



## Pre-Purchase Building & Pest Inspection Report

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase  
Inspections Residential Buildings - Appendix C



## BUILDING & PEST REPORT

Commissioning Party's Name: Amanda Susan Miller

**Property Address: Unit 10 63 Crown Road, Queenscliff NSW 2096, Australia**

Date of Inspection: 18/11/2024

Inspector's Name : Emilio Calandra

0411880588 | 02 9181 5989 | admin@tpi.com.au

level 2, 118 Christie St, St Leonards NSW 2065

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## **IMPORTANT**

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Accordingly, you should not rely upon this document if you intend to purchase the property to which it relates.

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If you require information contained in this report, you should seek out and commission the completion of your own report.

In that regard, The Property Inspectors can supply a report that you can rely upon.

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This report can be relied upon if a sales transaction is made and/or a person's name is added to the report

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# BUILDING

## SUMMARY OF THE BUILDING ONLY

**YOU MUST READ THE ENTIRE REPORT TO UNDERSTAND THE CONDITION OF THIS PROPERTY PRIOR TO PURCHASING THE HOME**

A summary of the results of the building inspection is highlighted below:

Were MINOR DEFECTS, MAJOR DEFECTS or SAFETY HAZARDS found in this property?

Defect Ratings	Found	Not Found
Were Minor Defect Found?		✓
Were Major Defect Found?	✓	
Were Safety Hazard Found?	✓	

## SUMMARY

The purpose of the inspection is to identify the major defects and safety hazards associate with the property at the time of inspection. The inspection and report is limited to a visual assessment of the building members only in accordance with Appendix C AS4349. 1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidences of MAJOR DEFECTS in this property compared to similar buildings is considered to be:**

Minimal Major Defects found within this property- *Low / Minimal major defects found*

**The incidence of MINOR DEFECTS in this property as compared with similar buildings is considered:**

Minimal quantity of minor defects found within this property on the day of my inspection.- *Small quantity of minor defects when compared to a property of similar age*

The **Overall Condition** of this property in the context of its age, type and general expectations of similar properties is:

VERY GOOD CONDITION - 9 out of 10

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#### OVERALL CONDITION COMMENTS:

##### Special Note:

This is a general appraisal only and cannot be relied upon on its own - read the report in its entirety.

#### Building - Recommendation and Conclusion

This property is beautifully presented and maintained, a true reflection of the love and commitment from this owner or previous owners. I saw no water entry within the Core Fabric of the building ( Internal Walls, Floors & Ceilings ). I saw no water leaks within the wet rooms ( Kitchen, Bathroom & Laundry ). The property has NO MAJOR Structural Cracks at the time of this inspection. There are minor compliance issues that need to be addressed within the property for the safety of the occupants. No major defects found within the electrical trade within this property. No major issues were seen within this property within the plumbing trade. I saw no current pest inspection sticker within the electrical meter box or within the kitchen cupboard doors, it is best to have this house inspected and sprayed / treated every 6-9 months. This home represents as a good and sound property to buy with little risk for a new purchaser on condition that they have read this report in FULL, and that they understand the small areas of improvement that are required within this property. This property is in VERY GOOD CONDITION for its age.

This summary is supplied to allow a quick and superficial overview of the inspection results. This summary is not the report and cannot be relied upon on its own. This summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this report and anything in this summary, the information in the report shall override that on this summary.

# Pest

## SUMMARY OF PEST ONLY

### WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?

No, Read the Report in Full

### WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?

No, Read the Report in Full

### WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?

No, read the report in full

### WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?

No, read the report in full

### ARE FURTHER INSPECTIONS RECOMMENDED ?

Yes, read the report in full

### WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?

No, Every property has a risk for pest infestation, but this property is in a good state of repair - Read the Report in Full

### AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE

Low

## Purpose And Scope Of Inspection

This report complies with Australian Standard AS4349.1-2007 Inspection of Buildings, Part 1: Pre-Purchase Inspections-Residential Buildings.

### INSPECTION AGREEMENT - INDIVIDUAL TITLE PROPERTY

Requirement for Inspection agreement AS 4349.1-2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection.

This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out.

Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement.

It is assumed that the existing use of the building will continue.

### PURPOSE OF INSPECTION

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection.

The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

### IMPORTANT INFORMATION AND DISCLAIMER

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below and at the end of this report.

These define the Scope and Limitations of the inspection and form an integral part of the report.

Before you decide to purchase this property, you should read and understand all of the information contained herein.

It will help explain what is involved in a Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise.

This information forms an integral part of the report.

If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion, and risk of doing physical damage to the property being inspected.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future.

This report does not include the identification of unauthorized building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent.

It is not intended to detail each individual minor defect or imperfection.

This service is provided on an independent professional basis.

It seeks to present a factual, unbiased, and balanced assessment.

We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

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## SCOPE OF INSPECTION

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building.

This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

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## WHAT IS REPORTED ON:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems.
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades.
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and bargeboards.
- The roof space: roof covering; roof framing; sarking; party walls; insulation
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors.
- The property within 5m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

#### WHAT IS NOT REPORTED ON:

- General exclusions detailed in the standard AS 4349.1-2007.
- Parts of a building that are under construction.
- The inspection is not intended to include rigorous assessment of all building elements in a property.
- Defects that would only be apparent under weather conditions or when using fittings & fixtures.
- Defects not apparent due to occupancy or occupancy behavior e.g., nonuse of a leaking shower.
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law, or by-law and is not a warranty against problems developing with the building in the future.
- Unauthorized building work or of work not compliant with building regulations.
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground,
- Concealed damp-proof course,
- Electrical installations,
- Operation of smoke detectors,
- Light switches and fittings,
- TV,
- Sound and communication and security systems,
- Concealed plumbing,
- Adequacy of roof drainage as installed,
- Gas fittings and fixtures,

- Air conditioning,
- Automatic garage door mechanisms,
- Swimming pools and associated filtration and similar equipment,
- The operation of fireplaces and solid fuel heaters, including chimneys and flues,
- Alarm systems,
- Intercom systems,
- Soft floor coverings,
- Electrical appliances including dishwashers,
- Incinerators,
- Ovens,
- Ducted vacuum systems,
- Paint coatings except external protective coatings,
- Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde)
- Timber and metal framing sizes and adequacy,
- Concealed tie downs and bracing,
- Timber pest activity,
- Other mechanical or electrical equipment (such as gates, inclinators),
- Soil conditions,
- Control joints,
- Sustainable development provisions,
- Concealed framing-timbers or any areas concealed by wall linings or sidings,
- Landscaping,
- Rubbish,
- Floor cover,
- Furniture and accessories,
- Stored items,
- Insulation,
- Environmental matters e.g. BASIX,
- Water tanks,
- BCA environmental provisions,
- Energy efficiency,
- Lighting efficiency.

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## SPECIAL REQUIREMENTS

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the above mentioned Australian Standard. If we do comment on an area outside of the above scope, you cannot rely upon the information within the report as it is not deemed as included within our report regardless of if payment has been made towards those areas of property.

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## LIMITATIONS

This report is limited to a visual inspection of areas where safe and reasonable access is available, and access permitted on the date and at the time of inspection.

The Inspection will be carried out in accordance with AS4349.1-2007.

The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection.

Areas for Inspection shall cover all safe and accessible areas.

It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorized appliances.

It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor & a structural engineer carry out an assessment of the structural integrity of the property prior to purchasing this property as our comments are general only and you cannot rely upon our report for electrical, plumbing and engineering matters.

This report is limited to (unless otherwise noted) the main structure on the site and no other building, structure or outbuilding within 5m of the main structure and within the site boundaries including fences.

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## SAFE AND REASONABLE ACCESS

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers."

Reasonable access does not include the use of destructive or invasive inspection methods, nor does it include cutting or making access traps or moving any furniture, floor coverings or stored goods.

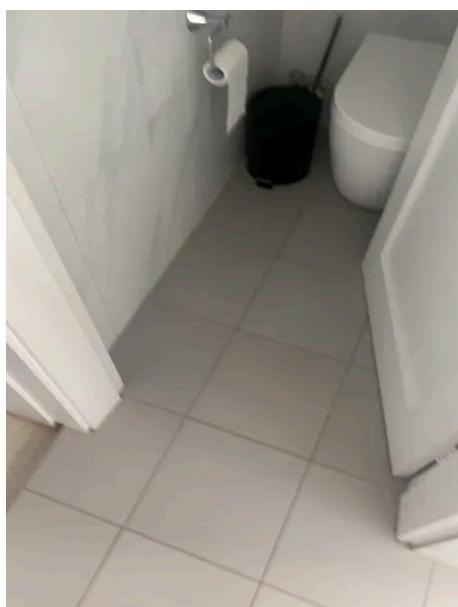
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## DIMENSIONS FOR REASONABLE ACCESS

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground. The safe use of a 3.6m ladder requires the ladder to contact the building no greater than 2.7m from the FFL.

## General Photos





## The Key Aspects Of The Building That Was Inspected

### SUB\_Q: TYPE OF BUILDING

**Unit Complex**

### SUB\_Q: TYPE OF STRUCTURE

**Unit (Single)**

### SUB\_Q: APPROXIMATE AGE OF ORIGINAL BUILDING - GUESSTIMATION

**Approximately 30-50 years old**

No Home Owners Warranty is available for this property if it's older than six years old. Your solicitor must do their own investigation to confirm if this is the case or not (we only assume the age of the property). If renovation works / new building works have been completed within the past six years and the contract sum was above \$20K you will then have the right to request a copy of the Home Owners Warranty Insurance Policy that belongs to the property and the works carried out. We strongly recommend that you request a certificate of currency of the Home Owners Warranty Policy to be supplied by the Builder/Developer/Owner Builder prior to the settlement of this property. Department Of Fair Trading guidelines make Builders, Owner Builders or Developers provide the consumer/the owner of the property a warranty for the period of two years and or six years against all defects from the date of the Practical Completion of the project.

### SUB\_Q: ROOF COVERING

**Unknown - Due to no access to the roof**

### SUB\_Q: EXTERNAL WALLS

**Face Brickwork - Standard Masonry Walls**

### SUB\_Q: FLOOR CONSTRUCTION

**Concrete - Suspended Concrete Slab**

This property has a suspended concrete slab which has been limited for assessment due to location along with floor and ceiling coverings. Any exposed concrete edges or slabs should be inspected and reported on frequently for concrete cancer or any deterioration of the concrete slabs.

### SUB\_Q: OUTBUILDINGS / DETACHED STRUCTURES FROM THE MAIN PROPERTY

**There were no external structures detached from the property that were inspected, assessed or reported on within this report**

#### **SUB\_Q: ROOF FRAME**

**Unable to confirm due to no access within roof void**

#### **SUB\_Q: ROOF PITCH (APPROXIMATE PITCH OF STEEPEST ROOF)**

**Unknown due to no access to the roof**

#### **SUB\_Q: NUMBER OF STOREYS**

**Unit - Single Storey within multilevel unit complex**

#### **SUB\_Q: STYLE OF BUILDING**

**Non Period Building**

#### **SUB\_Q: FOOTINGS**

**No access to the subfloor, the true type of footings are unknown due to no access at the time of our inspection**

*The true type of footings are unknown as there was no access to the sub-floor area at the time of the inspection, and our assumptions above are based upon experience, not on facts. No access was available at the time of the inspection to the sub-floor areas, we, therefore, have the entire sub-floor areas of the property excluded from our assessment and this report. If you would like an assessment of the subfloor area, access hatch/s must be created so we can access this area so we can inspect and report on the conditions of the subfloor area.*

#### **SUB\_Q: FRONT OF BUILDING FACE (APPROXIMATELY)**

**South**

## General Observations

### SUB\_Q: WEATHER CONDITIONS - ON THE DAY OF THE INSPECTION

#### Clear & Sunny

*Special Note : We have been engaged to inspect this property at the requested date and time by the commissioning party In some events we do not have opportunity to gain full access to all areas as they are locked or unavailable at the time of the inspection In some events we are unable to inspect all areas due to the loss of natural daylight or the sun setting whilst we are surveying the property We often lose the natural daylight whilst the inspection is in progress and therefore our assessment and report is limited due to the reduced visibility and access within the property. We do our best to carry out this inspection by using a flashlight, this limits our ability to carry out a detailed and comprehensive assessment of the property. We do not carry any responsibility in the event that we have missed any area that is vital in creating this report due to the lack of natural daylight or if access to the property was reduced due to limited areas being available to us at the time of the inspection Our reports and working conditions are in line with Work Health & Safety Regulations We encourage the reader or the commissioning party of this report to re-engage our office to re-inspect the property to make sure all vital aspects of the property are seen and reported on. We Do Not Take Any Responsibility For Any Aspect Of The Property If We Did Not Get The Opportunity To Inspect The Property In Natural Daylight Or If We Did Not Have Access To All Areas Of The Property At The Time Of The Inspection*

### SUB\_Q: WEATHER CONDITIONS - WITHIN THE LAST 7 DAYS

#### Clear & sunny - No Rain in the past 7 days

### SUB\_Q: IS THE BUILDING FURNISHED?

#### Yes, NORMAL LEVEL OF FURNITURE, and belongings found within the property)

*We do not move the Vendor/Tenants belongs when we carry out our inspection. We do not move nor touch objects within the property. For Example: We do not move any objects in the following areas nor look at nor report on the conditions of the property if they are obstructed by the vendor or tenant objects stored within the following rooms, and not limited to these rooms and objects: 1. We do not look behind bed heads, nor beds when they are up against a wall or two walls within the room 2. We do not look at the walls and floors which are covered by furniture or objects stored or placed up against the walls and floors 3. We do not look at the walls and floors which are covered by portable cupboards/furniture/tables 4. We do not look behind nor move curtains, blinds or fixed or loose shutters 5. We do not look behind nor move goods within robes/walk in robes/linen cupboards/stairwells/ kitchen and laundry cupboards /vanity units 6. We do not look behind nor move goods found within the garage or storeroom 7. We do not look behind nor move goods within the roof voids 8. We do not look behind nor move goods within the subfloor areas If a defect is hidden behind or in*

these areas due to an obstruction we don't report on them nor do we take responsibility for including these defects within our report

**SPECIAL NOTE: I COULD NOT INSPECT ALL AREAS WITHIN THIS PROPERTY TODAY .I DID NOT INSPECT THE FOLLOWING AREAS AS NOTED BELOW :**

*I could not inspect all areas of the property today The areas noted below are excluded from our report, you cannot rely upon any facts within this report for these areas, even if I make comment to them in this report, as I may have been able to inspect the areas in question IN PART BUT NOT IN FULL. As I could not inspect the areas in FULL, I, therefore, make the entire area(s) excluded from our report I strongly recommend the commissioning party or the reader of this report request that the vendors or their agent make the following areas available to be inspected/re-inspected once access is created We encourage you to re-engage our office to carry out a second inspection to include the non-inspected areas, an additional fee is applicable for a second inspection The areas not inspected in full nor included in this report are:*

**Partial access to the roof tiles & roof plumbing due to height restrictions, I was unable to gain access to all areas and this portion of the house is excluded from my assessment and this report**

*I had partial access to the roof tiles, gutters and valley iron and flashings, and cappings Any comment made is a passing comment made from observation from afar or from overlooking windows or from a zoom camera I did not access the entire roof elevation making the roof tiles and gutters and valleys and flashings excluded from this report*

**THIS REPORT WAS FOR A UNIT AND WE ONLY INSPECTED THE INTERNAL ELEVATIONS OF THE UNIT WITH NO BODY CORPORATE**

*If you want all the external elevations of this apartment building ( BODY CORPORATE ASSETS ) assessed and report on, I suggest you call our office to have a second inspection carried out to have that aspect of the building / site reported on, prior to you purchasing this apartment, as your liability is to maintain the overall building and the defects raised in the body corporate report will be your responsibility re covering's the costs to rectify the defects*

**Unit / External Elevations of the unit complex**

**Unit / Subfloor, as I inspected the internal elevations of the unit only - No body corporate asset was inspected nor assessed and report on**

**Unit / Roof Void, as I inspected the internal apartment only and no roof voids are part of the internal assessment as that aspect of the building belongs to the Body Corporate Asset**

**All areas were inspected that were made available to me by the person that allowed access on site on the day of my inspection**

**SUB\_Q: WE FOUND EXCESS BELONGINGS WITHIN THE PROPERTY AT THE TIME OF MY INSPECTION**

## **Excess goods were found within the Linen Cupboard, Laundry Cupboard, Wardrobes / Walk in Robes, Kitchen Cupboards & Pantries**

*Once the vendor/tenants belongings are removed within these areas we will be able to inspect and report on the condition of these areas*

### **SUB\_Q: THIS REPORT IS VALID FOR**

#### **28 Calendar Days**

*The findings recorded within this report were seen and noted on the day of our inspection. Buildings move and settle on a daily basis, with the most movement and changes to the property are seen between the change of a wet and dry season. We are experiencing inconsistent weather patterns and extended dry periods, within which, buildings tend to re-stabilize or move during prolonged dry or wet periods, making new defects apparent when it has changed from a prolonged dry period to a wet period and vice versa. In most events, properties have been prepared for sale and cracks or imperfections are concealed by freshly painted walls, ceilings, cornices and other internal linings which we are unaware of at the time of our inspection, making them unable to be seen or reported on. It is most common to find new defects within three to six months of the date of the home being repaired or renovated and having passed a summer or winter period. Our inspections are a visual inspection only, with no thermal cameras, moisture meters nor torches being used within the internal habitable rooms, meeting Department of Fair Trading Standards & Tolerances Guidelines, it is best, once you have read this report to re-inspect the property in different times of the day, as defects may be concealed when the morning sun or afternoon shade sets in place which we did not have the benefit of during our inspection.*

### **SUB\_Q: AT THE TIME OF OUR INSPECTION, WE ASSUME THIS PROPERTY WAS OCCUPIED BY**

**The vendor**

## 2. ARE THE INTERNAL - CEILINGS, WALLS & FLOORS FREE OF DEFECTS ?

### No significant defects were sighted within the internal CEILINGS of this property

The ceilings within this property appear to be in good condition under natural daylight, they appear to be defect free at the time of this inspection Note: If the house was recently painted, we cannot pick up defects in the plasterboard ceilings nor old or existing moisture issues within the ceilings and cornices We only report on major defects and not minor imperfections or typical wear and tear issues within older plasterboard ceilings and cornices Our objective is to advise on areas of concern that may involve future liability or expenses, I cannot see any major issues within this property within the ceiling linings or cornices in their current condition

### No major defects were noted within the WALLS within this building

The internal wall linings are in good condition at the time of the inspection Note If the house was recently painted for the sale of the property we cannot see defects (structural or cosmetic) concealed by the recent work Defects, if any, will normally re-appear within the next three to twelve months (In the change of seasons) if this is the case please re-contact our office to re-engage us to carry out a second inspection to obtain a true position of the property

### The flooring of this property appears to be in good order at the time of inspection

The floor has been assessed as to be in fair and reasonable condition for its age This assessment is carried out within the building only, this assessment is not including the condition of the substrate, the substrate/structure of the floor is part of the 'Sub Floor' assessment found within this report

### I saw no significant moisture issues within the internal habitable rooms within this building

No moisture issues were seen within the walls, floors and ceilings at the time of my inspection

### No significant defects were seen within the walls, floors and ceilings within this building at the time of my inspection based on using no mechanical equipment (no torches, no thermal cameras, no moisture meters)

Every building has minor imperfections and the objective of a pre-purchase report is to identify major defects, and it is my opinion that this building has no significant or major defects within the building that I could see at the time of my inspection that would raise concerns to me



### 3. ARE THE INTERNAL & EXTERNAL - DOORS & WINDOWS - DEFECT FREE ?

#### All internal doors appear to be in working order with no significant defects to report on

Doors are a moving object within a building, and they will require maintenance from time to time, especially if the doors are built out of timber. You must factor in all internal doors will require periodic / minor repairs and adjustments to the door and door hardware (hinges and locks)

#### All external doors and windows appear to be in working order at the time of my inspection

External windows and doors exposed to the elements deteriorate over time and minor repairs are required to the external elevations of the doors and windows to keep moisture out of the internal envelope of the building and wall cavities and to keep the doors and windows in operating order. External timber doors and windows conceal moisture damage within the junctions between the door and window jambs and door leafs and window panes, it is best to inspect, repair and paint all internal and concealed junctions to alleviate the development of wood rot and to maintain a watertight internal environment within the building

#### All internal and external doors and windows appear to be in good order at the time of my inspection

#### SUB\_Q: ARE THE BEDROOM WINDOWS COMPLIANT?

#### No they dont, there are windows that do NOT comply with current new construction regulations

The windows should be brought up to current regulations for the safety of the occupants and visitors of the property. When windows can open greater than 125mm with a fall greater than 2m, a window restriction lock should be installed. If you choose not to install window locks to the bedroom windows, it's best not to install a bed or objects near the windows in order to limit the possibility of a falling person / children from the windows (Kids tend to jump on beds and this could be fatal if a child was to jump out / fall out of a window which has a fall greater than 2m). Installing a window restriction lock is a quick and easy task and its inexpensive for the new owners of this property. This is a Safety hazard / Major defect

## Overall Defect Rating: SAFETY HAZARD



## 4. IS THE - 'KITCHEN' - FREE OF DEFECTS ?

All kitchen cupboards appear to be in good order with no significant defects found

The kitchen benchtop has no major cracks or imperfections within the benchtop

Kitchen splashback is in good order

All kitchen plumbing (water supply, water distribution, fixtures & fittings) appeared to be in working order with no significant defects to report on subject to this visual inspection

*Special Note Under Australian Standards, a pre-purchase Building & Pest Report is a visual inspection only, with no contact nor load testing nor flood testing nor physical testing of any plumbing fixtures and fittings, nor do we test the water distribution lines or water waste lines. However, our office does assess the Plumbing*

trade of the property which is over and above the standard Building & Pest Report. Within our Plumbing Report, we physically test all plumbing fixtures and fittings, water supply lines and water distribution / sewer lines, seeking defects to be added to our report. The Plumbing Report can be integrated within the Building & Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

### **All Electrical fixtures and fittings (light switches & powerpoints) within the kitchen appear to be in working order**

Our office carries out a secondary assessment of the Electrical trade for each inspection. We recommend that you contact our office and purchase the additional Electrical Trade Assessment which is a comprehensive assessment of the Electrical trade within this property. The difference is that we physically test the Electrical fixtures and fittings, together with applying a load test of the electrical system looking for faults within the powerpoints, light fittings, switches, sub-board and smoke alarms. Our fees for the additional element / trade are: Electrical - \$150 + GST

### **We recommend that you buy a copy of the existing Plumbing & Electrical Assessment Report or commission your own Plumbing & Electrical Report, which is over and above what is required within the Australian Standards Pre-Purchase Building & Pest Report**

These reports are physical load tests of the water supply, water distribution, sewer & stormwater as well as the electrical trade covering the power supply, light cabling, fixtures and fittings, powerpoints, smoke alarms & switchboards. These reports can be purchased from our office by calling 9181 5989 for a fee of \$300 + GST should an existing Plumbing & Electrical Report already be available for this property or should we be required to re-attend site to carry out such a report our fee would be \$450 + GST

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## **5. ARE THE - 'BATHROOMS' - FREE OF DEFECTS ?**

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### **There were no defects sighted within the bathroom wall and floor tiles**

There were no leaks

### **There were no leaks seen within the bathroom, shower cubicle or adjacent areas**

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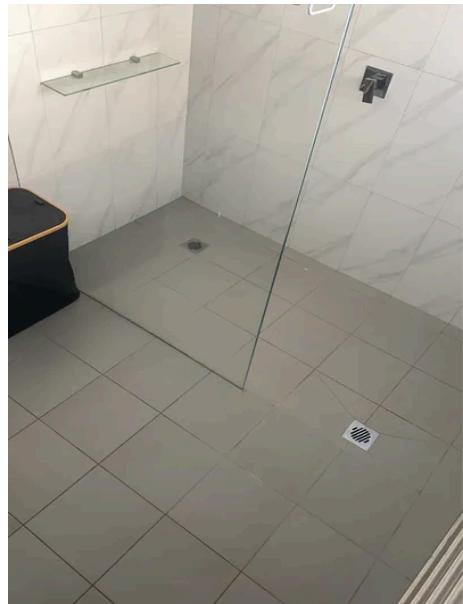
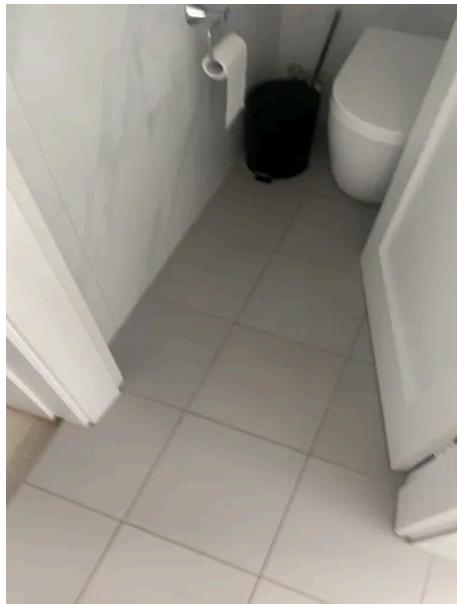
Pest Report should you choose to buy that additional report. Note, all tests are carried out by qualified and / or licenced builders with a minimum of twenty years building experience. Should you want the Plumbing Report integrated within the Building & Pest Report, feel free to contact our office on 02 9181 5989 to have the Plumbing Report integrated within the Building & Pest Report, or if you have already commissioned this additional report, you will find the Plumbing Report within the section of this report titled Plumbing. Should you have not already purchased the Plumbing Report, feel free to call our office and we can upgrade your initial report to have the Plumbing Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

### **All plumbing fixtures and fittings, water supply and water distribution were assessed and appeared to be in working order**

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### **All lights, fans and powerpoints appeared to be in working order with no defects to report on within the electrical trade within the bathrooms**

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## 6. IS THE - 'LAUNDRY' - FREE OF DEFECTS ?

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### There were no significant defects seen within the laundry

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section of this report titled Electrical. Should you have not already purchased the Electrical Report, feel free to call our office and we can upgrade your initial report to have the Electrical Report integrated within, for a fee of \$150 + GST over and above the fee that you have already paid.

**The laundry water supply, waste line, tub & tapware appear to be in working order with no significant faults or defects seen at the time of my inspection**

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**The electrical fitout within the laundry appears to be all in good order, there were no issues seen within the power supply, powerpoints, light fittings, switches and exhaust / ventilation within the laundry**

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**The bedroom windows need window restriction locks installed**

**The bathroom wall and floor tile junctions and vertical wall tile junctions has missing silicon applied to the tiling trade.**

**I cannot confirm, however there appears to be a washer and dryer appliance within the bathroom. I cannot confirm if this appliance is ducted externally.**

## 9. ARE THE EXTERNAL WALLS - CLADDING - WINDOWS - BEAMS - FLASHINGS - FREE OF MAJOR DEFECTS ?

**There no major structural cracks nor inefficiencies within the walls, posts or beams within the core fabric of the building**

**There were no major issues within the external doors and windows**

**I could not see an exposed damp proof course within all external masonry walls, nor weep holes installed every 1m along the base line of the external walls, and above and below the doors and windows, meeting current new construction regulations, this is a minor and common issue**

*I could not see a damp proof course installed and protruding through the external face brickwork brick mortar joint I am not confirming that the home does not have a damp proof course, as it is common for older style properties to have the damp proof course concealed within the mortar joints or covered by the external rendered walls Further investigation is required should you want to be certain if the entire external masonry walls have a damp proof course installed preventing rising damp and directing any water collected within the cavity walls to be pushed out of the walls via weep holes*

**I found weep holes within the external masonry walls, I could see a few missing weep holes in various locations**

*Area of improvement should moisture be found within the internal or external walls Weep holes should be found along the baseline of the wall at the flashing level at every 1m interval and weep holes should be found above and below all external doors and windows that are wider than 1m in width Weep holes should be found at the top of any roof flashings / wall flashings / capping or any other break in external damp proof courses*



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## 10. ARE THE EXTERNAL FLOORS, STAIRS, BALCONIES / VERANDAS, TIMBER & CONCRETE DECKS, DRIVEWAY & PATHWAYS FREE OF MAJOR DEFECTS ?

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All external STAIRS accessible from the street are in good order and compliant with construction regulations of the period of the building

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### Structural Cracks

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Are there any major or significant cracks within the CORE BUILDING FABRIC:

No

*Note: Building members are core members to the dwellings (not cosmetic or finish linings as these are easily repaired and no advice is required by an engineer)*

**As you exit the sliding door on the Veranda on the left external masonry wall, there is missing damp proof course and weep holes within the masonry wall**

## 11. EXTERNAL ROOF & ROOF PLUMBING

### SUB\_Q: DID YOU ACCESS THE "ENTIRE ROOFTOP ELEVATION" ?

**I did not access the roof in any way!!, the entire building has gutters located above 2.7m in height making the entire roof inaccessible, I was unable to inspect and report on this property roof elevation (Roof linings, roof plumbing and any other aspect on the rooftop)**

*I did not access the roof elevation nor roof plumbing, as the gutter line is above 2.7m in height (A 3.6m ladder services a 2.7m high gutter line) As per Work Health Occupational Safety Regulations, any roof over 2.7m from the natural / finished ground level is inaccessible for a single inspector, and that was the case with this property If you want a complete and comprehensive assessment of this roof and all the element's associated with this roof, we must return to carry out a second inspection with a harness and a second inspector, then you can rely on the facts and our findings within that report A second inspection to cover the entire roof will cost \$690 + GST (This includes two men plus ladder / Harness hire to safely access the roof) You cannot rely upon this report for the condition of the roof tiles / roof sheeting / roof plumbing or any other elements found on the roof over the entire property NOTE: If I comment on the roof tiles / roof sheeting / roof plumbing, and the roof / gutter line is over 2.7m in height, our comments are general comments only. If we do comment on the roof it's an assessment done via: \* From a distance or by using our zoom camera \* Overlooking windows or structure which allows us to view the roof without actually gaining full access \* We comment on the roofs as seen off a ladder*

## 12. 'ROOF VOID' / 'ATTIC' / 'ROOF SPACE'

### SUB\_Q: DID YOU ACCESS THE ROOF VOID ?

**There was no manhole accessing the pitched roof void**

*There was no manhole within the plasterboard ceiling, I, therefore, could not access and survey the roof void We recommend further inspection once access is made available within the roof void*

### 13. 'SUBFLOOR'

**SUB\_Q: DID YOU HAVE "FULL & UNOBSTRUCTED ACCESS" TO THE SUBFLOOR AREA WITHIN THIS PROPERTY?**

**No, Because this property has a CONCRETE FLOOR / Slab on ground with no access available to the underside of the concrete floor, as the property was built with a reinforced concrete slab on ground**

*The subfloor of this property is excluded from this inspection and report due to no access / due to slab on ground construction, there is a slab bearing upon the soil / foundation of the site*

## 14. 'SURFACE WATER / BOUNDARY FENCES / RETAINING WALLS'

### SUB\_Q: ARE THERE ANY SURFACE WATER INGRESS ISSUES WITHIN THIS SITE ?

All water appears to fall away from the buildings and the water does not appear to pool up against any structures

*The paving or paths around the walls appeared to be adequately drained away from the subfloor. There was no visible evidence of excess ponding or fall towards the walls of the structure at the time of the inspection.*

## 35. Overall condition and conclusions

**This property is beautifully presented and maintained, a true reflection of the love and commitment from this owner or previous owners**

**I saw no water entry within the Core Fabric of the building ( Internal Walls, Floors & Ceilings )**

**I saw no water leaks within the wet rooms ( Kitchen, Bathroom & Laundry )**

**The property has NO MAJOR Structural Cracks at the time of this inspection**

**There are minor compliance issues that need to be addressed within the property for the safety of the occupants**

**No major defects found within the electrical trade within this property**

**No major issues were seen within this property within the plumbing trade**

**I saw no current pest inspection sticker within the electrical meter box or within the kitchen cupboard doors, it is best to have this house inspected and sprayed / treated every 6-9 months**

**This home represents as a good and sound property to buy with little risk for a new purchaser on condition that they have read this report in FULL, and that they understand the small areas of improvement that are required within this property**

**This property is in VERY GOOD CONDITION for its age**

## **37. OVERALL ASSESSMENT OF ALL PLUMBING OVER AND ABOVE A PRE-PURCHASE BUILDING & PEST REPORT**

### **SUB\_Q: INTERNAL PLUMBING ASSESSMENT**

**Yes, the sink & tapware are free of defects**

**The water supply operated freely**

**Water drained freely at the time of inspection**

**The cisterns / pans / bidets are free of defects**

**Cisterns / pans / bidets are correctly installed and are stable / rigid**

**There is running water within the toilet**

**The laundry wasteline / pipes were clear / unblocked at the time of my inspection**

**The hot water system appears to be in good / reasonable condition subject to the age of the unit at the time of my inspection**

## **38. ELECTRICAL ASSESSMENT - OVER AND ABOVE A PRE-PURCHASE BUILDING & PEST VISUAL REPORT**

**The exhaust fan was in working order**

**There were no defects seen within the powerpoints fixtures and fittings**

**All light switches are cosmetically defect free and in working order**

**All light fittings are undamaged and in working order**

**All ceiling fans were in working order at the time of my inspection**

**There was a smoke alarm installed within the property**

**An RCD safety switch was installed**

## 44. TERMITES / CHEMICAL DELIGNIFICATION / WOOD ROT / VENTILATION

**No live termites where visible at the time of my inspection, subject to the areas that were available to me.**

*No visible evidence of active termites found at the time of inspection in the areas that were able to be inspected and noted within this report as inspected*

**We recommend a termite management proposal, but we were not engaged to prepare one for this project.**

*Although we are not engaged to provide a termite management proposal, a full written proposal is strongly recommended. Please contact a licensed pest control operator for further advice. This recommendation should be implemented as a matter of urgency and prior to you buying this property. A full written subterranean termite management proposal is recommended in accordance with Australian Standards*

**No evidence of termite damage was found within the timber members.**

*I have claimed that I have not seen any timber damage due to current termite activity within this property.*

*NOTE: If the inspector claims he has not seen any termite activity within the areas that he has inspected, this does not mean that there are no termites within the property. The inspector does not lift the roof insulation batts, nor can he inspect all timber junctions and timber members within the roof voids, sub floor areas or within the wall cavities due to limited access and limited time available to inspect this property for this pre-purchase inspection and report. In some cases, the vendors belongings can conceal current and past termite activity. We strongly recommend a pest contractor assess and chemically treat the property prior to being purchased, this will give you a twelve-month warranty over the property and it will give you a firm security over the property prior to you investing in it.*

**I saw no evidence of a previous termite management program.**

*I saw no evidence in support that this property has been inspected on a regular basis by a pest contractor for termites. This property must be inspected and treated for past and or present pest infestations and this must be done prior to you buying this property*

**I did not inspect the entire subfloor area within this property.**

*We recommend that a second inspection be carried out, prior to purchasing the home, by a specialist pest contractor. We recommend that the pest contractor or our office return and re-inspect the entire subfloor once access is made available and that a thermal camera assessment be commissioned by the potential purchaser to understand if there are any concealed damage or any pest activity being present within this property that you should consider before purchasing the property*

**I recommend a specialized pest contractor be engaged to carry out an inspection of this property**

**I recommend that you have this property inspected by a PEST specialist before you purchase this property as there is a high risk of pest infestation**

*This property is an extremely high-risk property for ongoing termite issues*

**No borers were sighted today but I did not gain access to all areas within the property and external elevations**

*This property must be treated by a pest contractor prior to purchasing, if you want to be certain that there are no active borers within the property, garden and surrounding structures within the boundary*

**No major fungal decay was found on site today**

**No excessive moisture issues were found at the time of my inspection.**

**All appears to be in order subject to the age of the home in relation to external finished floor levels and internal floor levels**

**All appears to be in order subject in relation to the weep holes. NOTE: period building always have missing weep holes.**

**I did not see a current pest control sticker within the electrical meter box or within the kitchen cupboards.**

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## 45. OBSTRUCTIONS WITHIN THIS PROPERTY AT THE TIME OF MY INSPECTION

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### SUB\_Q: WHICH AREAS WERE 'NOT ABLE TO BE INSPECTED IN FULL?'

**Roof void due to NO ACCESS**

*We could not gain access to the roof void and we therefore exclude the entire roof void from our assessment and this report*

**Subfloor areas due to NO ACCESS**

*We could not gain access to the subfloor area We therefore exclude the subfloor areas from our assessment and this report (Building & Pest)*

**Outbuildings**

**Grounds**

**Landscaping**

**Fences**

**Stumps**

**Retaining Walls**

**Exterior**

All areas were inspected within the property

#### SPECIAL NOTE: RE AREAS OF NO INSPECTION

- *This inspection is only covering the internal elevations of the apartment, and the one attached Veranda*

### 46. DO YOU RECOMMEND A SUBTERRANEAN TERMITE TREATMENT PROGRAM ?

#### SUB\_Q: DO YOU RECOMMEND A SUBTERRANEAN TERMITE TREATMENT PROGRAM ?

Yes, I do recommend a subterranean termite treatment program

#### SUB\_Q: DO YOU RECOMMEND FUTURE INSPECTIONS BE CARRIED OUT, IF SO AT WHAT INTERVALS ?

Yes, every 6 to 9 months

Pest inspections and treatments should be applied to properties between 9 and 12 months but as this property is not a new build and not 100% compliant, I suggest a more frequent inspection and treatment plan be implemented within this property to lower the risk of termite and pest infestation to this property

#### SUB\_Q: DO YOU RECOMMEND THAT A SEPARATE, MORE INVASIVE INSPECTION BE CARRIED OUT PRIOR TO PURCHASING THE PROPERTY ?

Yes, I do recommend one, as not all aspects of the property were able to be inspected

I strongly recommend a specialised pest contractor, inspect, report on and treat this property I recommend that you engage a specialised pest contractor that has a thermal camera of a commercial-grade quality which will be able to scan through the walls, ceilings and floors to detect any live and / or concealed termites Should you want our office to carry out such a report, we can send our specialist pest consultant to the property and he can x-ray / apply his thermal camera to the timber members and supply you further advice beyond this standard Building & Pest Report For our office to return and to apply a thermal camera assessment through the timber members our fee will be \$480 + GST and the findings will be integrated within this report once they arrive

### 47. SUMMARY

#### SUB\_Q: WERE ACTIVE SUBTERRANEAN TERMITES (LIVE SPECIMENS) FOUND ?

No, Read the Report in Full

#### SUB\_Q: WAS VISIBLE EVIDENCE OF SUBTERRANEAN TERMITE WORKINGS OR DAMAGE FOUND ?

**No, Read the Report in Full**

**SUB\_Q: WAS VISIBLE EVIDENCE OF BORERS OF SEASONED TIMBER FOUND ?**

**No, read the report in full**

**SUB\_Q: WAS EVIDENCE OF DAMAGE CAUSED BY WOOD DECAY (ROT) FUNGI FOUND ?**

**No, read the report in full**

**SUB\_Q: ARE FURTHER INSPECTIONS RECOMMENDED ?**

**Yes, read the report in full**

**SUB\_Q: WERE ANY MAJOR ISSUES IDENTIFIED WITHIN THE PEST REPORT (STRUCTURAL ISSUES OR POSSIBLE PEST INFESTATION ISSUES) THAT SHOULD BE CONSIDERED BEFORE YOU BUY THIS PROPERTY ?**

**No, Every property has a risk for pest infestation, but this property is in a good state of repair - Read the Report in Full**

**SUB\_Q: AT THE TIME OF THE INSPECTION, THE DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION WAS CONSIDERED TO BE:**

**Low**

## 30. The areas NOT INSPECTED were:

### **Roof plumbing - (Gutters, Valley Irons, Flashings, Downpipes, Box Gutters) - Due to height restrictions / safety / WHS**

*Unable to physically access upper roof cladding due to height/safety.*

### **Roof cladding - (roof linings) above 2.7m in height**

*Unable to physically access upper roof cladding due to height/safety.*

### **Roof void**

*The roof void within this property was not inspected on the day of our inspection, should access be made available to the roof void a second inspection is recommended for a full and comprehensive assessment*

### **Subfloor**

*I could not inspect the subfloor area due to no access on site*

### **Concrete Slab & footings - Slab edges not exposed and un- inspectable due to the way the property was built**

*Unable to inspect the concrete slab and footings The concrete slab edges were not exposed on the perimeter of dwelling and floor coverings.*

### **THIS INSPECTION WAS FOR A UNIT - This inspection was carried out within an internal apartment and we did not inspect the following aspects**

*Our assessment was based upon the internal elevations of the apartment only, we may make comments on the external verandas, balconies and walls, these are minor comments and comments based upon the walls within the veranda We are not confirming that these balconies and verandas are part of the asset being purchased, as it is common that balconies / verandas are part of the body corporate asset, and we strongly recommend that you have the body corporate asset inspected and reported on via a specialised body corporate asset report and that you commission your own strata report covering this apartment and the entire complex*

### **This is a unit internal inspection - The SUBFLOOR was not inspected**

*We only inspect the internal elevations of the apartment The subfloor area belongs to the body corporate and we did not inspect nor report on that aspect of this building*

### **This is a unit internal inspection - The ROOF VOID was not inspected**

*We only inspect the internal elevations of the apartment The roof void area belongs to the body corporate and we did not inspect nor report on that aspect of this building Should you want the roof void inspected a second inspection would be required, but as this is a body corporate asset it is not common for a purchaser to a report covering this aspect of the body corporate asset*

## **This is a unit internal inspection - The EXTERNAL SITE / COMMON PROPERTY / BODY CORPORATE assets were not inspected**

*We only inspect the internal elevations of the apartment Should you want the external / common property / body corporate assets inspected, you would need to engage our office to cover this aspect of the built form, unfortunately this is a very expensive and detailed report and very few buyers engage our office to do so when a portion of the information you are seeking can be found within a strata report*

## **This is a unit internal inspection - The BASEMENT, GARAGE, CARSPACE, STORAGE CAGE were not inspected**

*We only inspect the internal elevations of the apartment and not the basement / garage / body corporate asset You can obtain some level of information with a strata search, but should you want this aspect of the property inspected and reported on a further inspection report is required to be commissioned*

## **All internal elevations within the apartment were inspected, together with the balcony / veranda**

*All common property and body corporate assets were not inspected, I have made comments on the external balconies / verandas attached to this apartment but that is not a detailed assessment as the balconies / verandas are part of the body corporate asset and we strongly recommend that you get a full and comprehensive building report on all body corporate assets and a strata report covering the entire complex*

**#SPECIAL NOTE: Should the areas noted in this section as "not inspected" or "not inspected in full" be altered or access provided a second inspection is recommended so I can advise on the conditions within those areas**

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## **32. Incidence of MAJOR Defects compared to similar buildings**

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### **Minimal Major Defects found within this property**

*Low / Minimal major defects found*

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## **34. Recommendations for further inspections**

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**Rooftop elevation**

**Subfloor area**

**Roof void**

**Beneath suspended slabs and concrete edges**

**Internal cupboards / robes / linen cupboards / pantries /storage cupboards**

**Garage**

**Carport / carport roof void**

**Pest Inspection and site treatment covering the subfloor and roof voids + all external elevations of the property**

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### **31. AREAS TO WHICH ACCESS SHOULD BE GAINED, or fully gained via a second inspection from this initial inspection.**

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#### **Roof void**

*Roof void is a high priority to have it inspected prior to making a decision to purchase this property or any property, as the roof voids often have costly areas to rectify*

#### **Subfloor**

*Subfloor should be inspected, as termites and moisture issues are often found in these areas and its best to have a full understanding of the risk of purchasing a home and subfloor areas is one fo the more risky areas of the home, and that area should be inspected and reported on in full and considered prior to purchasing this property*

#### **Roof Elevation**

#### **Internal joinery / cupboards / storage areas**

#### **All areas that were blocked or obstructed on the day of my inspection as noted within this report**

*Within this report, I make note of areas that were unable to be inspected and I strongly recommend once these areas have been cleared out or access made available by the current vendors, tenants or managing agents that a second inspection be commissioned*

**All areas that were noted that were not inspected in the previous question titled "Areas Not Inspected" should be inspected prior to making a decision to purchase this property - second inspection is recommended prior to exchange of contracts**

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### **33. Incidence of MINOR Defects compared to similar buildings**

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#### **Minimal quantity of minor defects found within this property on the day of my inspection.**

*Small quantity of minor defects when compared to a property of similar age*

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### **36. Overall Condition**

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**VERY GOOD CONDITION - 9 out of 10**

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### **29. THE ACTUAL AREAS INSPECTED WERE:**

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**SUB\_Q: The following areas were inspected and reported on within this report**

## **Interior of Building**

*I have Inspected the internal spaces within the property.*

## **No Roof Exterior**

## **No Subfloor**

## **No Roof Void**

## **No External Site Inspection**

## Credits

Inspectors Name: Emilio Calandra

Mobile: 0411880588 (7:00am – 9:00pm Monday -Friday + 7:00am – 5:00pm weekends)

Office: 0291815989 (7:00am-5:00pm Monday to Friday )

Email: admin@tpi.com.au

Website: Tpi.com.au

