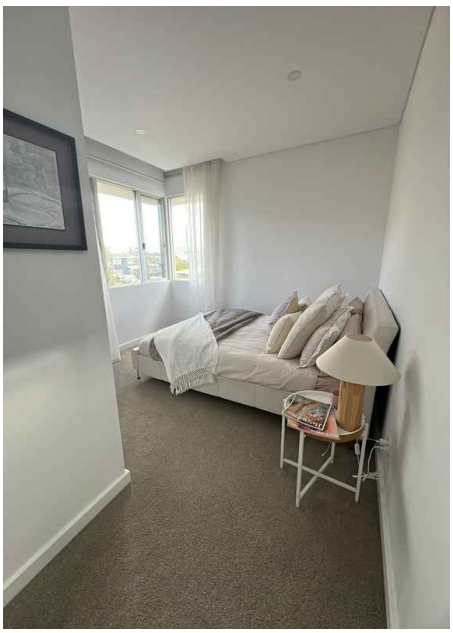
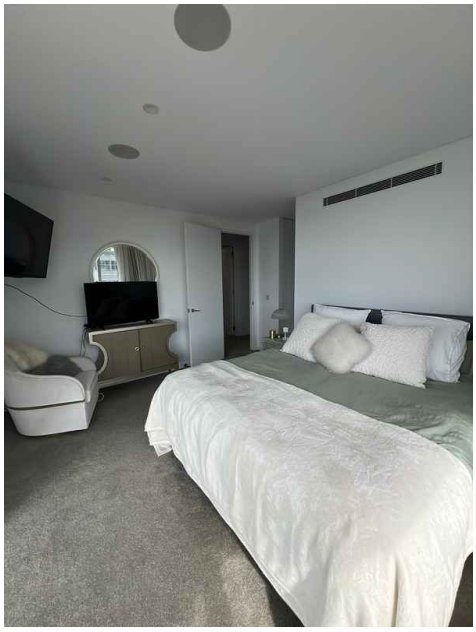
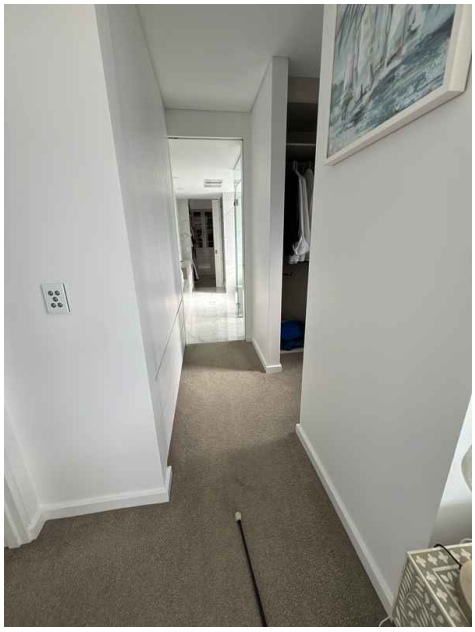
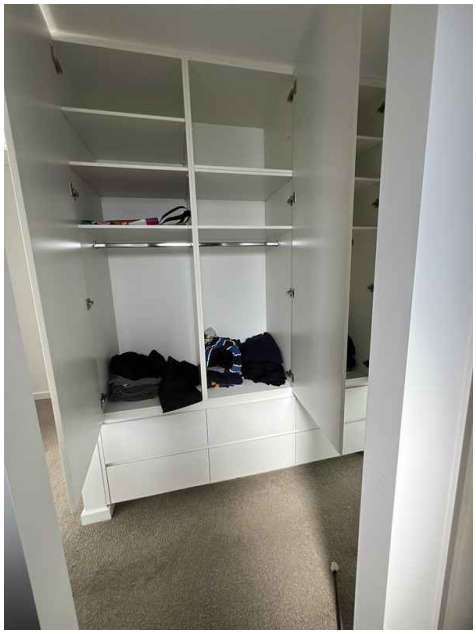


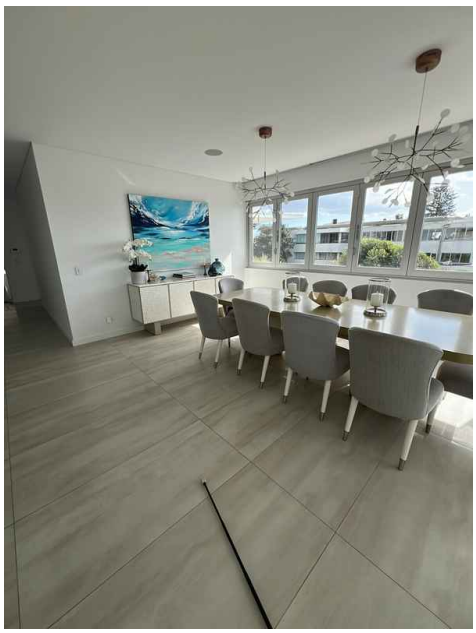
Images - Bedroom 6



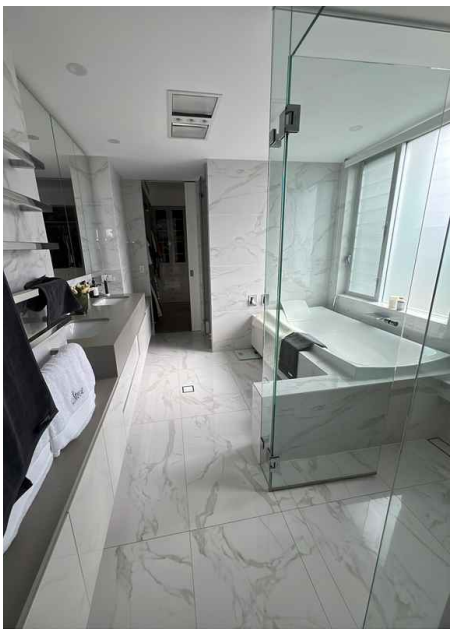
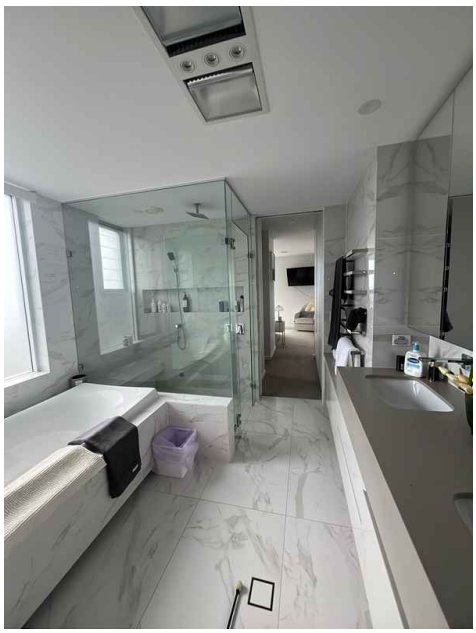
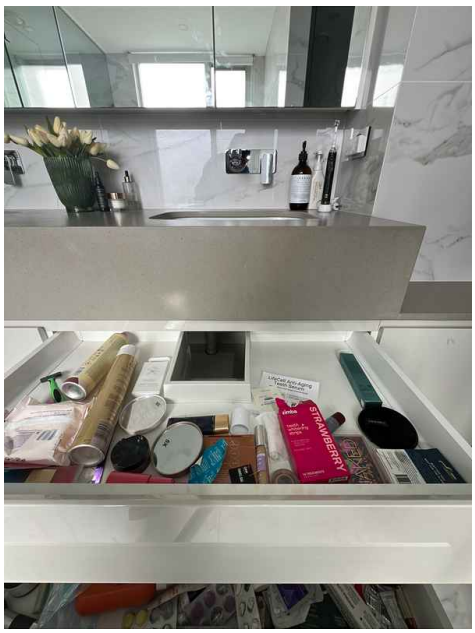


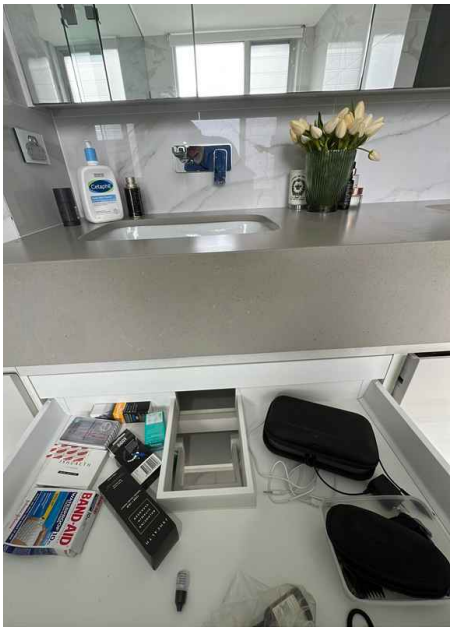


Images - Dining Room

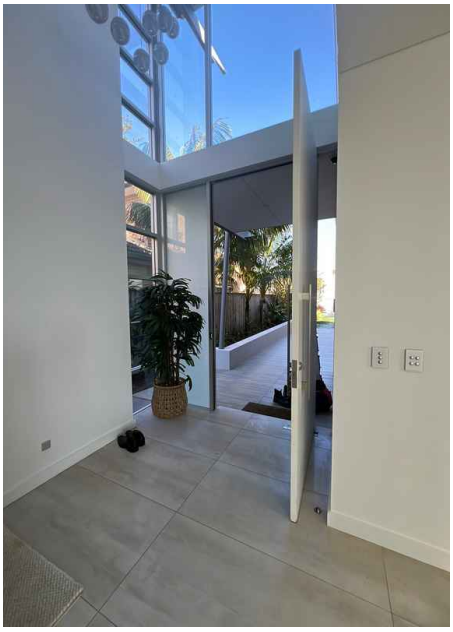



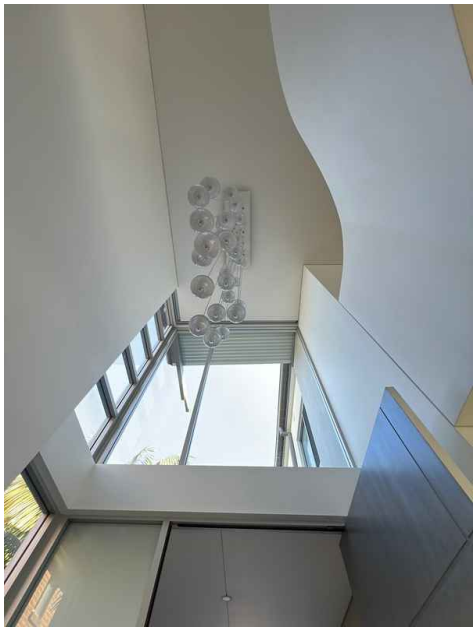

Images - Ensuite 1



Images - Entry Foyer



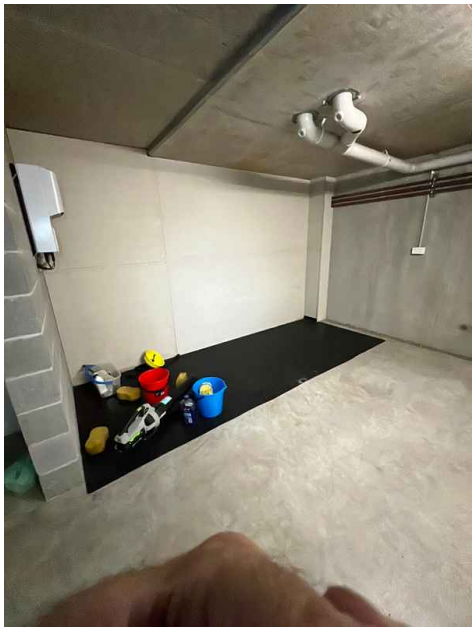
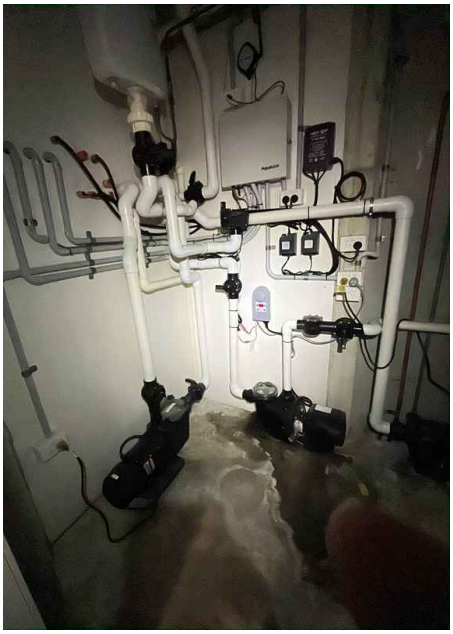
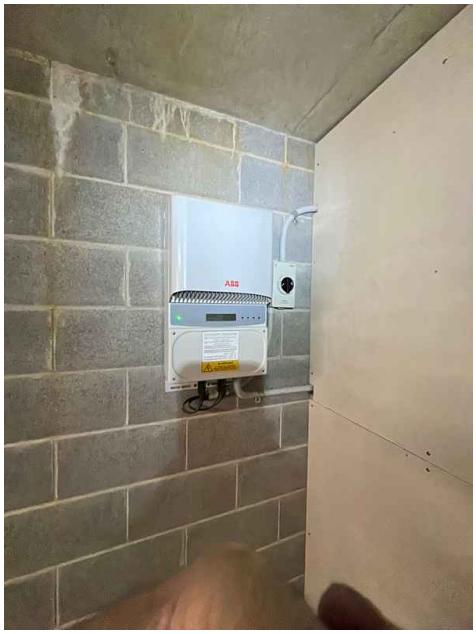
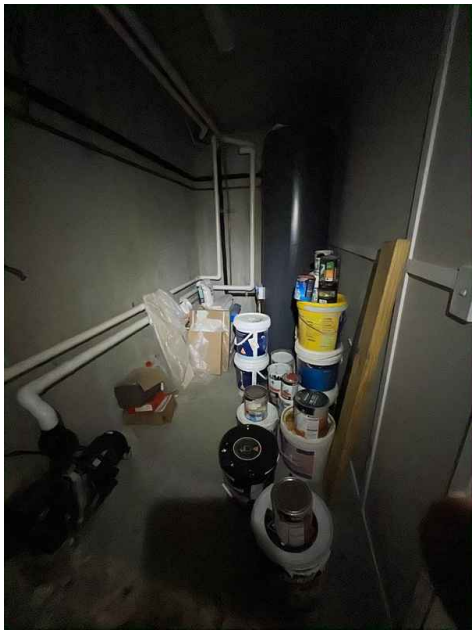


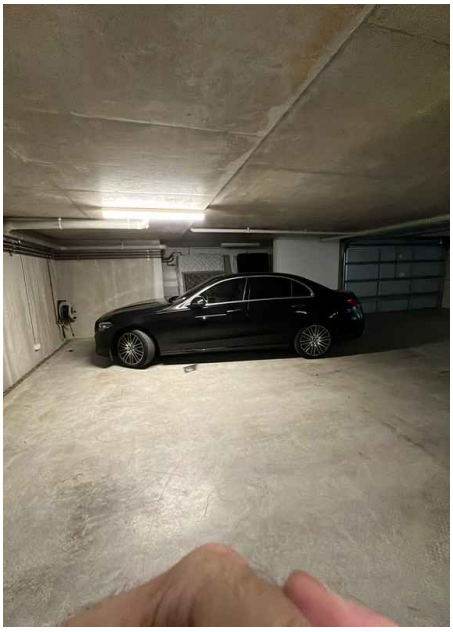
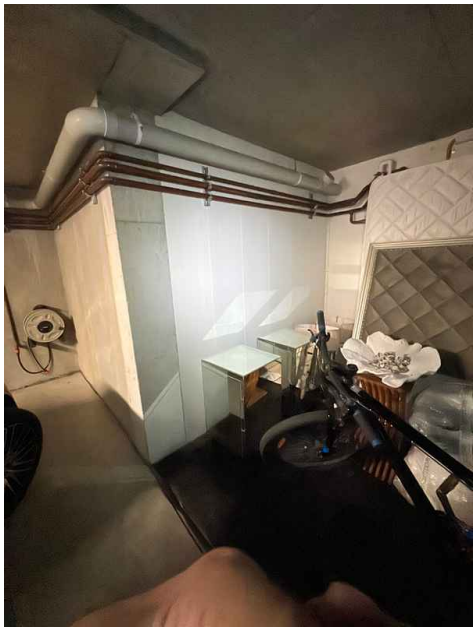
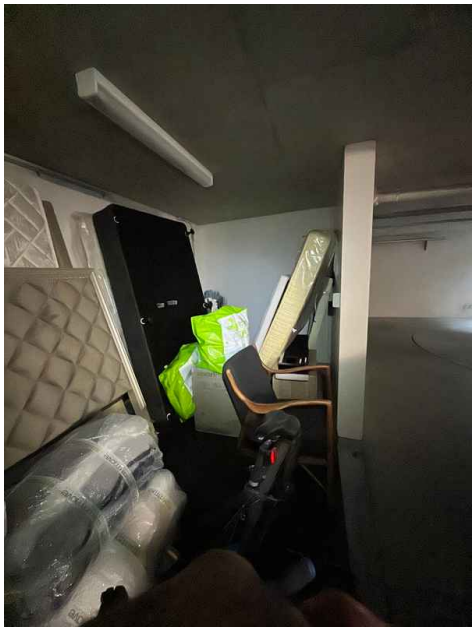
Images - Entry Foyer Basement

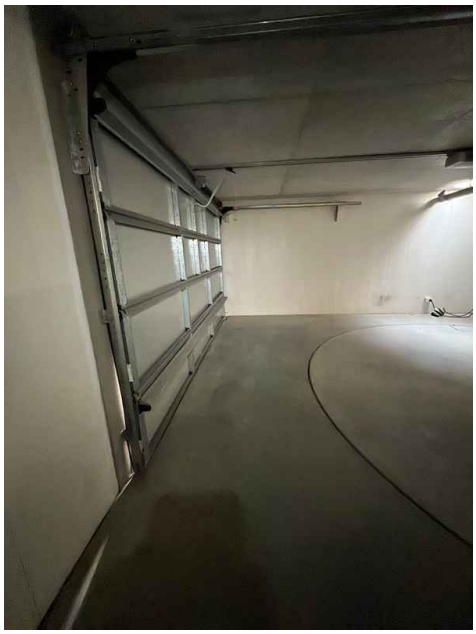
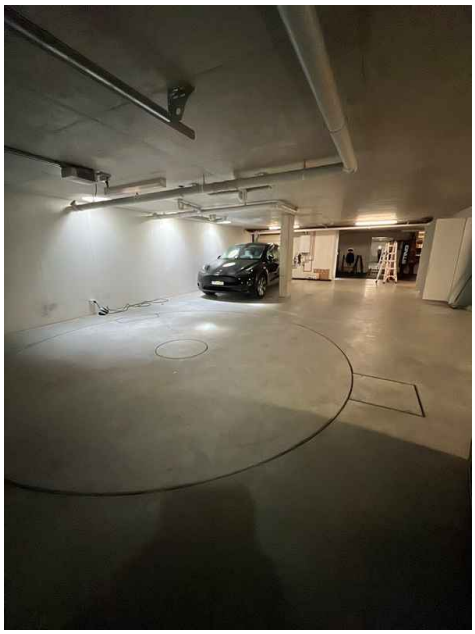
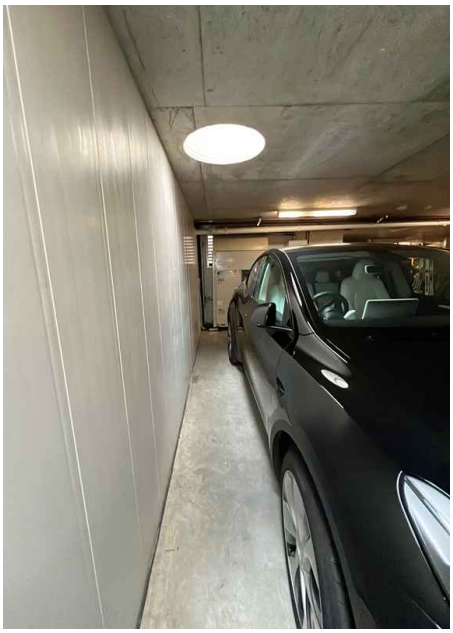
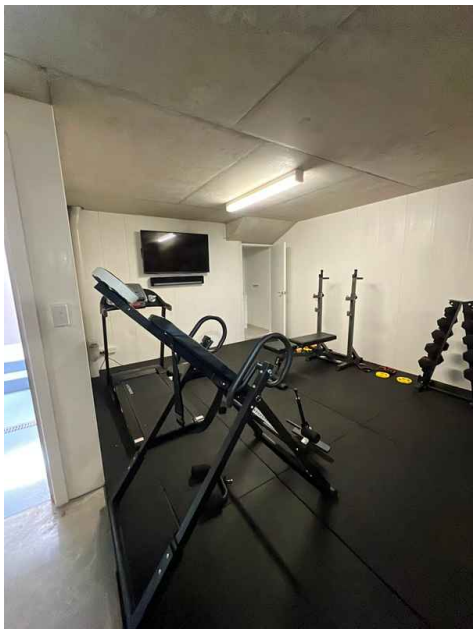
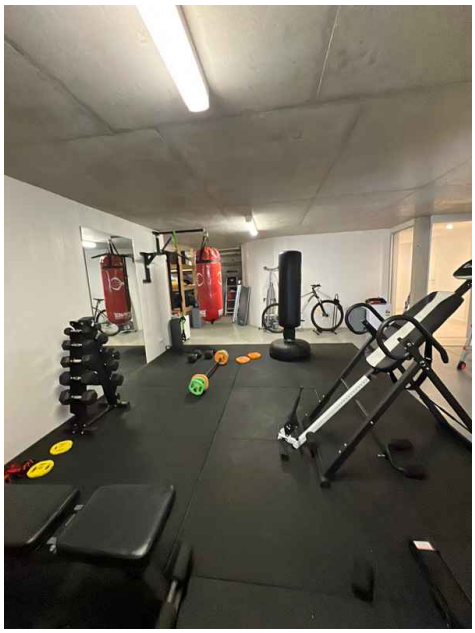


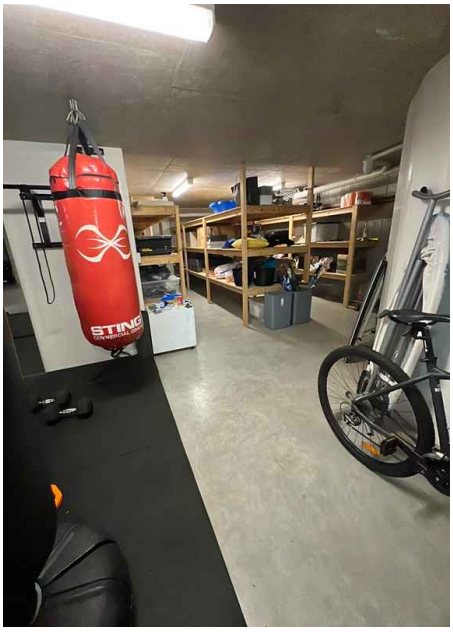
Images - Garage/Basement



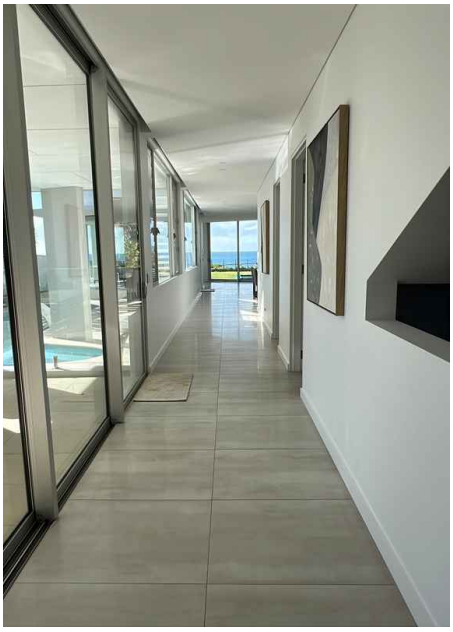





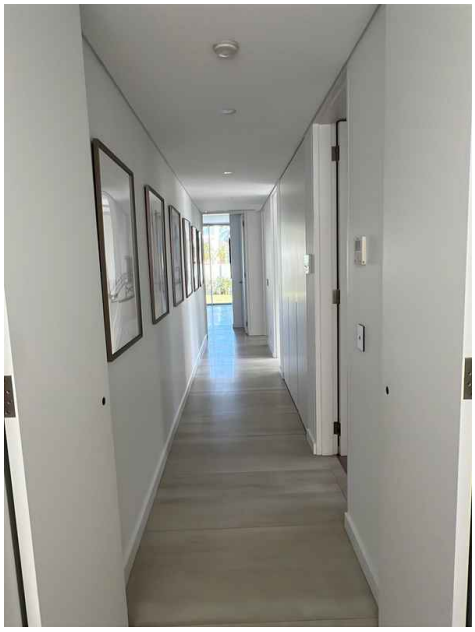




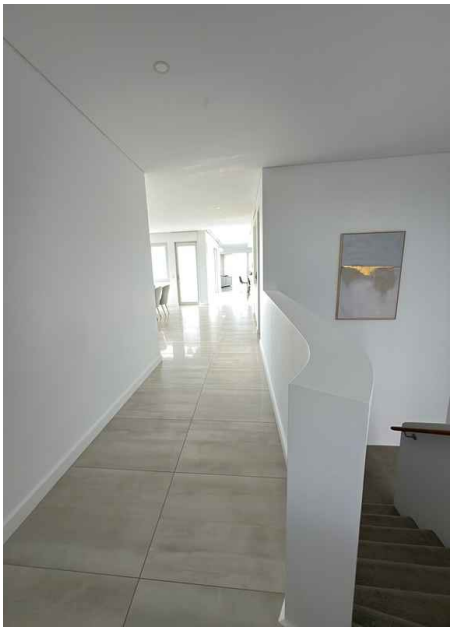
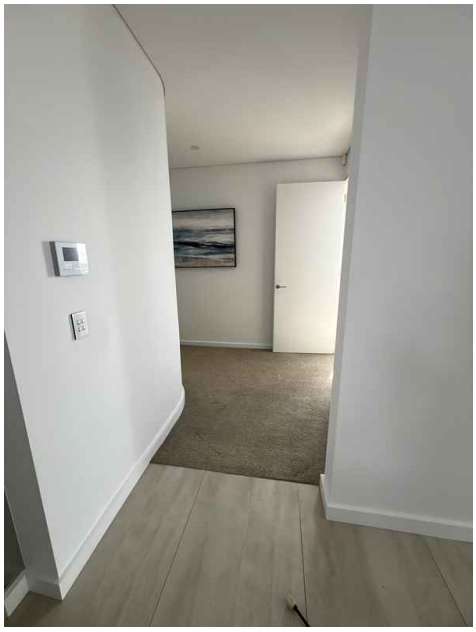
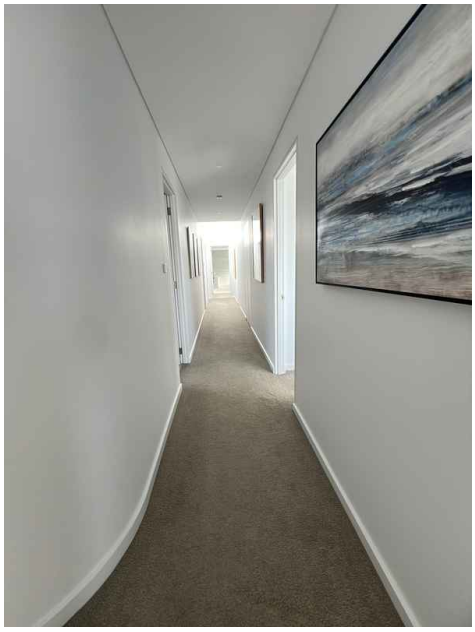


Images - Hallway ground floor





Images - Hallway upstairs

Images - Kitchen




Images - Laundry





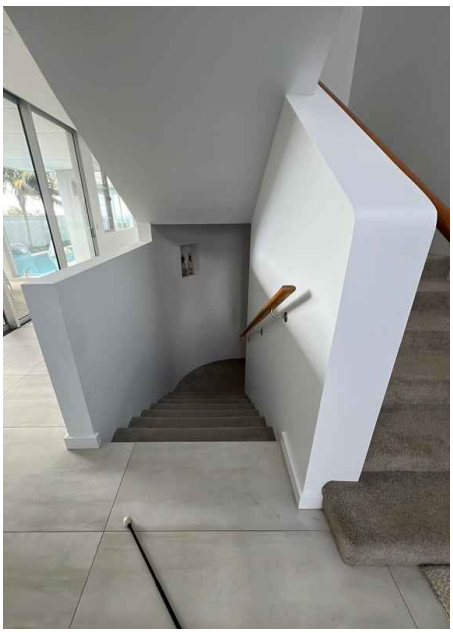
Images - Laundry 2




Images - Living Room


Images - Rumpus/Retreat


Images - Stairs

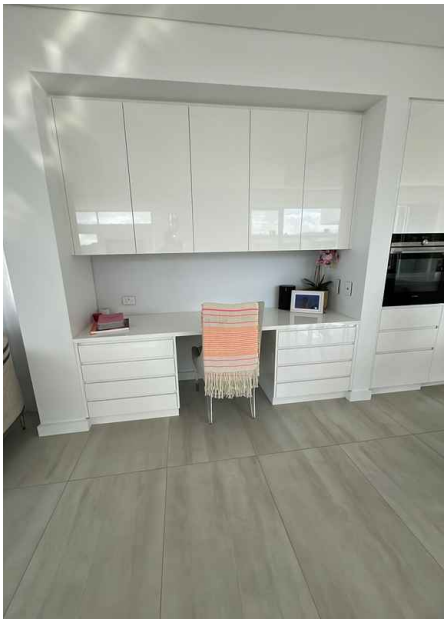


Images - Storage

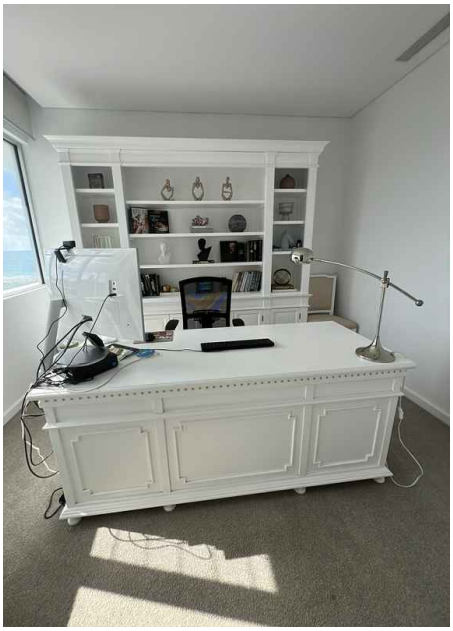

Images - Storage Upstairs



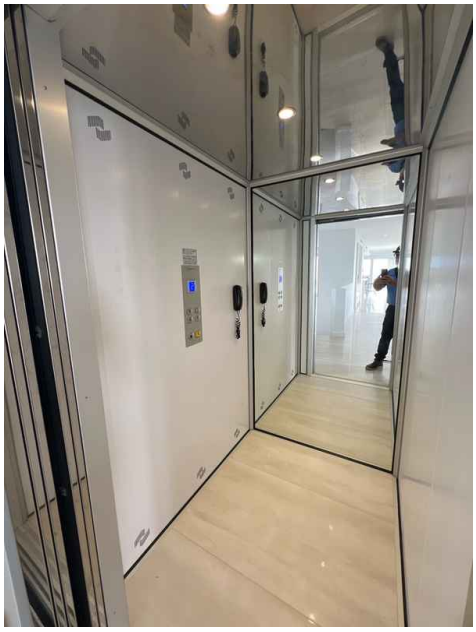
Images - Study

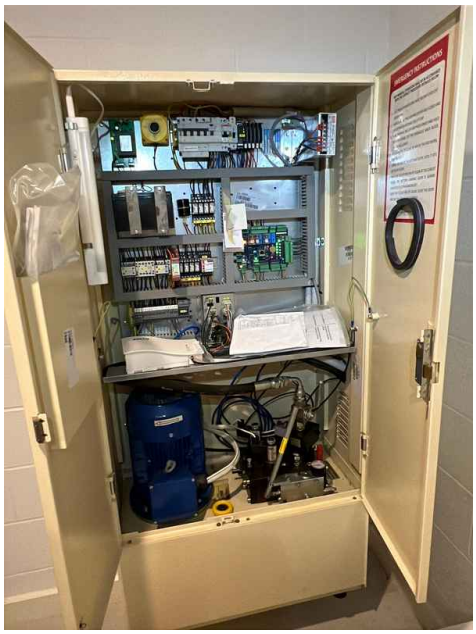
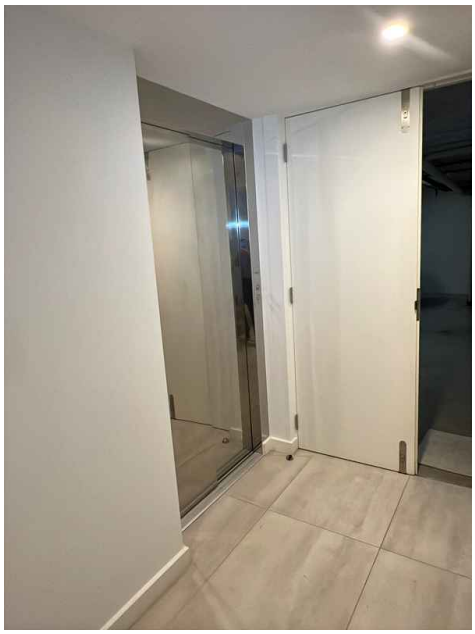


Images - Office



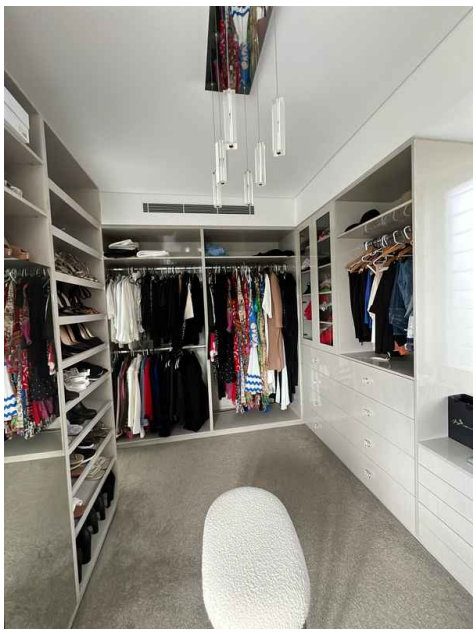
Images - Lift

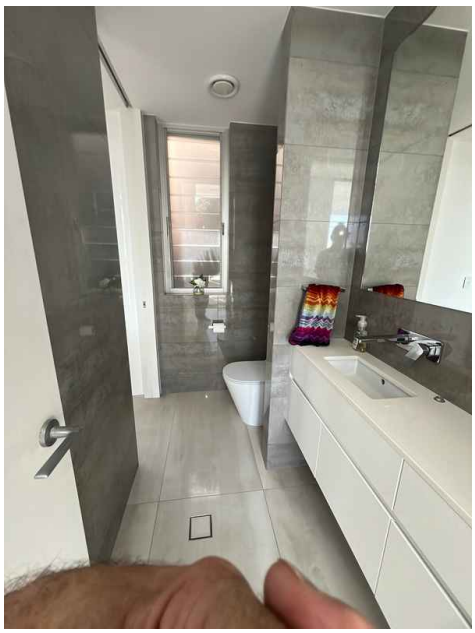
Images - Walk-In-Pantry


Images - Walk-In-Robe

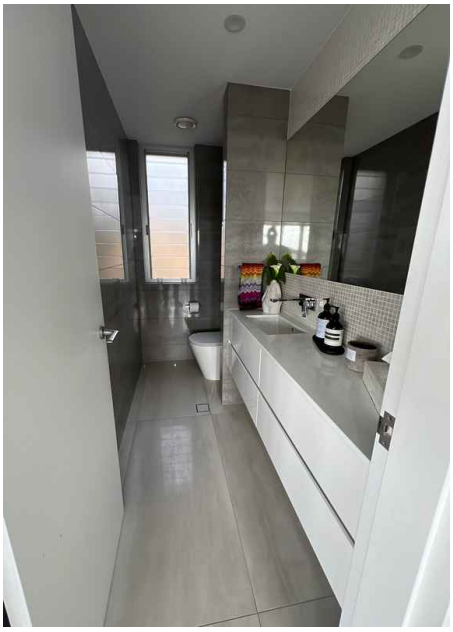



Images - WC/Powder Room 1



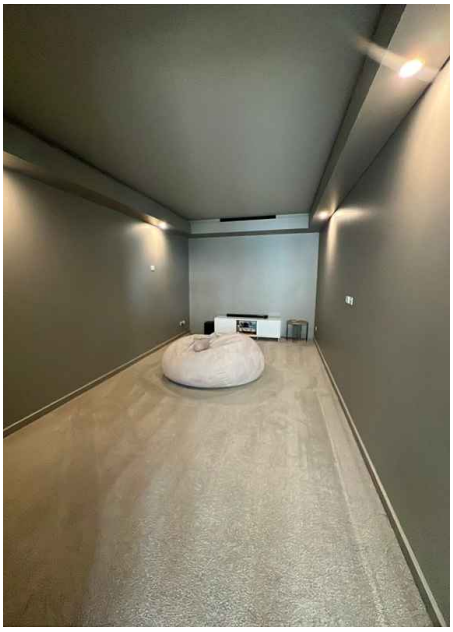
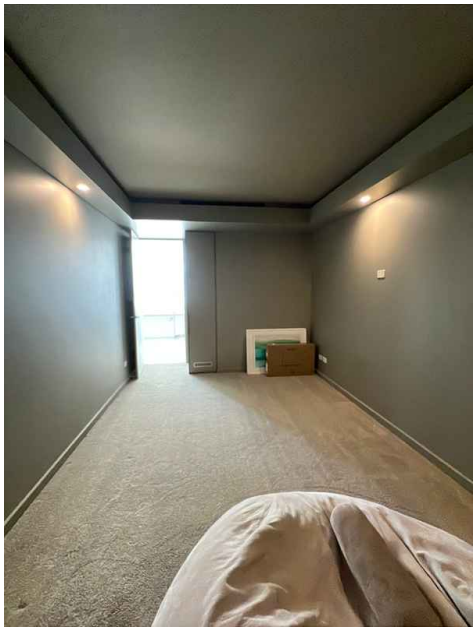


Images - WC/Powder Room 2

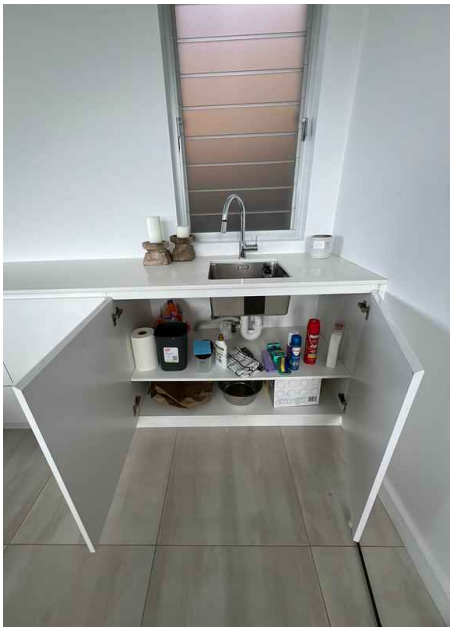
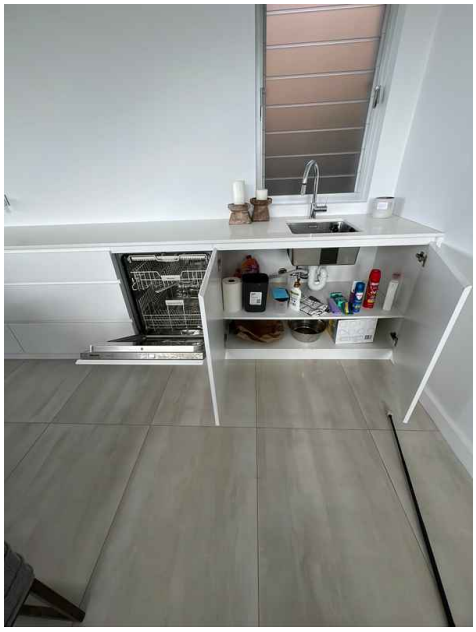



Images - WC/Powder Room 3


Images - Media Room


Images - wet Bar

Limitations

Limitations

BUILDING INTERIOR OBSTRUCTIONS

Inspection of the building interior was subject to obstructions and restrictions that limited access and visibility. These included one or more of the following:

- Furniture & Stored Items: Large items (e.g., wardrobes, beds, sofas) and stored belongings obstructing access to walls, floors, ceilings, skirtings, and internal corners.
- Floor Coverings: Fixed coverings such as carpet, tiles, or vinyl concealing the condition of underlying flooring and subfloor junctions.
- Wall Linings & Fixed Fixtures: Plasterboard linings, wall panelling, or built-in furniture (e.g., cupboards, shelving) concealing structural framing and wall cavities.
- Ceiling Linings: Standard ceiling finishes concealing roof framing and structural components.
- Other Fixtures & Fittings: Appliances, curtains, blinds and similar fixtures restricting full visibility of certain areas.

Due to these limitations, some sections of the building interior were excluded from this inspection and are not covered in this report. Photographs included in this section illustrate typical examples of obstructions, though not all may be depicted.

Recommendation:

- Where reasonable and safe, remove or relocate obstructing items (e.g., stored goods or large furniture) to improve access for future inspections.
- Recognise that many building elements (e.g., structural framing, wall cavities, and areas beneath floor coverings) remain concealed during a visual inspection. Further investigation of these concealed components may require invasive methods that fall outside the scope of this inspection.
- Where concerns arise regarding concealed or inaccessible areas, consultation with relevant specialists (e.g., builders, plumbers, electricians, structural engineers) is recommended.

Limitations

HIGH-RISK AREA(S)

Locked room, Sealed Access Hole

In our opinion, the aforementioned area(s) constitute a high-risk zone(s) that we were unable to fully inspect due to permanent restrictions or locked entry, which prevented access at the time of inspection.

Recommendation: We recommend further investigation to fully assess and address the risks associated with this high-risk area.

Bathroom 1

Cellar?

10: ROOF SPACE

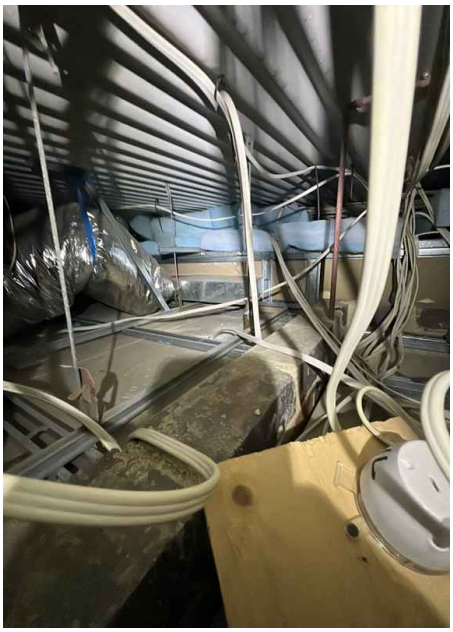
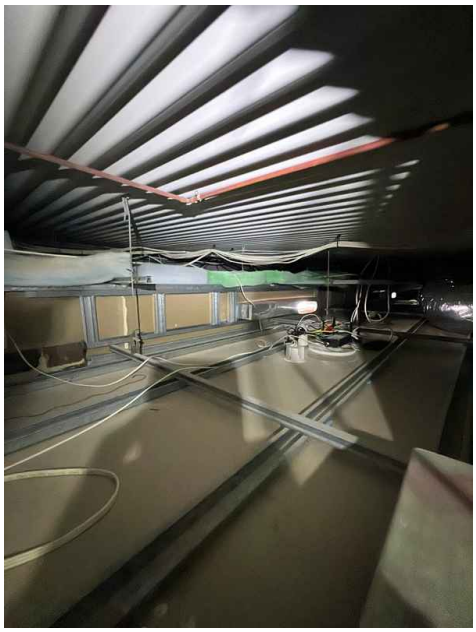
Information

Section Overview

This section outlines the extent of the roof space(s) inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Please note variations in roof space conditions can occur due to factors such as weather exposure and building materials; therefore, ongoing maintenance is essential.

Images - Pantry


Limitations

Limitations

ROOF SPACE OBSTRUCTIONS

Inspection of the roof space was restricted by obstructions and safety limitations, including one or more of the following:

- Access Constraints: Small or awkward manholes, high ceilings, inadequate crawl space, or unsafe entry points.
- Insulation & Stored Items: Bulk or loose-fill insulation, ducting, or stored goods obstructing visibility of framing, sarking, and structural elements.
- Linings & Services: Ceiling/floor linings, electrical wiring, plumbing, or HVAC installations concealing framing and bracing.
- Clearance & Materials: Low or unsafe clearance, fragile materials (e.g., asbestos) preventing full traversal.

Due to these limitations, some portions of the roof space were excluded from inspection. Refer to photographs provided for typical examples.

Recommendation:

- Where safe and practicable, remove or adjust insulation and stored items to improve accessibility.
- Engage licensed trades (electricians, plumbers, structural engineers) to investigate concealed or inaccessible elements if concerns arise.
- Note: Invasive methods (e.g., removing linings or sarking) fall outside the scope of this visual inspection.

Limitations

ROOF SPACE RESTRICTIONS

Low pitch structural elements, Physical barriers, Air conditioning ducts, Suspended ceiling unsafe access, Flat roof construction, Concealed services

Inspection of the roof space was subject to the above-mentioned restrictions that limited access. Due to these restrictions, some sections of the roof space were excluded from this inspection and are not covered in this report. Supporting photographic evidence is provided in this section, though it may not capture all restrictions encountered.

Recommendation: We recommend full access be gained to and reinspected by a suitably qualified tradesperson.

Limitations

HIGH-RISK AREA(S)

Above ceiling linings, Sealed or enclosed spaces

In our opinion, the aforementioned area(s) constitute a high-risk zone(s) 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.

11: ROOF EXTERIOR

Information

Section Overview

This section outlines the extent of the roof exterior inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Please consider that weathering and material degradation can vary across the roof surface; therefore, regular monitoring is advised.

Images - Main

Images - Porch





Limitations

Limitations

ROOF EXTERIOR OBSTRUCTIONS

Inspection of the roof exterior was subject to obstructions or other restrictions that impacted access and visibility. These included one or more of the following:

- Height Restrictions: Elevated sections beyond the reach of a 3.6m ladder or requiring fall protection not used within the scope of inspection.
- Weather Conditions: Rain, wind, or wet/slippery surfaces reducing safe access and visibility.
- Obstructed Roof Features: Debris, vegetation, or stored items impeding inspection of roof surfaces, valleys, gutters, flashing, and downpipes.
- Concealed Areas: Solar panels, HVAC units, cladding or other installations obscuring underlying roof coverings.
- Structural Limitations: Flat roofs, enclosed patios, or inaccessible eaves not visible without invasive methods.
- Safety Hazards: Fragile or deteriorated materials (e.g., broken tiles, corroded sheets, brittle sheeting) preventing safe access.

Accordingly, some areas of the roof exterior were excluded from inspection. Photographs illustrate typical examples.

Recommendation:

- Use qualified contractors with appropriate equipment (e.g., elevated work platforms, harness systems) for further assessment of inaccessible areas.
- Clear debris/vegetation to improve visibility and allow safer future inspections.
- Concealed areas beneath solar panels, cladding, or similar may require invasive inspection by relevant specialists.

Limitations

RESTRICTED ACCESS

Elevated areas inaccessible from a 3.6m lean-to ladder or 2.2m step ladder

We were unable to inspect or fully inspect part or all of this area or item due to the above factors. Please refer to any accompanying images to further understand this access restriction.

Recommendation: We recommend access be gained where practicable to address the limitations of this inspection to permit further investigation.

Limitations

HIGH-RISK AREA(S)

Inaccessible areas, Below solar panels

In our opinion, the aforementioned area(s) constitute a high-risk zone(s) 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.

12: BUILDING EXTERIOR & APPENDAGES

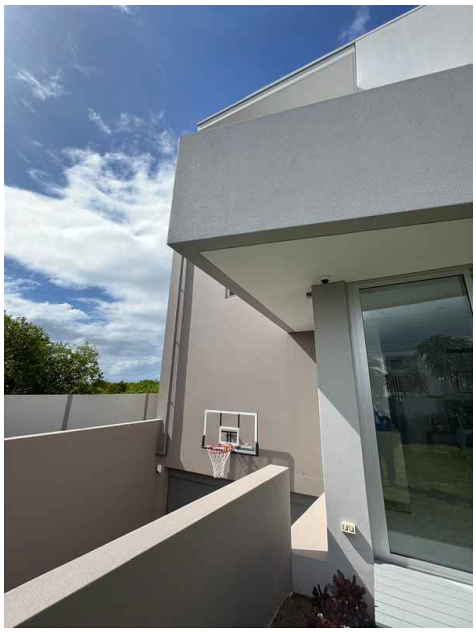
Information

Section Overview

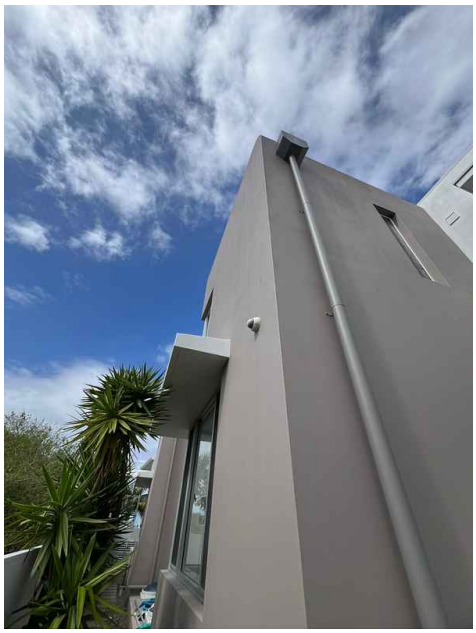
This section outlines the extent of the building exterior and appendages inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Please be aware that exterior elements are subject to environmental exposure, which can lead to varying rates of deterioration. Regular inspection and maintenance are recommended.

Images - Front

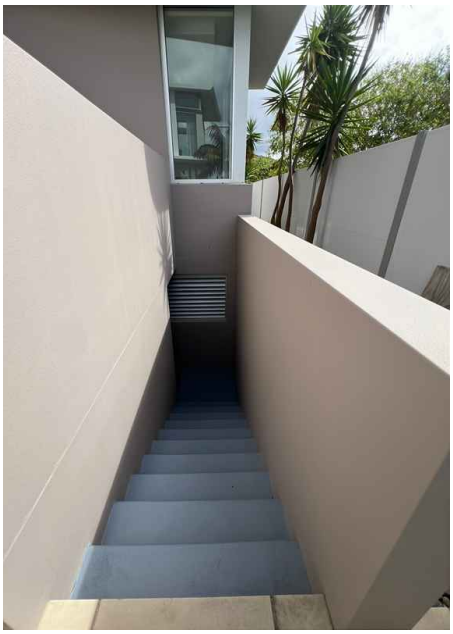
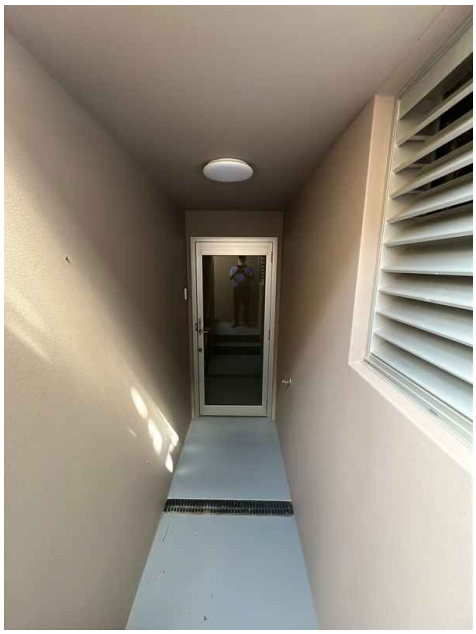




Images - Left Side

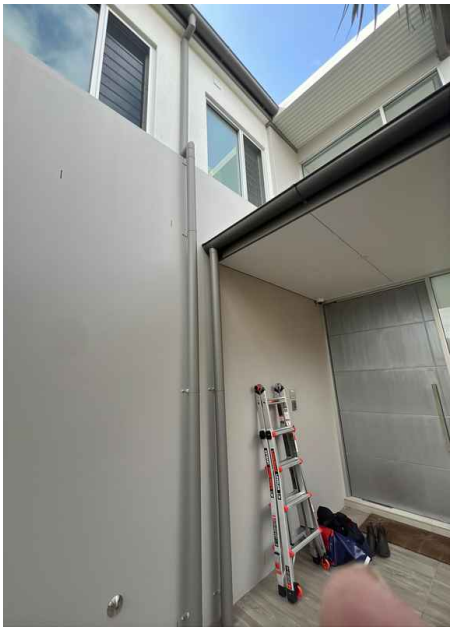





Images - Rear


Images - Right Side

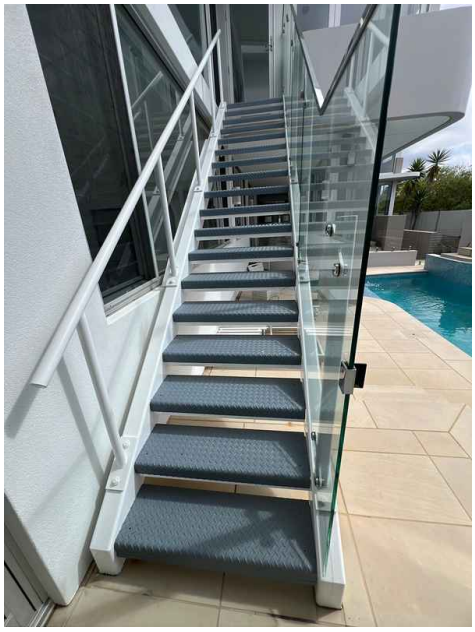



Images - Alfresco Area

Images - Porch

Images - Stairs





Limitations

Limitations

BUILDING EXTERIOR OBSTRUCTIONS

Inspection of the building exterior was limited by obstructions or other restrictions. These included one or more of the following:

- Vegetation: Overgrown plants, shrubs, or vines covering external surfaces, windows, gutters, and downpipes.
- Stored Items & Fixtures: Outdoor furniture, goods, sheds, utility appliances, or construction materials restricting access to walls and adjacent grounds.
- Boundary Restrictions: Limited clearance due to fences, neighbouring structures, or permanent fixtures.
- Height Restrictions: Elevated external walls, eaves, and gutters beyond 3.6m ladder reach.
- Concealed Areas: Surfaces concealed by render, cladding, or similar finishes obscuring underlying elements.
- Decking & Paving: Inaccessible areas beneath decks, tiles, paving, or concrete.
- Weather Conditions: Rain, poor light, or glare reducing visibility.

Therefore, some exterior areas were excluded from inspection. Refer to photographs for examples.

Recommendation:

- Where practicable, clear obstructions (vegetation, stored goods, appliances/fixtures) to allow full access during future inspections.
- Elevated or inaccessible areas should be inspected by suitably qualified professionals.
- Concealed areas (e.g., under decking, behind cladding) may require invasive investigation by builders or specialist trades if concerns arise.

Limitations

HIGH-RISK AREA(S)

Behind wall claddings, Behind vegetation abutting exterior, Behind obstructions abutting exterior, Behind appliance units abutting exterior

In our opinion, the aforementioned area(s) constitute a high-risk zone(s) 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.

13: SUBFLOOR SPACE

Information

Section Overview

This section outlines the extent of the subfloor space inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Please be aware that sub-floor environments can be subject to varying weather conditions, moisture, and pest activity. Regular monitoring is advised to mitigate potential issues.

Limitations

Limitations

HIGH-RISK AREA(S)

Sealed or enclosed spaces

In our opinion, the aforementioned area(s) constitute a high-risk zone(s) 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.

Limitations

SUBFLOOR INACCESSIBLE - MASONRY BASEMENT SLAB-ON-GROUND

The building has a masonry basement and sits on a concrete slab-on-ground. There is no subfloor, so inspection of the underside, floor framing, and footings was not possible. This limits assessment of hidden elements such as the concrete slab, waterproofing, and underground services. Inspection is restricted to visible and accessible areas in line with AS4349 guidelines, and concealed issues may not be apparent.

14: SITE & DETACHED STRUCTURES

Information

Section Overview

This section outlines the extent of the site and detached structures inspection at the time of inspection, including relevant limitations and restrictions. The included images are representative examples illustrating the general scope and are not exhaustive, nor do they depict every aspect of the inspected areas or all limitations encountered.

Please be aware that site conditions and detached structures can be subject to weathering, drainage issues, and varying maintenance levels. Regular monitoring in various weather conditions, including heavy rain, is advised to address potential concerns.

Images - Front



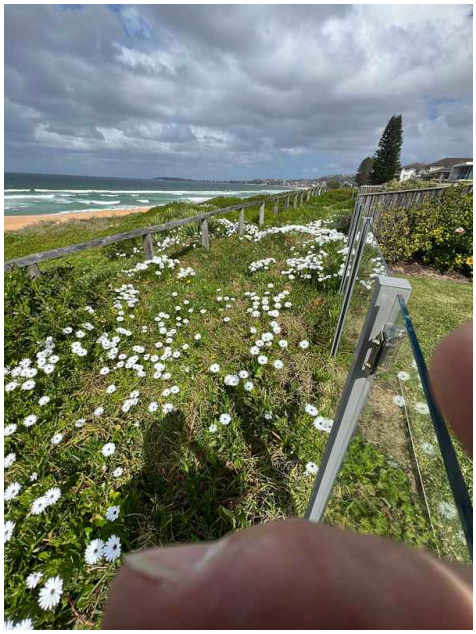


Images - Left Side


Images - Rear

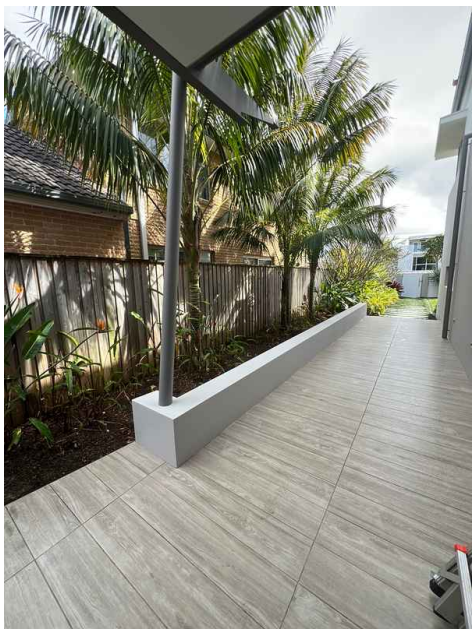
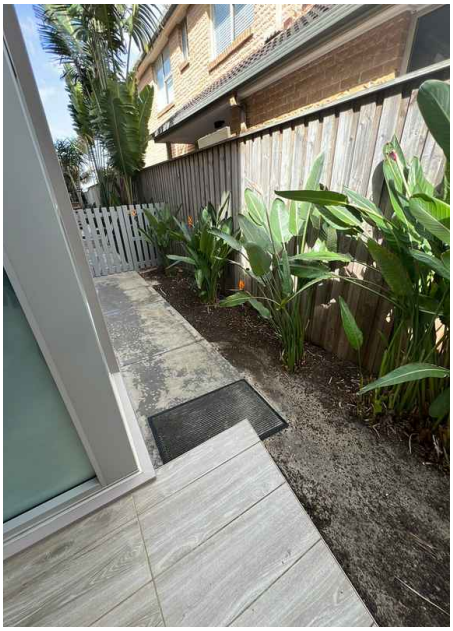




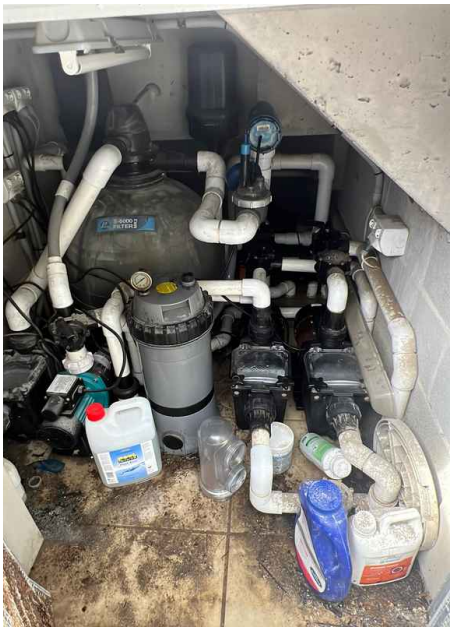
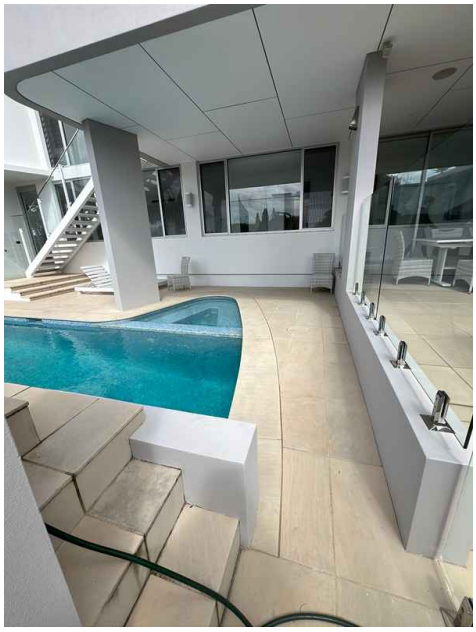


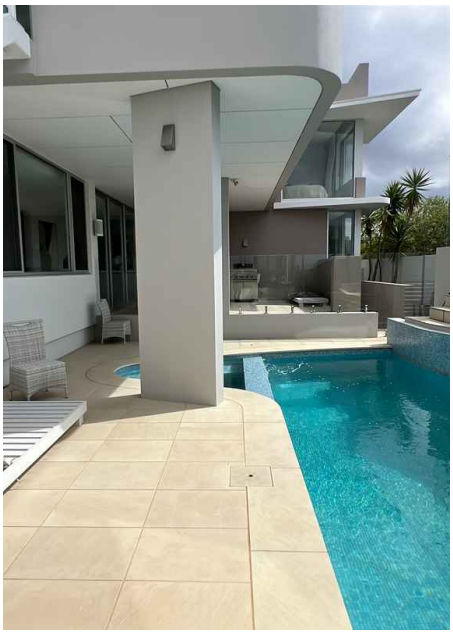

Images - Right Side



Images - Pool Area




Limitations

Limitations

SITE AND DETACHED STRUCTURES OBSTRUCTIONS

Inspection of the site and detached structures was subject to obstructions and restrictions that limited access and visibility. These included one or more of the following:

- Vegetation: Overgrown trees, shrubs, ground cover, or landscaping obstructing inspection of site features such as retaining walls, fencing, paths, and surface drainage systems.
- Stored Items & Debris: Construction materials, refuse, or other stored goods restricting access to site areas and detached structures.
- Ground Conditions: Soft, uneven, unstable, or slippery surfaces presenting safety hazards or limiting inspection movement.
- Water Hazards: Standing water, ponds, dams, or other water features restricting inspection of adjacent ground structures and components.
- Concealed Services: Subsurface services (e.g., underground plumbing, stormwater pipes, tanks, septic systems) not visible without invasive or specialist methods.
- Boundary Restrictions: Limited clearance between property boundaries, fences, retaining walls, or neighbouring structures preventing full inspection of some site features.
- Weather Conditions: Adverse weather or poor lighting affecting visibility and/or safe access at the time of inspection.

As a result, some areas of the site and detached structures were excluded from this inspection and are not addressed in this report. Photographs provided in this section illustrate typical examples of encountered obstructions.

Recommendation:

- Where safe and practicable, clear vegetation, stored items, or debris to enable more comprehensive future inspection.
- For concealed or underground services (e.g., stormwater, septic systems, tanks), consult relevant specialists (e.g., licensed plumbers, drainage contractors, or landscapers) for further investigation if concerns arise.
- Consider improving ground stability or access in hazardous site areas to reduce safety risks and facilitate future inspections.

15: CONDITIONAL FACTORS

Information

General: Section Overview

This section highlights the conditional factors that may have impacted the scope, accuracy, or completeness of the inspection. These factors provide essential context for understanding the inspection's limitations and their potential impact on the findings and recommendations presented in this report.

General: Approximate Temperature

15 - 20°C

General: Attendees at the inspection

Inspector, Tenant, Vendor's Agent

General: Moisture Testing Methodology

A Tramex ME5 Moisture Encounter was used for moisture testing during both the building and pest inspection where relevant. This device was employed to provide accurate, non-invasive moisture readings in accordance with industry standards.

General: 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.

General: Weather Conditions

Clear

Disclosure of Material Facts

Recommendation: It is recommended that you, as the prospective purchaser, request written confirmation from the vendor or sales agent regarding any material facts relating to the property. Under NSW law, agents and vendors are required to disclose any known material facts that may affect your decision to purchase. This includes, but is not limited to, significant defects, safety hazards, past termite treatment or issues identified in any previous building or pest inspection reports.

Reason for Recommendation: While this inspection has been carried out in accordance with AS4349 and is based on a visual assessment at the time of inspection, certain defects or evidence of pest activity (such as termite workings) may have been concealed, obstructed, or removed prior to inspection. Requesting this disclosure helps ensure that any known or previously identified issues—particularly those not visible or accessible during the inspection—are brought to your attention.

Suggested question to ask the vendor or sales agent:

“Are you aware of any material facts or significant issues about the property that must be disclosed to potential buyers under NSW law, including any findings from previous building or pest inspection reports?”

Obtaining a written response to this question will help ensure you are fully informed prior to proceeding with your purchase.

Listing Agent Disclosures

Agent was asked, No reply

Limitations

General

DISCLAIMER - EXPERTISE OF THE INSPECTOR

This inspection was conducted by a licensed builder and certified timber pest inspector, applying their experience and training in accordance with AS4349.1. The inspection and report are limited to the identification of visually apparent building and timber pest issues. The inspector is not qualified to undertake or report on engineering (structural, geotechnical, hydraulic, or electrical) or forensic investigations. If concerns exist beyond the scope of a standard pre-purchase inspection, further advice from a suitably qualified engineer or specialist should be obtained. This report should not be considered a substitute for an engineering or specialist assessment.

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

GENERAL LIMITATIONS

This inspection report is subject to various conditions, including:

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

These limitations may conceal evidence of defects, timber pest damage or activity, which may only be revealed when items are moved or removed.

General

HIDDEN DISTRIBUTION

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

16: INFORMATIVE

Information

General: Section Overview

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.

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: Exhaust Fan Serviceable

The exhaust fan(s) appear to be serviceable, with suction evident at the time of inspection.

Electrical General: RCD and/or RCBO Protection Installed

The electrical meter box contains one or more Residual Current Devices (RCDs) and/or Residual Current Circuit Breakers with Overcurrent protection (RCBOs). These devices are designed to enhance electrical safety for occupants by rapidly disconnecting the power supply in the event of an earth leakage fault or overcurrent situation.

Information:

- RCDs (Residual Current Devices) protect circuits by detecting leakage currents that may indicate electric shock hazards and disconnecting the supply if a dangerous level is reached.
- RCBOs (Residual Current Circuit Breakers with Overcurrent protection) combine the functions of an RCD and a circuit breaker, providing protection against both earth leakage and overcurrent (overload/short circuit).

- The presence of these safety devices meets current best practice and regulatory requirements for electrical protection in residential installations.

Recommendation: No immediate action is required where RCDs and/or RCBOs are installed and appear in good condition. Periodic testing and maintenance are recommended to ensure ongoing effectiveness, as per Australian Standards and manufacturer instructions. If any concerns about operation or coverage arise, a licensed electrician should be consulted for assessment and advice.

Note: For maximum protection, ensure all power and lighting circuits are covered by RCD or RCBO devices in accordance with current electrical safety regulations and Australian Standards.

Electrical General: Security Alarm System Present

A security alarm system was observed on the property. Please note that, in accordance with the inspection scope, the system has not been tested for functionality or serviceability as part of this inspection.

Recommendation: To determine the operational status and suitability of the system for your needs, we recommend engaging a suitably qualified and licensed security specialist or technician for a comprehensive assessment, servicing, and any necessary maintenance or upgrades.

Hot Water: Hot Water System Type

Instantaneous gas

HVCA: Ducted air conditioning system

A mechanical ducted air conditioning system was observed during the inspection, but was not tested at the time. It is recommended that the entire system, including all components and ductwork, be inspected for proper serviceability and safety prior to use by a suitably qualified professional, such as a licensed HVAC technician.

HVCA: Solid fuel/gas-fired heating appliance

A solid fuel or gas-fired heating appliance (such as an internal combustion fireplace) was observed during the inspection. The appliance was not operated or tested at the time of inspection.

Recommendation: It is recommended that the appliance, along with its associated chimney and/or flue, be thoroughly inspected and serviced for correct operation and safety prior to use. This should be undertaken by a suitably qualified and licensed professional.

Roof: Roof - Cladding

Metal

Predominate roofing material used for the construction of this property.

Roof: Roof - Insulation

Access restricted

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.

Plumbing: Gas Connection

Natural Gas Connected

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

Site Right Side Front

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: Water Source

Public

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.

Smoke Alarms: Smoke Alarms installed

2 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.

Walls : Walls - Exterior Claddings

Rendered Masonry

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
Concrete Blocked, Monolithic concrete

Windows: Window - Frame Material
Aluminium

17: FINAL WALKTHROUGH

Information

General: Final Walkthrough
Doors returned as found, Windows returned as found, Appliances returned as found, Taps returned as found, Blinds returned as found, Cupboards returned as found, Wardrobes returned as found, Lights & Switches returned as found, Exhaust Fans returned as found

General: Inspection Completed
1.00pm

The inspection was completed at this time and the site was vacated.

18: 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.

19: TERMS & CONDITIONS

Information

Terms & Conditions - Buyer

This report has been prepared by Barrenjoey Inspections (ABN 74 080 829 689) for Client named above, in accordance with the Terms and Conditions outlined in the Inspection Agreement, 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.

Limitations

General

LIABILITY TO THIRD PARTIES

This report is prepared exclusively for the benefit and use of the Client. Barrenjoey Inspections disclaims all liability and responsibility to any third party who may rely on this report, in whole or in part, whether in contract or tort. Any third party who acts or relies on this report does so entirely at their own risk. This report is not transferable and cannot be sold or distributed by the Client or any other party to any third party without the prior written consent of Barrenjoey Inspections.