

Pre-Purchase Inspection - Residential Building Report
Check Sheet

DO NOT ISSUE TO CLIENT

Property Address:

Date of the Inspection:

Factors that Influenced the Inspection/Report Outcome

Limitations to the Inspection apart from "Access Issues" noted above and how these limitations, has effected the Inspection are: ☐ N/A

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Details of Apparent concealment of possible defects: ☐ N/A

☐

Information provided to the Inspector that has a bearing on the Inspection and/or Report and from whom and when that information was provided: ☐ N/A

☐

Details of Other Factors influencing the inspection: ☐ N/A

☐

CONCLUSION AND SUMMARY

The incidence of Major Defects ☐ High ☐ Typical ☐ Low

The incidence of Minor Defects ☐ High ☐ Typical ☐ Low

The overall condition ☐ Above Average ☐ Average ☐ Below Average

Other Inspections and Reports Required

X Timber Pest Inspection	<input type="checkbox"/> Air Conditioning Inspection	<input type="checkbox"/> Hazards Inspection
X Electrical Inspection	<input type="checkbox"/> Alarm/Intercom/Data Systems	<input type="checkbox"/> Fire Place/Chimney Inspection
X Plumbing Inspection	<input type="checkbox"/> Structural (Engineer)	<input type="checkbox"/> Estimating Report
<input type="checkbox"/> Asbestos Inspection	<input type="checkbox"/> Geotechnical Inspection	<input type="checkbox"/> Hydraulics Inspection
<input type="checkbox"/> Mechanical Services	<input type="checkbox"/> Durability of Exposed Surfaces	<input type="checkbox"/> Gas fitting Inspection
<input type="checkbox"/> Drainage Inspection	<input type="checkbox"/> Garage Door Mechanical	<input type="checkbox"/> Strata Inspection
<input type="checkbox"/> Mould Inspection	<input type="checkbox"/> Swimming Pool Inspection	<input type="checkbox"/> Ducted Vac Inspection
X Appliances Inspection	X Council Plan Inspection	<input type="checkbox"/> Window shutters Inspection
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Solar Panel Inspection

INSPECTION DETAILS

Weather: ☐ Fine ☐ Overcast ☐ Raining

DESCRIPTION OF THE PROPERTY INSPECTED

- ☐ Domestic ☐ Commercial ☐ Single storey ☐ Two storey ☐ Split level ☐ Multi storey ☐
- ☐ Full brick ☐ Brick veneer ☐ Weatherboard ☐ Permalum clad ☐ Fibro clad ☐ Vinyl clad
- ☐ Hardiplank ☐ Concrete block ☐ Concrete panel ☐ Harditex ☐
- ☐ Cottage ☐ Duplex ☐ Villa ☐ Townhouse ☐ Strata unit ☐
- ☐ Concrete slab ☐ Timber floor with concrete areas ☐ Sheet flooring with concrete areas
- ☐ Timber floor / sheet flooring with concrete areas ☐ Suspended slab ☐
- ☐ Brick piers ☐ Concrete piers ☐ Timber piers ☐ Metal posts ☐ Sandstone ☐
- ☐ Tile roof ☐ Metal roof ☐ Fibro roof ☐ Slate roof ☐ Shingle roof ☐

Consisted of: Bedrooms ☐ Lounge ☐ Dining ☐ Family ☐ Games ☐ Study ☐ Gallery

☐ Kitchen ☐ Meals ☐ Laundry ☐ Bathroom ☐ Bathroom #2 ☐ Shower/WC ☐ WC ☐ WC #2 ☐ Ensuite

☐ Ensuite #2 ☐ Sunroom ☐ Screen Enclosure ☐ Store Room ☐ Multi-Purpose Room ☐

☐

AREAS INSPECTED AND RESTRICTIONS

Areas Inspected were:

☐ Building Interior ☐ Building Exterior ☐ Roof Space ☐ Roof Exterior ☐ Subfloor ☐ Site

Areas NO REASONABLE ACCESS:

- ☐ **Roof void** ☐ Skillion ☐ Vaulted ☐ No access panel ☐
- ☐ **Subfloor** ☐ Slab ☐ Solid fill ☐
- ☐ **Interior** ☐
- ☐ **Exterior** ☐
- ☐ **Garage** ☐ Slab ☐
- ☐ **Outbuilding** ☐
- ☐ **Fences** ☐
- ☐ **Grounds** ☐

Areas OBSTRUCTED were:

- ☐ **Roof void** ☐ Insulation ☐ Sarking ☐ A/C ducting ☐ Stored items ☐ Bonded blanket ☐
- ☐ **Subfloor** ☐ Stored items ☐
- ☐ **Interior** ☐ Stored items ☐
- ☐ **Exterior** ☐ Stored items ☐ Building materials ☐ Vegetation
- ☐ **Garage** ☐ Stored items ☐ Excess stored items ☐
- ☐ **Outbuilding** ☐ Stored items ☐ Excess stored items ☐
- ☐ **Fences** ☐ Vegetation ☐
- ☐ **Grounds** ☐ Vegetation ☐

RECOMMENDATIONS TO GAIN ACCESS

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: ☐ N/A

☐

Building Furnished: ☐ YES ☐ NO

THE INTERIOR OF THE BUILDING ☐ “Cracking of Building Members” – Internal masonry walls

CEILINGS/WALLS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ *Ceilings/walls in fibro* ☐ *Mould present ceilings / walls* ☐ *P/P required in areas / throughout*

- | | |
|---|---|
| <input type="checkbox"/> Ceiling height less than 2400mm | <input type="checkbox"/> Damage to cornice |
| <input type="checkbox"/> Sagging / collapsed ceiling | <input type="checkbox"/> Wall lining incomplete |
| <input type="checkbox"/> Sagging | <input type="checkbox"/> Nail popping |
| <input type="checkbox"/> Damage to ceiling | <input type="checkbox"/> Damage to wall |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> Water stains |
| <input type="checkbox"/> Raised moisture levels | <input type="checkbox"/> Rising damp present |
| <input type="checkbox"/> Internal load bearing wall removed | <input type="checkbox"/> Rendered walls drummy |
| <input type="checkbox"/> Termite damage | |

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FLOORS: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Creaking floors*

☐ Drummy tiles in areas ☐ Floor tiles

☐ Floors out of level in areas ☐ Floors significantly out of level

☐ Damage to floor

☐ Skirting

☐ Anobium borer

☐ Termite damage

☐

☐

WINDOWS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ *Windows locked* ☐ *Windows painted shut* ☐ *Windows require maintenance/repairs for ease of use*

☐ Rot damage ☐ Damage to frame

☐ Cracked glass ☐

☐

☐

DOORS: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Doors require maintenance/repairs*

☐ Door handle ☐ Rot damage

☐ Damaged door ☐ Door missing / removed

☐ Door not coated ☐ Door out of square

☐

☐

KITCHEN: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Appliances damaged / not installed*

☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving

☐ Junction of wall tiles and bench top require sealing ☐ Drummy tiles in areas

☐ Tiles

☐ Water hammer present ☐ Tap leaking

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LAUNDRY: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ Shower

- ☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving
- ☐ Washtub rusting ☐ Junction of wall tiles and bench top require sealing ☐ Drummy tiles in areas
- ☐ Tiles
- ☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking
- ☐ Mechanical vent not operating ☐ Mechanical vent required
- ☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern
- ☐ Floor grade inadequate ☐ Floor waste not installed ☐ Grout loss at shower base floor tiles
- ☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower
- ☐
- ☐

BATHROOM/WC: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ Frameless shower ☐ Spa

- ☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving
- ☐ Tiles
- ☐ Drummy tiles in areas ☐ Grout loss at shower base floor tiles
- ☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking
- ☐ Mechanical vent not operating ☐ Mechanical vent required
- ☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern
- ☐ Floor grade inadequate ☐ Floor waste not installed ☐ Bath enamel is chipped / damaged
- ☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower
- ☐ Raised moisture levels at walls adjacent to recess
- ☐
- ☐

BATHROOM/WC #2: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ Frameless shower ☐ Spa

- ☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving
- ☐ Tiles
- ☐ Drummy tiles in areas ☐ Grout loss at shower base floor tiles
- ☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking
- ☐ Mechanical vent not operating ☐ Mechanical vent required
- ☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern

- ☐ Floor grade inadequate ☐ Floor waste not installed ☐ Bath enamel is chipped / damaged
- ☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower
- ☐ Raised moisture levels at walls adjacent to recess
- ☐
- ☐

ENSUITE: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Frameless shower* ☐ *Spa*

- ☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving
- ☐ Tiles
- ☐ Drummy tiles in areas ☐ Grout loss at shower base floor tiles
- ☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking
- ☐ Mechanical vent not operating ☐ Mechanical vent required
- ☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern
- ☐ Floor grade inadequate ☐ Floor waste not installed ☐ Bath enamel is chipped / damaged
- ☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower
- ☐ Raised moisture levels at walls adjacent to recess
- ☐
- ☐

ENSUIET #2: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Frameless shower* ☐ *Spa*

- ☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving
- ☐ Tiles
- ☐ Drummy tiles in areas ☐ Grout loss at shower base floor tiles
- ☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking
- ☐ Mechanical vent not operating ☐ Mechanical vent required
- ☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern
- ☐ Floor grade inadequate ☐ Floor waste not installed ☐ Bath enamel is chipped / damaged
- ☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower
- ☐ Raised moisture levels at walls adjacent to recess
- ☐
- ☐

SHOWER/WC: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Frameless shower* ☐ *Spa*

☐ Water damage / damage to bench ☐ Water damage / damage to cupboard / shelving

☐ Tiles

☐ Drummy tiles in areas ☐ Grout loss at shower base floor tiles

☐ Water hammer present ☐ Shower rose leaking ☐ Tap leaking

☐ Mechanical vent not operating ☐ Mechanical vent required

☐ Toilet pan loose at floor ☐ Toilet pan damaged at base ☐ Cistern

☐ Floor grade inadequate ☐ Floor waste not installed ☐ Bath enamel is chipped / damaged

☐ Shower screen is cracked ☐ Leaking detected below shower screen ☐ Leaking at base of shower

☐ Raised moisture levels at walls adjacent to recess

☐

☐

STAIRS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Stair treads are narrow ☐ Handrail missing ☐ Handrail spacing too wide

☐

☐

CHIMNEY/FLUE: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐

SERVICES

SMOKE DETECTORS: Located

☐ Major Defects/Safety Hazards

☐ Not installed at

☐

ELECTRICAL: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Air conditioner installed*

☐ Damaged power point

☐ Damaged light switch

☐ Loose power point

☐ Loose light switch

☐ Exposed electrical wiring in conduit

☐ Exposed electrical wiring

☐ Damaged conduit

☐ Loose electrical wiring

☐

☐

☐

PLUMBING: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Gas is connected ☐ Gas by bottles ☐ Bottles removed ☐ Galvanised water pipes

☐ HWS leaking ☐ HWS outer casing damaged ☐ Vent pipe

☐ Surcharge gulley located under ☐ Rusting water pipes

☐ Leaking pipes ☐ Leaking waste pipes

☐ Damaged pipes

☐

☐

THE EXTERIOR OF THE BUILDING

WALLS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Brick ☐ Fibro ☐ Permalum ☐ Vinyl ☐ Hardiplank ☐ W/board ☐ Harditex ☐

☐ “Cracking of Building Members” – External masonry walls

☐ “Cracking of Building Members” – Suspended concrete slab

☐ High external ground level ☐ Deterioration to bagged brickwork ☐ Rot damage to external timber trims

☐ Drummy render at walls ☐ Efflorescence

☐ Wall cladding damaged ☐ Wall cladding missing

☐ Bricks missing ☐ Patched bricks

☐ Bricks eroding ☐ Mortar eroding

☐ Drummy tiles ☐ Tiles

☐

☐

☐

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WINDOWS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Weather strips showing deterioration ☐ Deterioration in putty / seals ☐ Fly screens torn / damaged

☐ Brick sills in contact with window frame ☐ Awnings require repairs / maintenance

☐ Rot damage to window frames ☐ Missing glass ☐ Cracked glass

☐

☐

PAINT: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Deterioration requiring painting

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ATTACHMENTS:

☐ **DECKS:** ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Handrail showing movement ☐ Handrail height too low ☐ Handrail missing ☐ Posts in contact with soil

☐ Handrail damaged ☐ Rot damage ☐ Damage

☐☐

☐ **BALCONIES:** ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Handrail showing movement ☐ Handrail height too low ☐ Handrail missing ☐ Posts in contact with soil

☐ Handrail damaged ☐ Rot damage ☐ Damage

☐☐

☐ **AWNINGS:** ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Roof sheeting not in TLM ☐ Damaged roof sheeting ☐ Missing roof sheeting ☐ Nail holes roof sheeting

☐ Awning not in TLM ☐ Awning undersized timbers ☐ Posts in contact with soil

☐ Rot damage to timbers ☐ Damage

☐ Guttering damaged ☐ Downpipe damaged ☐ Guttering missing ☐ Downpipe missing

☐ Guttering rusting ☐ Downpipe rusting

☐ Damaged SW ☐ Downpipe not connected SW ☐ Downpipe not adequately connected to SW

☐☐

☐ **PERGOLA:** ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Pergola not in TLM ☐ Pergola undersized timbers ☐ Posts in contact with soil

☐ Rot damage to timbers ☐ Damage

☐☐☐

THE SUB FLOOR ☐ **SLAB** ☐ **TIMBER FLOOR**

☐ **No Major Defects** ☐ **Major Defects/Safety Hazards** ☐ *Formwork / loose timbers / stored goods*

☐ Rot damage to bearers / joists

☐ Previous shower leaking rot damage

☐ Shower leaking rot damage

☐ Temporary dry laid pier

☐ Piers excess packing

☐ Piers rotation/subsidence

☐ Bearer not supported

☐ Piers missing

☐ Piers constructed on paths

☐ Bricks eroding

☐ Mortar eroding

☐ Efflorescence to brickwork

☐ Framing poorly constructed/undersized timbers

☐ Joists constructed cc over 450mm

☐ Deterioration soil batter

☐ Lyctus borer

☐ Anobium borer flooring

☐ Subterranean termite damage

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TERMITE SHIELDS: ☐ N/A ☐ Adequate ☐ Inadequate - ☐ Rusting ☐ Missing ☐ Not in TLM

☐

SUBFLOOR DRAINAGE: ☐ Adequate ☐ Channelling/pooling ☐ Inadequate

☐

SUBFLOOR VENTILATION: ☐ Adequate ☐ Inadequate ☐

THE ROOF SPACE ☐ **No Major Defects** ☐ **Major Defects/Safety Hazards**

☐ Trussed roof ☐ Cut roof ☐ Flat roof ☐ Vaulted roof ☐ Skillion roof ☐

☐ *Insulation* ☐ *Sarking* ☐ *A/C ducting* ☐ *Bonded blanket* ☐ *Disused hot water service*

☐ Ceiling lining separation

☐ Downward pressure trusses

☐ Sarking torn/damaged ☐ Damaged A/C ducting ☐ Fretting Terra cotta tiles ☐ Firewall not installed

☐ Roof insulation poorly installed ☐ Roof insulation installed over electrical fittings ☐ Delignification

☐ Missing support where previous load bearing wall

☐ Lyctus borer

☐ Termite damage

☐ Damaged timbers

☐

☐

THE ROOF EXTERIOR

☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Cement tiles ☐ Terra Cotta ☐ Metal sheeting ☐ Fibro sheeting ☐ Slate ☐ Shingles ☐

☐ *Roof / guttering clean* ☐ *Skylight installed* ☐ *TV antennae anchor bolts* ☐ *Solar panels*

☐ Pitched roof appears minimal

☐ Roof tiles cracked

☐ Roof tiles missing

☐ Loose roof tiles

☐ Mortar loss ridge capping ☐ Mortar loss verge tiles ☐ Damage to ridge capping

☐ Sheeting damaged

☐ Sheeting signs of rusting

☐ Sheeting rusting

☐ Flashing split

☐ Flashing dislodged

☐ Flashing not installed

☐ Guttering rusting ☐ Downpipes rusting ☐ Valley rusting ☐ Skylight casing rusting ☐ Rusting chimney

☐ Guttering sagging ☐ Guttering leaking at joins ☐ Downpipes leaking at joins

☐ Guttering damaged

☐ Guttering missing

☐ Downpipe damaged

☐ Downpipe missing

☐ Insufficient downpipes for length of gutter

☐ Damaged SW

☐ Downpipe not connected SW

☐ Downpipe not adequately connected to SW

☐ Rot damage/damage to eaves fascia/barge boards

☐ Water stains to eaves linings

☐ Damaged eaves linings

☐

☐

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☐

THE SITE

OUTBUILDINGS: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Roof / guttering clean*

☐ Metal shed ☐ Fibro shed ☐ Brick shed ☐ Studio ☐ Laundry ☐ WC ☐

☐ “Cracking of Building Members” – Internal slab floor

☐ Damaged shed ☐ Rusting shed ☐ Shed in poor condition

☐ Termite damage

☐

☐

☐

CAR ACCOMODATION: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Roof / guttering clean*

☐ “Cracking of Building Members” – Internal slab floor ☐ *Drill hole marks slab floor*

☐ “Cracking of Building Members” – Masonry walls

☐ GUMR ☐ CUMR ☐ attached garage ☐ attached carport ☐ Garage under building

☐ FS Brick garage ☐ FS Fibro garage ☐ FS Metal garage ☐ FS carport ☐

☐ Garage poor condition ☐ Carport poor condition ☐ Cracked glass window

☐ Cladding damaged ☐ Cladding missing

☐ Damaged rubber trims ☐ Impact damage garage door ☐ Damaged door

☐ High external ground level ☐ Rising damp at walls

☐ Rot damage to

☐ Damaged framework

☐ Wall frame nogging missing

☐ Garage roof damaged ☐ Carport roof damaged ☐ Rusting roof ridge capping

☐ Garage roof rusting ☐ Carport roof rusting

☐ Guttering rusting ☐ Downpipes rusting

☐ Guttering sagging ☐ Guttering leaking at joins ☐ Downpipes leaking at joins

☐ Guttering damaged ☐ Downpipe damaged ☐ Guttering not installed ☐ Downpipe not installed

☐ Damaged SW ☐ Downpipe not connected SW ☐ Downpipe not adequately connected to SW

☐ Rot damage to eaves fascia/barge boards ☐ Damage to eaves fascia/barge boards

☐ Water stains to eaves linings ☐ Damaged eaves linings

☐ Termite damage

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RETAINING WALLS: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Retaining wall over 1 m height requires structural engineer comment

☐ “Cracking of Building Members” – Retaining wall

☐ Masonry brick ☐ Treated log/sleeper ☐ Hardwood sleeper ☐ Crib block ☐ Bush rock ☐ Sandstone

☐ Concrete block ☐ Retaining wall not constructed

☐ Cracking/rotation ☐ Rotation ☐ Rot damage

☐ Damage to wall ☐ Efflorescence at wall

☐ Termite damage

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PATHS/DRIVEWAY: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Drill hole marks paths*

☐ Cracking/subsidence paths/driveway ☐ Paths/driveway lifting due to tree roots ☐ Subsidence in pavers

☐

☐

FENCES: ☐ No Major Defects ☐ Major Defects/Safety Hazards

☐ Colorbond ☐ Timber ☐ Cyclone ☐ Mesh ☐ Tubular ☐ Brick ☐ Thatched ☐

☐ “Cracking of Building Members” – Brick fence

☐ Fence leaning/showing damage ☐ Fence dented

☐ Fence rusting ☐ Brick fence separation/rotation

☐ Fence in poor condition ☐ Fence unstable

☐ Pool gate not self-latching ☐ Pool fence in poor condition ☐ Pool fence not constructed

☐ Termite damage

☐

☐

SURFACE WATER DRAINAGE: ☐ No Major Defects ☐ Major Defects/Safety Hazards ☐ *Drains clean*

☐ Landscaping not completed ☐ Dish drain not installed

☐ Ponding water

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☐

CRACKING TO BUILDING MEMBERS ☐ YES ☐ NO

AREAS INSPECTED	LOCATION	Description of the Cracking Defect at time of Inspection
Concrete Slabs	<input type="checkbox"/> Garage	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural
Suspended Concrete Slabs	<input type="checkbox"/> Suspended <input type="checkbox"/> Suspended	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural <input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural
Masonry Walls	<input type="checkbox"/> External brickwork <input type="checkbox"/> Internal brickwork <input type="checkbox"/> Garage external brick <input type="checkbox"/> Garage internal brick	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural <input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural <input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural <input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural
Piers	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural
Retaining Walls	<input type="checkbox"/> Masonry/Besser Block / Sandstone / Bush Rock	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural
Other Areas	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Appearance <input type="checkbox"/> Serviceability <input type="checkbox"/> Structural

ADDITIONAL NOTES

Pre-Purchase Inspection - Residential Timber Pest Report
Check Sheet

DO NOT ISSUE TO CLIENT

Property Address:

Date of the Inspection:

SUMMARY

ACCESS

Are there any Area(s) and/or Section(s) to which **Access** should be gained: ☐ **YES** ☐ **NO**

TIMBER PEST ACTIVITY

Were active **Subterranean termites (live specimens)** found: ☐ **YES** ☐ **NO**

Was visible evidence of **Subterranean termite workings or damage** found: ☐ **YES** ☐ **NO**

Was visible evidence of **borers of seasoned timbers** found: ☐ **YES** ☐ **NO**

Was visible evidence of damage caused by **wood decay (rot) fungi** found: ☐ **YES** ☐ **NO**

Were any **major safety hazards** found?: ☐ **YES** ☐ **NO**

DETECTED THERMAL ANOMALIES (IRREGULARITIES)

Were **Thermal Anomalies (irregularities)** found: ☐ **YES** ☐ **NO**

In our opinion, the **susceptibility** of this property to **timber pests** is considered to be:

☐ **Moderate** ☐ **Moderate to High** ☐ **High** ☐ **Extremely High**

INSPECTION DETAILS

Weather: ☐ Fine ☐ Overcast ☐ Raining

DESCRIPTION OF THE PROPERTY INSPECTED

☐ Domestic ☐ Commercial ☐ Single storey ☐ Two storey ☐ Split level ☐ Multi storey ☐

☐ Full brick ☐ Brick veneer ☐ Weatherboard ☐ Permalum clad ☐ Fibro clad ☐ Vinyl clad

☐ Hardiplank ☐ Concrete block ☐ Concrete panel ☐ Harditex ☐

☐ Cottage ☐ Duplex ☐ Villa ☐ Townhouse ☐ Strata unit ☐

☐ Concrete slab ☐ Timber floor with concrete areas ☐ Sheet flooring with concrete areas

☐ Timber floor / sheet flooring with concrete areas ☐ Suspended slab ☐

☐ Brick piers ☐ Concrete piers ☐ Timber piers ☐ Metal posts ☐ Sandstone ☐

☐ Tile roof ☐ Metal roof ☐ Fibro roof ☐ Slate roof ☐ Shingle roof ☐

AREAS INSPECTED AND RESTRICTIONS

Areas Inspected were:

☐ Roof space ☐ Subfloor ☐ Interior ☐ Exterior ☐ Garage ☐ Outbuilding ☐ Grounds

Areas NO REASONABLE ACCESS:

☐ **Roof void** ☐ Skillion ☐ Vaulted ☐ No access panel ☐
☐ **Subfloor** ☐ Slab ☐ Solid fill ☐
☐ **Interior** ☐
☐ **Exterior** ☐
☐ **Garage** ☐
☐ **Outbuilding** ☐
☐ **Fences** ☐
☐ **Grounds** ☐

Areas OBSTRUCTED were:

☐ **Roof void** ☐ Insulation ☐ Sarking ☐ A/C ducting ☐ Stored items ☐ Bonded blanket ☐
☐ **Subfloor** ☐ Stored items ☐
☐ **Interior** ☐ Stored items ☐
☐ **Exterior** ☐ Stored items ☐ Building materials ☐
☐ **Garage** ☐ Stored items ☐ Excess stored items ☐
☐ **Outbuilding** ☐ Stored items ☐ Excess stored items ☐
☐ **Fences** ☐ Vegetation ☐
☐ **Grounds** ☐ Vegetation ☐

RECOMMENDATIONS TO GAIN ACCESS

The Area(s) and/or Section(s) to which Access should be gained or fully gained are: ☐ N/A

☐

Building Furnished: ☐ YES ☐ NO

SUBTERRANEAN TERMITES

Were active termites (live insects) found? ☐ YES ☐ NO

Location: ☐

A termite nest found: ☐

The termites are: ☐ *Coptotermes* ☐ *Schedorhinotermes* ☐ *Nasutitermes* ☐ *Heterotermes* ☐
potential to cause ☐ Moderate to extensive ☐ Extensive to Severe amounts of damage

Visible evidence of subterranean termites ☐ YES ☐ NO

Evidence of subterranean termites: ☐

Damage caused ☐ Moderate ☐ Moderate to Extensive ☐ Extensive to Severe

Does its presence represent a Major Safety Hazard?: ☐ YES ☐ NO (Reason & Recommendation):

DETAILS OF THERMAL IMAGING INSPECTION

Weather: ☐ Fine ☐ Overcast ☐ Raining Time of day:

Were thermal anomalies found: ☐ YES ☐ NO ☐

Recommendations: ☐

Was evidence of a previous termite treatment found: ☐ YES ☐ NO

☐ Treatment carried out at time of construction ☐ Signs of Dusting

☐ Drill Holes in perimeter paths ☐ Drill Holes in garage slab ☐

Was a Durable Notice located: ☐ YES ☐ NO ☐ Meter Box ☐ Subfloor joist ☐

Subterranean termite treatment recommendation:

☐ Not Essential ☐ Essential ☐ Strongly Recommended COST \$

Degree of risk of Subterranean termite infestation:

☐ Moderate ☐ Moderate to High ☐ High ☐ Extremely High

Future inspections: ☐ 12 Months ☐ 6 Months ☐ 3 Months ☐

CONDITIONS CONDUCIVE TO UNDETECTED TERMITE ENTRY

Slab Edge Exposure: ☐ YES ☐ NO ☐ Not able to assess ☐ Not applicable

Were weep holes clear: ☐ YES ☐ NO ☐ Not applicable

Termite Shields: ☐ Adequate ☐ Inadequate ☐ Not applicable ☐ Not able to asses

CONDITIONS CONDUCIVE TO TIMBER PEST INFESTATION

Ventilation: ☐ Adequate ☐ Inadequate ☐ Not applicable ☐ Not able to assess

Drainage: ☐ Adequate ☐ Inadequate ☐ Not applicable ☐ Not able to assess

High Moisture: ☐ Not present ☐ Present

Water Leaks: ☐ Not present ☐ Present

OTHER AREAS AND/OR SITUATIONS CONDUCIVE TO TERMITE INFESTATION

☐ Air vents covered ☐ Weep holes covered ☐ Bridging of barriers/slab edges ☐ Vegetation cover

☐ Soil level at base of cottage ☐ Soil level at base of garage ☐ Soil level at base of outbuilding

☐ Formwork/loose timbers/stored goods in subfloor ☐ Stored timbers on grounds

☐ Garden edging / sleepers ☐ Garden sleeper retaining wall ☐ Timber structures in contact with soil

☐ Leaking shower into subfloor area ☐ Leaking HWS ☐ Leaking A/C

☐ Large girth trees / stumps ☐ Influence of nearby areas

☐

BORERS OF SEASONED TIMBER

Evidence of borer: ☐ **WAS NOT FOUND** ☐ **WAS FOUND IN:**

The borers are: ☐ *Anobium punctatum* (furniture beetle) ☐ *Lyctus brunneus* (Powderpost beetle)

☐ *Calymnaderus incisus* (Queensland pine beetle)

Damage caused ☐ Moderate ☐ Moderate to Extensive ☐ Extensive to Severe

Does its presence represent a Major Safety Hazard?: ☐ **YES** ☐ **NO** (Reason & Recommendation):

FUNGAL DECAY BY WOOD DECAY

Evidence of wood decay: ☐ **WAS NOT FOUND** ☐ **WAS FOUND IN:**

Damage caused ☐ Moderate ☐ Moderate to Extensive ☐ Extensive to Severe

Does its presence represent a Major Safety Hazard?: ☐ **YES** ☐ **NO** (Reason & Recommendation):

ADDITIONAL NOTES