PPBInspections

Property Address: 60 Bulgonia Road, Brightwaters NSW 2264



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Building Report - In accordance with AS 4349.1-2007 Inspection of buildings – Pre-purchase inspections – Residential buildings

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1 GENERAL INFORMATION

1.1 The Agreement

In accordance with Australian Standards (AS 4349.1-2007), a formal Inspection Agreement must precede any property inspection, detailing terms between the Inspector and the Client. This Report adheres to our Agreement and meets the minimum requirements specified in AS 4349.1-2007 for conducting a building inspection.

1.2 Purpose of Inspection

The aim is to ensure that you, as the purchaser, can make a well-informed decision about the property you intend to purchase. It is important to note that Australian Standards (AS4349.1-2007) outline the minimum requirements for Inspectors conducting the Inspection and preparing the Inspection Report. The Inspection serves two primary purposes:

(1) providing assessment of the Property's condition at the time of Inspection; and

(2) assessing the Property's condition in relation to Structural integrity of the property at the time of Inspection.

1.3 Scope of Inspection

A building inspection entails a visual assessment of accessible areas of the property to identify significant defects in the building structure and to establish an overall evaluation of the structure's condition. The inspection covers the interior and exterior of the building, including the internal roof space, sub-floor area, exterior of the building, roof exterior, and the property within a 30-meter radius of the building under inspection, as applicable.

1.4 Our Approach

Our goal is to ensure that the Report provides sufficient information from the visual Inspection so that you, our client, can discern the Inspector’s assessment of the building’s condition, which is grounded in the Inspector's experienced, rational, and logical approach. Clarity is paramount to us, and every effort has been taken to ensure that the Report is written in a clear and understandable manner for your benefit, our client.

1.5 Safe & Reasonable Access

The following minimum access requirements are necessary for a thorough visual building inspection:

- An internal roof access hole of at least 400mm x 500mm, with a crawl space measuring a minimum of 600mm x 600mm. These dimensions also apply to areas beneath the home if it is raised above the ground.
- External roof access must be achievable using a 3.6-meter ladder placed on the ground.
- Reasonable access excludes the alteration of access points, including cutting access holes or removing screws, bolts, sealants, or other fastenings.
- Subfloor areas treated with chemicals will only be inspected if deemed safe by the inspector during the inspection.

1.6 Statement of Limitations

This report has been prepared by Elcom Developments Group PTY LTD T/A PPBInspections specifically for the Client identified herein. It reflects the information available at the time of preparation. PPBInspections does not assume responsibility for inaccuracies or omissions in information provided by the Client or third parties, nor for updates or changes that may occur thereafter. The report is intended solely for the Client's use and may not be utilised by any other party without PPBInspections prior written consent. PPBInspections bears no responsibility or liability, whether in contract or tort, for any third party who relies on this report, either in whole or in part, and such reliance is undertaken at their own risk. PPBInspections also disclaims liability in cases where portions of the property were inaccessible for inspection or access was denied. This report supersedes any earlier reports issued by PPBInspections for the Client. Effective from the report's date, PPBInspections disclaims responsibility or liability to the Client concerning any information or recommendations in previously dated reports. If these terms are unacceptable, please refrain from reviewing this report.

This visual building report does not constitute a certificate of compliance with the provisions of any Act, regulation, ordinance, local law, or by-law pertaining to the property. It does not serve as a warranty against future issues that may arise with the building. This report also does not encompass the identification of unauthorised building work or work that does not conform to building regulations. Additionally, it operates under the assumption that the current use of the building will remain unchanged.

This report does not constitute a termite inspection or certification. It focuses on assessing the general condition of the property and does not include specific examinations for termite presence or damage. For a thorough termite inspection or certification, it is recommended to engage a qualified pest control specialist or termite inspector.

1.7 Reliance & Disclosure

This report has been drafted in accordance with the terms outlined in the pre-purchase agreement between the involved parties, which is an integral part of this Report. It is specifically prepared for the client identified above and may not be relied upon by any

other individual without PPBInspections prior written consent or the purchase of this Report through our designated channels. It is crucial to carefully consider the scope, limitations, and exclusions specified in your pre-inspection agreement and reflected in this Report. Any exclusions or limitations highlighted in this Report may require a specialised inspection, which we recommend be conducted by a suitably qualified inspector.

1.8 Glazing

This report does not cover any form of safety glass. Glazing in older homes may not comply with current standards and could pose a significant injury risk if damaged. Caution should be exercised around glass in older properties.

This report also does not cover pool safety. If a swimming pool is present, we recommend a specialised pool inspection be conducted.

1.9 Important Safety Information

This report does not include detection of substandard or illegal plumbing, electrical & mechanical work at the Property.

Please note:

- This report does not cover smoke alarms. We recommend assessing all existing smoke detectors in the Property and seeking advice on their number, placement, and operation by a licenced technician.
- This report does not cover asbestos. There may be materials in the Property that contain asbestos which will not be identified in this report. For accurate identification of asbestos, especially in buildings constructed before 1990, we recommend conducting a specialised asbestos inspection.

1.10 Moisture Properties

The detection of moisture, dampness, or signs of water penetration during inspection depends on prevailing weather conditions at the time. The absence of such issues noted in this Report does not guarantee that the Property will remain free from damp problems in different weather conditions, nor does it imply that roofs, walls, or wet areas are entirely waterproof. In instances where evidence of water penetration is identified, we advise conducting a thorough investigation into the waterproofing of the surrounding area. Monitoring of the affected area over time is recommended to comprehensively identify and evaluate the root cause of any dampness issues.

1.11 Items Expressly Not Included as Per the Standard

Unless otherwise specified in the Inspection Agreement, as outlined in Appendix D of the Australian Standard (AS4349.1-2007) titled "Exclusions of Items from Inspection," the Inspector will not examine these items. It is generally advisable to consult a qualified professional specialising in the respective area for these matters.

1.12 The Condition Rating of The Property

The rating scale of the properties condition is as follows,

Excellent Condition:

- The building is well-maintained and in like-new condition.
- No visible defects, damage, or wear and tear.
- Cosmetic finishes are in pristine condition, and no repairs are needed.

Good Condition:

- The building is in good condition with only minor signs of wear and tear.
- No major defects, but some parts (e.g., flooring, walls, windows) may show age.
- Cosmetic updates or repairs might be needed but are not urgent.

Fair Condition:

- The building is showing clear signs of age and wear.
- Visible defects such as cracks, leaks, or wear on floors and walls.
- Routine maintenance and repair work are necessary to keep the building functional.

Poor Condition:

- The building is in poor condition and requires significant repair or replacement of major components.
- Major structural issues, such as cracks, leaks, or damage to walls, roofs, and floors.
- Cosmetic issues are severe, and extensive renovation is likely needed to make the building safe or habitable.

1.13 Restricted Access

Restricted Access – Obstruction by Furniture, Access to the designated area was restricted due to the presence of large or obstructive furniture items that impeded safe and practical access to walls, floors & ceilings. The positioning and volume of the furniture created a physical barrier, making it difficult to navigate around the furniture to visually assess walls, floors & ceilings.

Restricted Access to Roof Cavity & Sub-Floor - Chemical Safety Concern, Access to the roof cavity & Sub-floor was restricted due to the presence of an extremely strong and persistent smell of pesticide chemicals. Upon initial entry or inspection, the intensity of the chemical odour raised immediate health and safety concerns. The origin of the smell suggests that a recent application of pest control substances may have occurred within the space.

Restricted Access to Roof Cavity & Sub-floor– Obstruction by Stored Materials, Access to the roof cavity & sub-floor was restricted due to the presence of stored materials and goods that obstructed safe entry and movement within the space. The accumulation of items created a physical barrier, limiting visibility and access points, and increasing the risk of tripping, falling, or damaging stored property.

Restricted Access to Roof Cavity & Sub-floor– Obstruction opening access size, limitations in inspecting or accessing certain parts of a building due to inadequate or obstructed access points.

- **Roof Cavity Access Hatch**:

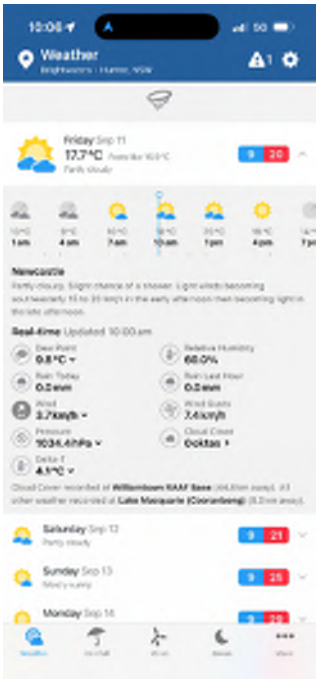
- Minimum size: 500 mm x 500 mm
- Must be in a convenient and safe area to access

- **Sub-floor Access Opening**:

- Minimum size: 500 mm x 500 mm
- Clearance under bearer: At least 600 mm for access

2 PROPERTY DESCRIPTION

Dwelling/Building Type:	Residential Dwelling with Swimming Pool
External Wall Linings:	Brick/Render
External Roof Coverings:	Metal
Foundation Type:	Footings/Brick Piers
Sub-Floor Type:	Slab on Ground
Internal Wall Linings:	Plaster board/Dry Wall, Painted Finish
Window Type:	Aluminium Frames
Hot Water System:	Electric





3 SUMMARY OF INSPECTION

Please consult the complete report in its entirety for detailed explanations. The overall condition of this residential dwelling, considering its age, type, and general expectations for comparable properties is:

Overall Condition:	Good Condition
Areas Obstructed:	Obstruction by Furniture & stored items, limitation to roof access
Timber Pest Damage Sighted:	Not Detected During Inspection
Live Pest Activity:	Not Detected During Inspection
Major Defects:	Not Detected During Inspection
Minor Defects:	Detected During Inspection

Additional Investigation/Inspections recommended by the following qualified technicians:

Council Compliance Report		Certified Hydraulic Engineer	
Pool Safety Inspection	✓	Licensed Electrician	✓
Asbestos Inspection		Licenced Plumber	
Mould Inspection (Qualified Hygienist)		Licenced Roof Installer	
Certified Structural Engineer		Licenced Pest Controller	✓

4 OVERALL ASSESSMENT

This overall assessment provides a comprehensive evaluation of several factors during the inspection. It involves analysing multiple factors, such as Age of building, materials, condition, suitability, and effectiveness, to derive a holistic understanding or judgment. This assessment aims to synthesise detailed observations and data into a cohesive appraisal, offering insights into strengths, weaknesses and threats where applicable. The comments below are based on the opinion and experience of the assessing inspector.

4.1 Major Defects

- NOT DETECTED DURING INSPECTION

4.2 Minor Defects

- Minor painting blemishes were observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required.
- Doors missing screws to hinges observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required.
- Sections of polyurethane sealant along pathway showing signs of deterioration observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required.

4.3 Recommendations

- A pest management program is recommended by a qualified technician to ensure that the property is free from active or possible termite attacks and any other pests that could potentially harm the structure of the dwelling and in turn harming the occupants or compromise the integrity of the dwelling.
- It is recommended to engage with a licensed electrician to ensure compliance of modern-day safety codes and regulations, minimising risks of electrical hazards and ensuring the integrity of the properties electrical system.
- Removing all debris from under the sub-floor is crucial for preventing mould growth, pest infestations, and structural damage, ultimately ensuring a healthier and more stable living environment for the occupants.
- All cracks throughout the home internally and externally should be monitored over a 12-month period to ensure no further movement occurs. If any additional movement is found within a 12-month period, it is recommended to engage with a certified structural engineer for further investigations.
- It is recommended that this property undertake a follow up inspection within the next 6-8 weeks. This timeframe ensures that any previously identified issues can be monitored or the possibility of any future unwanted pests or termite infestations can be detected or monitored. Early re-inspection allows the opportunity to catch any emerging issues, confirm that repairs have been implemented, and verify that the property remains protected from termites and safe for ongoing occupancy.

5 AREAS INSPECTED AND COMMENTS

5.1 Internal Ceilings, Walls, Floor Coverings & Internal Finishes











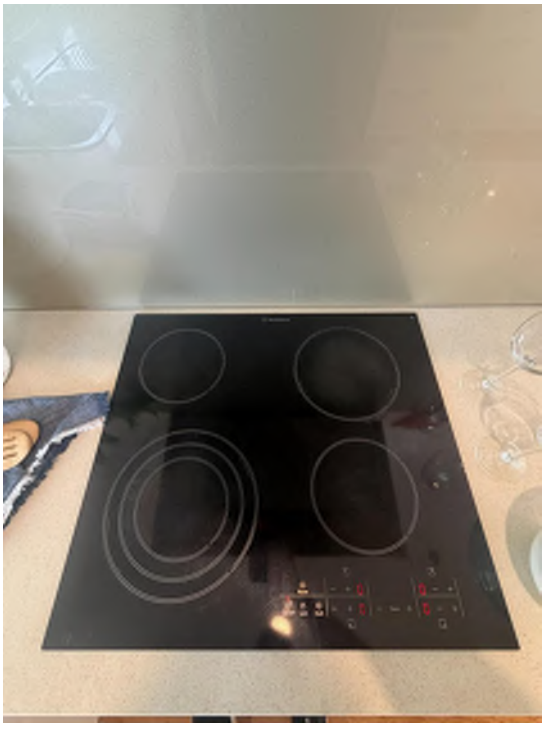

























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CARBON
MONOXIDE
ALARM

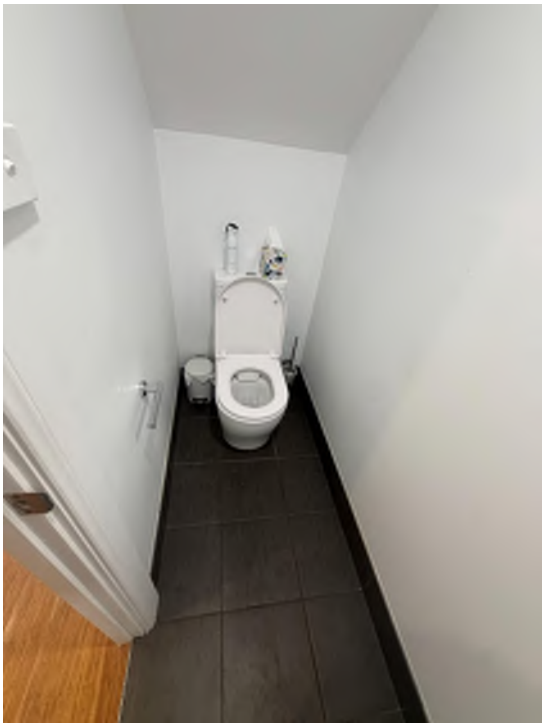




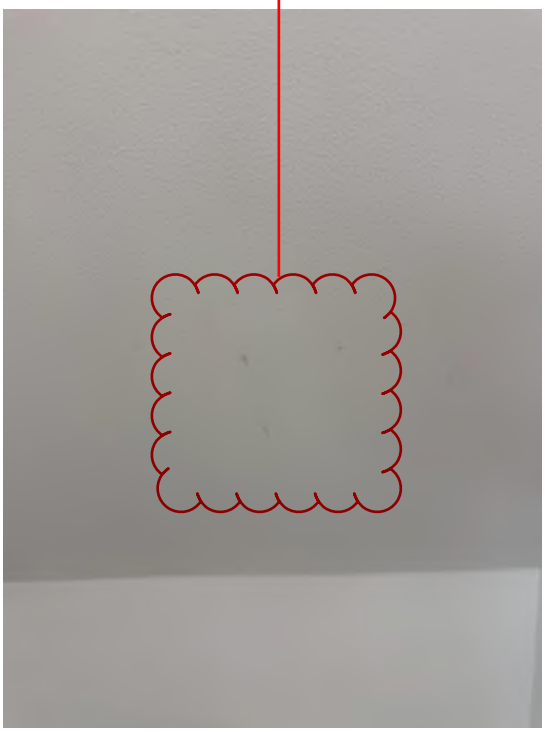






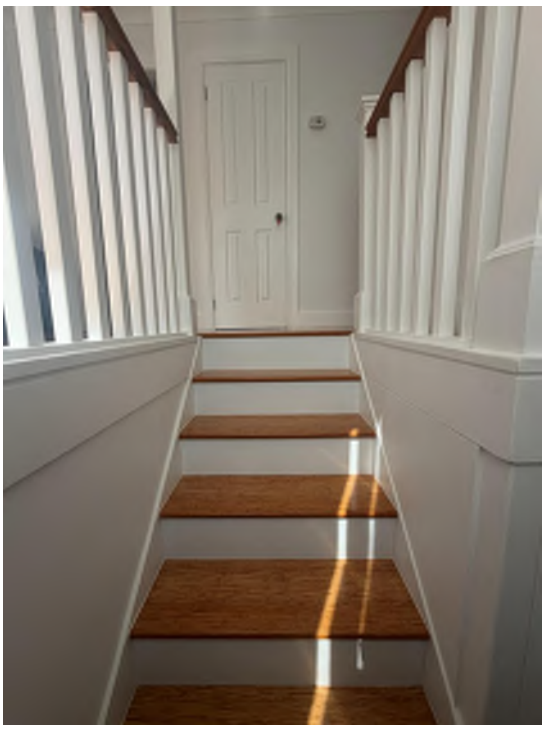


Minor painting blemishes were observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required



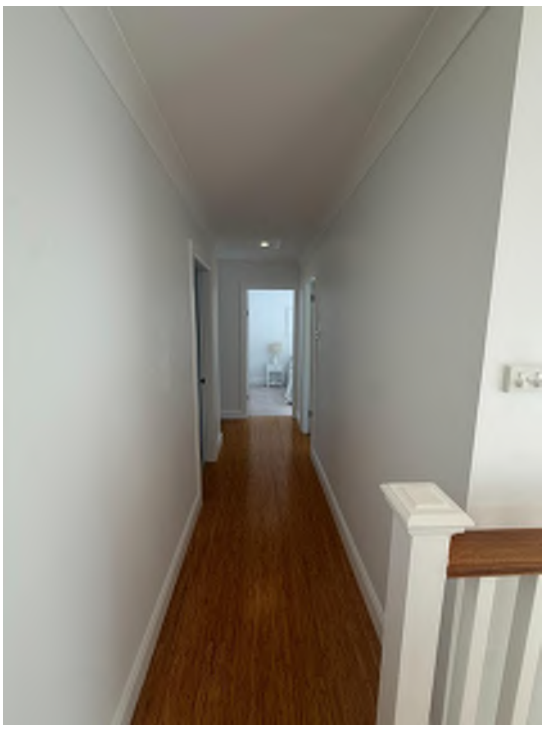









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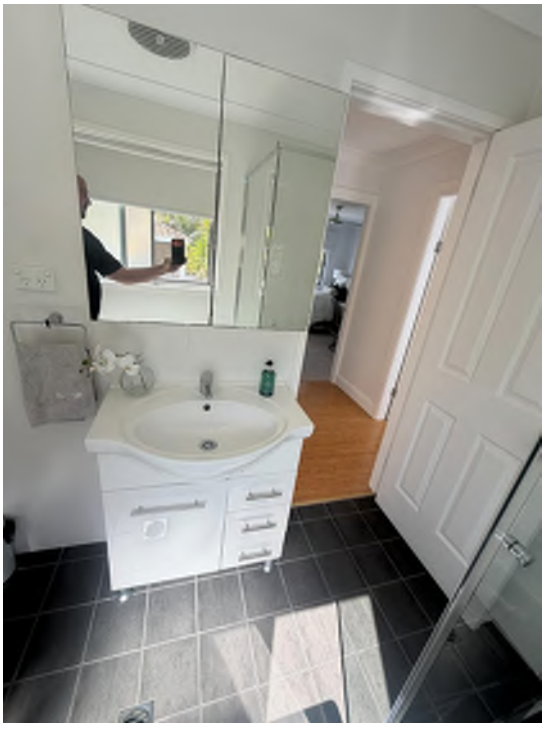


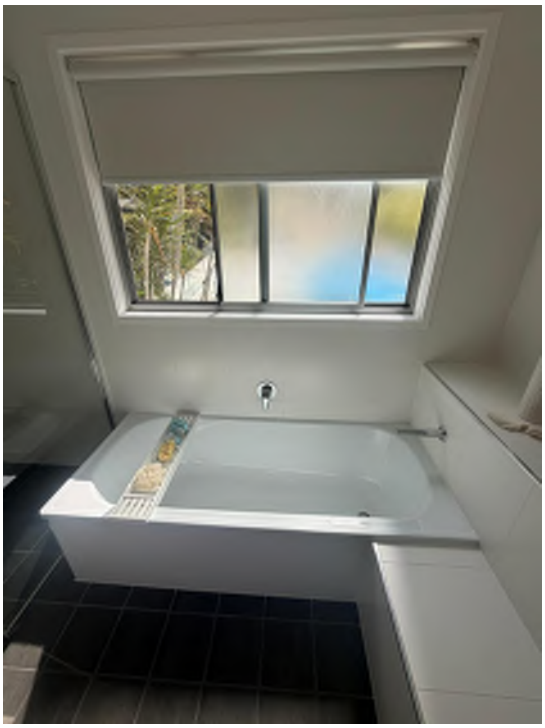






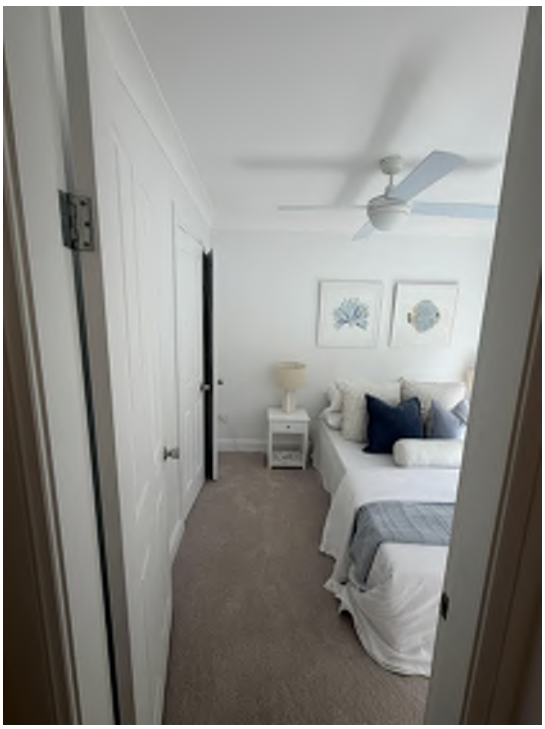








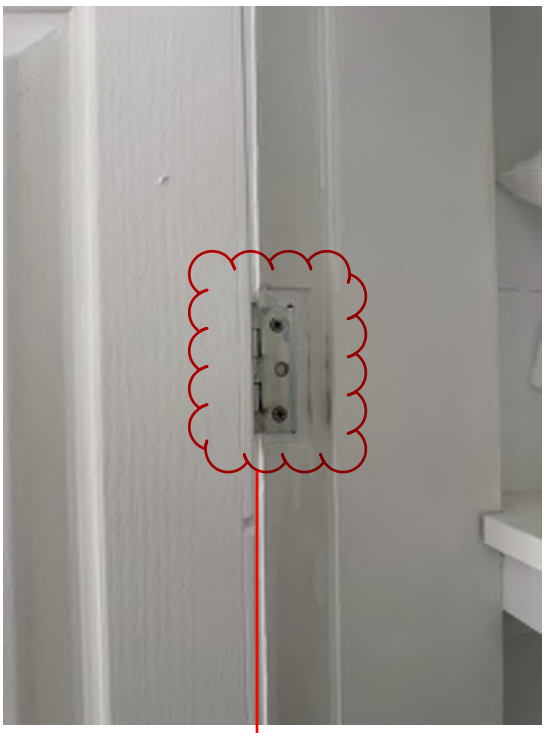




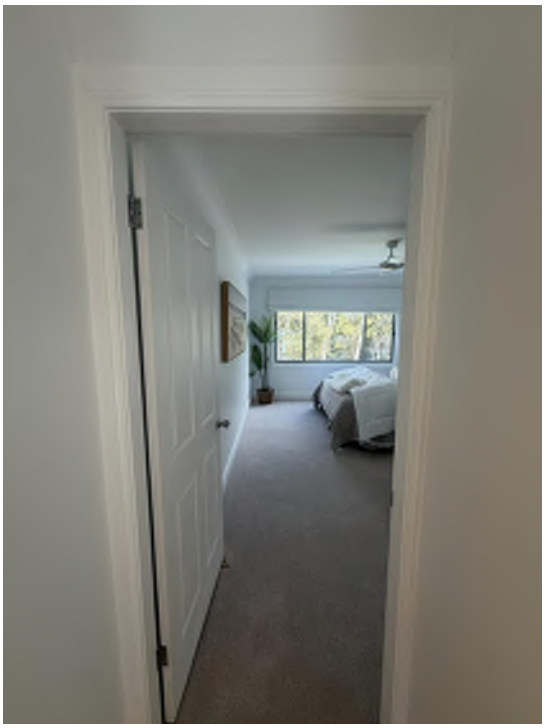








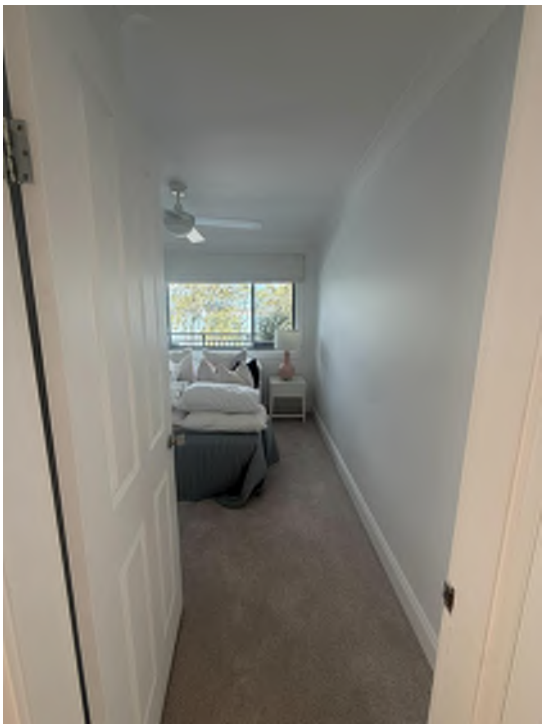
Doors missing screws to hinges observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required













































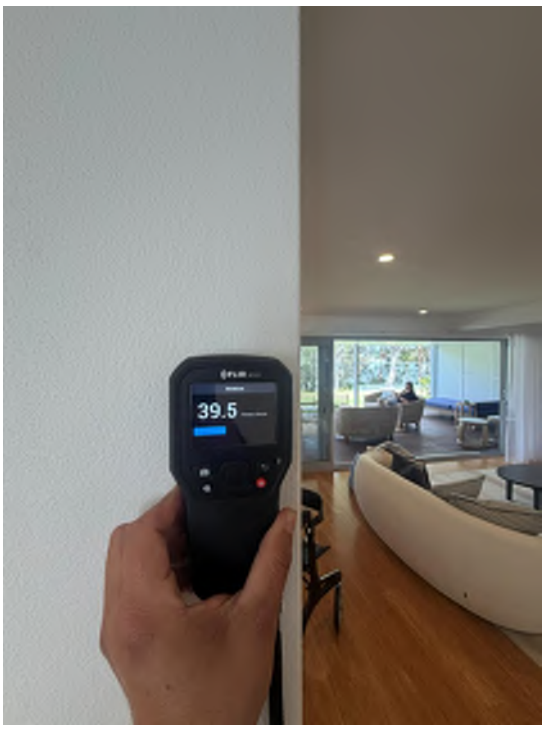









39.5


39.5


20.1


21.9


20.1

5.2 Exterior of Property










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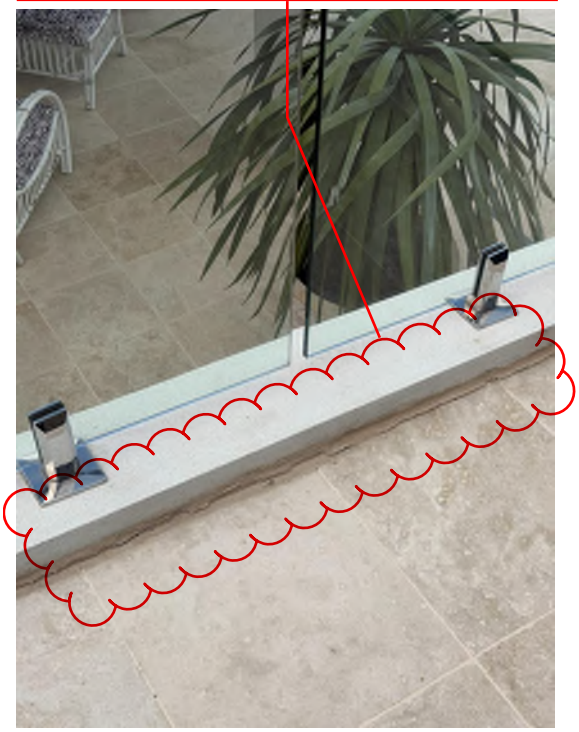






Sections of polyurethane sealant along pathway showing signs of deterioration observed during the inspection, it is recommended to engage with a qualified technician or suitable person to carry out repairs as required

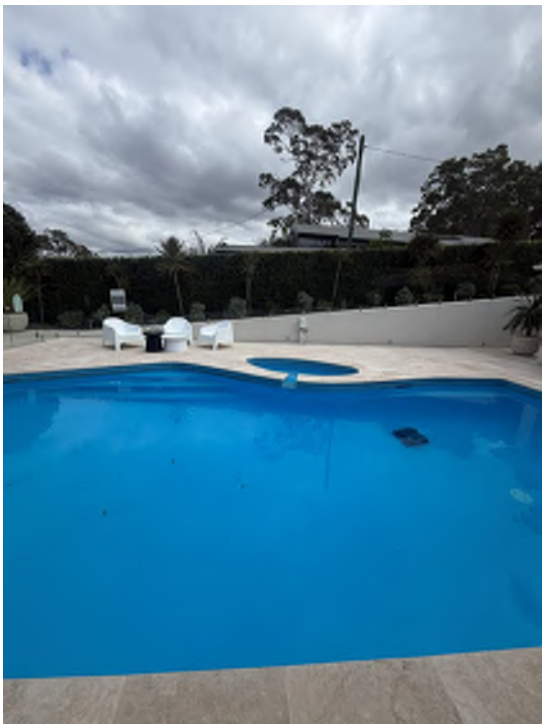


















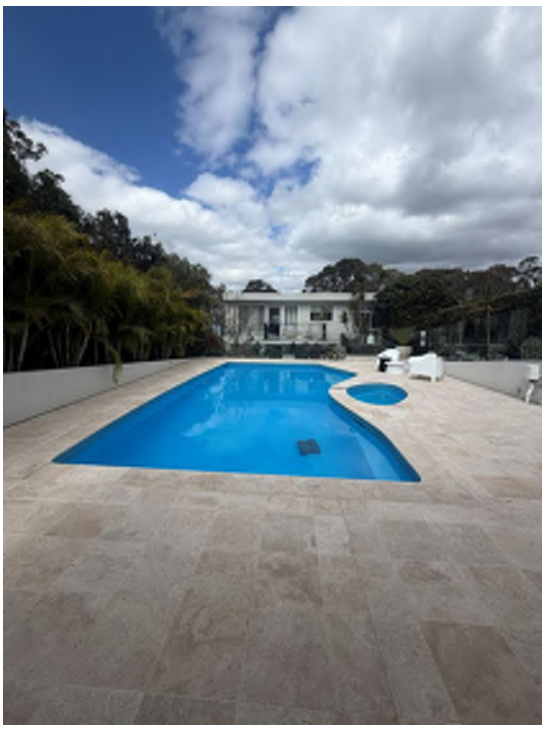






















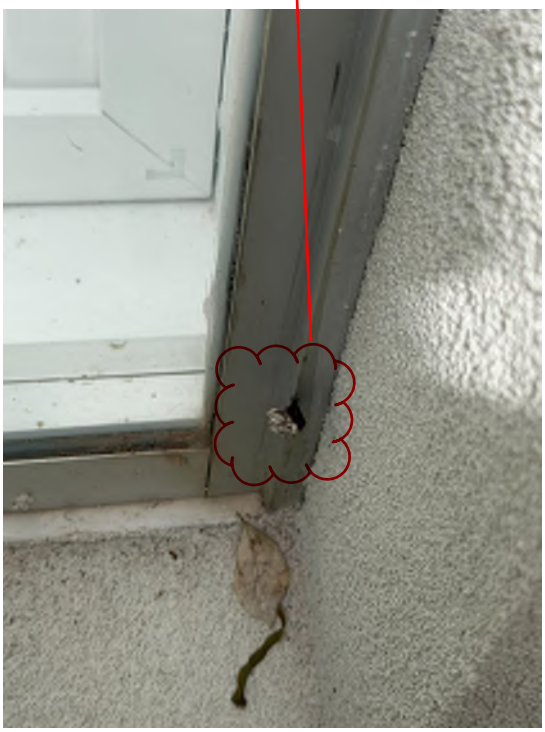






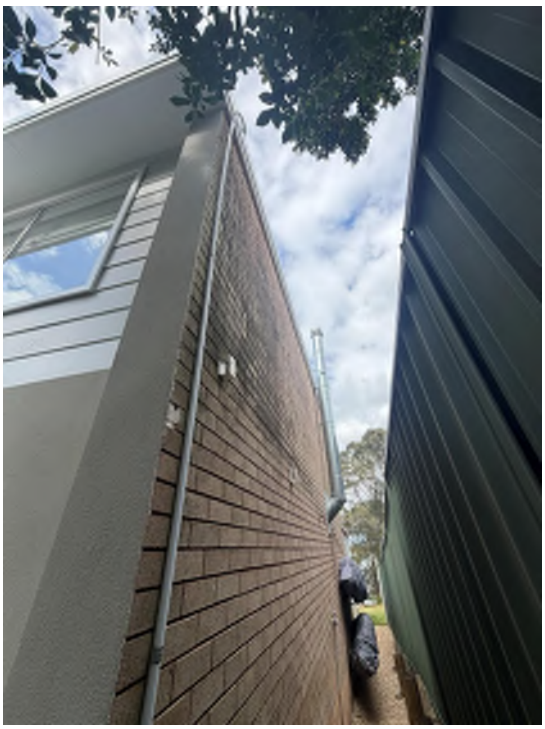


Refer to recommendations





























































5.3 Sub-Floor Space





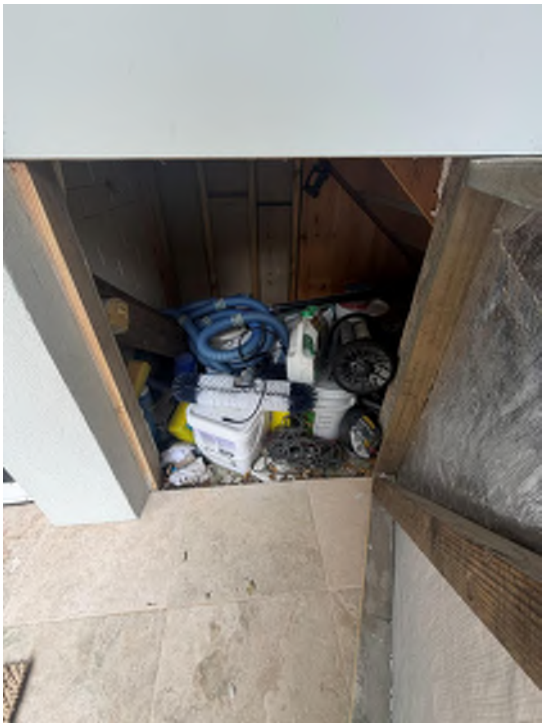


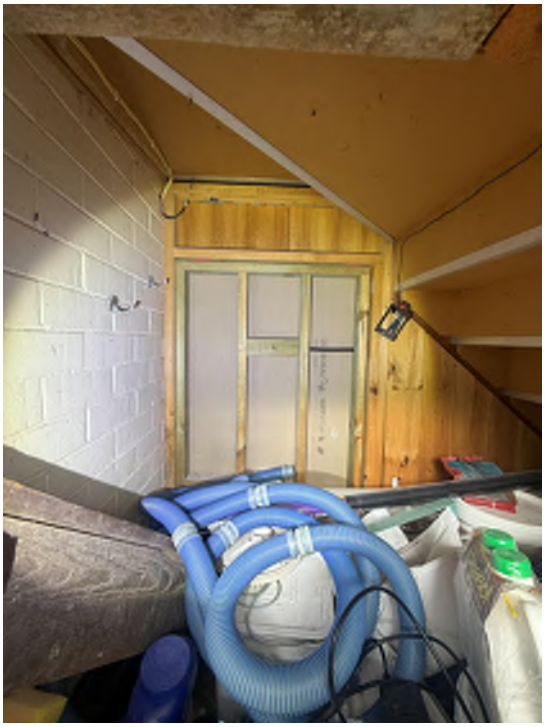


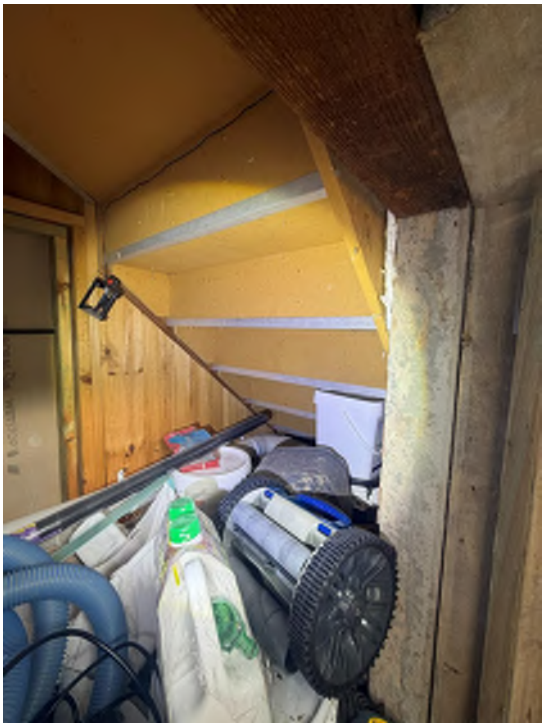




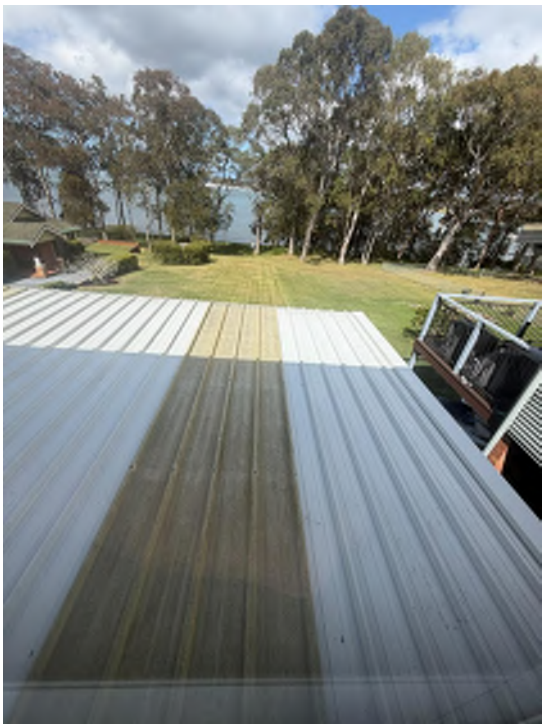








5.4 Exterior Roof













6 CONDUCIVE CONDITIONS TO TIMBER PEST ATTACK

6.1 Water leaks?

No visible signs of water leaks on the day of the inspection

6.2 Water Ponding?

No visible signs of water ponding on the day of the inspection

6.3 Visible pipe leaking?

Please Note: Water leaks, especially in or into the sub-floor or against the external walls i.e.: Leaking taps, water tanks or downpipes and or guttering, increases the likelihood of termite attack. Leaking showers or leaks from other wet areas also increase the likelihood of concealed termite attack. These conditions are also conducive to borer activity and wood decay. If any leaks were reported, then you must have a qualified plumber or other building expert to determine the full extent of damage and the estimated cost of repairs prior to the contract of sale becoming binding.

NO visible signs of pipes leaking on the day of the inspection

6.4 Hot Water Unit Overflow, was the overflow sufficiently drained?

Please Note: Hot water services and air conditioning units which release water alongside or near to building walls need to be connected to a drain (if this is not possible then their water outlet needs to be piped several meters away from the building) as the resulting wet area is highly conducive to termites. Water tanks should not leak, and the overflow should be adequately connected to storm water. A plumber should be engaged if the water tank overflow is not connected to storm water.

No - Divert hot water overflow away from the building perimeter

6.5 Was the Rainwater tank Overflow connected to Stormwater system?

NA

6.6 Was the Air Conditioner Sufficiently Drained?

No - Divert A/C overflow away from the building perimeter.

6.7 Moisture Readings

At the time of the inspection, our electronic moisture meter readings were considered normal on the day of the inspection. All moisture readings are taken in random positions of the dwelling.
Please Note: High moisture readings can be caused by any one of the following: Poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective

flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. If high moisture was reported, then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs prior to contracts becoming binding.

6.8 Equipment Of Moisture detection used?

Flir MR265

6.9 Sub Floor Ventilation considered adequate?

The ventilation to the sub-floor is generally considered adequate, based on visual inspection.

6.10 Weep Holes and Sub Floor Vents considered adequate?

The weep holes are generally considered adequate, based on visual sighting at the time of the inspection

6.11 Ant Capping and Termite Shields considered adequate?

Please Note: Termite shields (Ant Caps) should be in good order and condition, so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Missing, damaged or poor shields increase the risk of termite infestation. If considered inadequate a builder or other building expert should be consulted for further advice and recommendation.

NA

6.12 Areas Found Conducive to Termite Infestation?

Conducive Areas Detected During the Inspection,

- Stored items beside or below the sub-floor
- Large trees on or near by of the property
- Hot water overflow not connected to an appropriate discharge system
- AC overflow not connected to an appropriate discharge system

6.13 Property Termite Risk Rating

Risk Level	Description	Typical Indicators	Recommended Action
Very Low Risk	No visible signs and minimal conducive conditions	No moisture issues, no timber contact with soil, good ventilation	Maintain routine annual inspection
Low Risk	Minor conducive conditions present	Small garden beds near structure, limited timber-to-soil contact, slight moisture	Address minor issues, inspect every 12 months
Moderate Risk	Noticeable conducive conditions, no active termites	Poor drainage, subfloor humidity, stored timber nearby, older building	Rectify conditions, consider preventative treatment, inspect every 1-3 months
High Risk	Strong conducive conditions or previous termite activity	Evidence of past damage, high moisture, poor ventilation, untreated timber	Immediate remediation, install termite management system, inspect every 3-6 weeks
Very High Risk	Active termite infestation or severe structural vulnerability	Live termites, mud tubes, hollow timber, visible structural damage	Urgent professional treatment required, full inspection, ongoing monitoring

Based on the visual inspection of accessible areas of the property and consideration of environmental and structural factors conducive to termite activity, this property has been assigned a rating **MODERATE RISK**.

This assessment considers elements such as signs of moisture in timber elements, ventilation to sub-floor, timber-to-soil contact, landscaping and stored items around sub-floor, previous evidence of termite activity, and overall site conditions.

While no active infestation may be evident at the time of inspection, the identified risk factors increase the likelihood of future termite presence. It is recommended that appropriate preventative measures and/or remedial actions be undertaken to mitigate this risk, along with ongoing regular inspections in accordance with Australian Standards AS 3660.

7 TERMS ON WHICH THIS REPORT WAS PREPARED

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to change, including the extent of defects described and the instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this report.

This report is prepared for the client identified above and may not be relied upon by any other person without our express permission or by the purchase of this report through our channels.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS, AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT.

Any of the exclusions or limitations identified for this report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector.

8 RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright to this report and may make it available to third parties.

9 UNDETECTED DEFECTS

This inspection has been carried out in accordance with relevant Australian Standards and is limited to a visual, non-invasive assessment of accessible areas only. The inspection does not include the dismantling of structures, removal of linings, floor coverings, insulation, stored goods, or any other obstructions that may conceal defects or pest activity. Accordingly, there is a risk that defects, damage, or timber pest activity (including termites) may exist but were not detected at the time of inspection due to limitations in access, visibility, or environmental conditions. No warranty or guarantee is provided that all defects or infestations have been identified. Where areas were inaccessible or where evidence suggests a higher risk, further invasive inspection or specialist assessment is strongly recommended.

If the property has been vacant for a period, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps, etc.) results in a leak being identifiable. We advise further testing on pipes and water-susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

10 IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the property.

This is not a smoke alarm report. We recommend all existing detectors in the property be tested and advice sought as to the suitability of the number, placement, and operation.

This is not an asbestos report. There are potential products in the property containing asbestos that will not be identified in this report. To accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second-story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should inquire about their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present, it should be subject to a special purpose pool inspection.

External Timber Structures - Balconies and Decks. It is strongly recommended that a Structural Engineer assesses the distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are necessary.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

11 MOISTURE

The identification of moisture, dampness, or the evidence of water penetration is dependent on the weather conditions at the time of the inspection. The absence of dampness identified in this report does not necessarily mean the property will not experience some damp problems in other weather conditions or that roofs, walls, or wet areas are watertight.

Where the evidence of water penetration is identified, we recommend detailed investigation of waterproofing in the surrounding area and monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

12 MAINTENANCE OF THE PROPERTY

This report is not a warranty or an insurance policy against problems developing with the property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection, and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

It is strongly advised that appropriate steps be taken to remove, rectify, or monitor any evidence of conditions conducive to timber pest activity. Undertaking thorough regular inspections at intervals not exceeding twelve months (or more frequent inspections where the risk of timber pest attack is high, or the building type is susceptible to attack). To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones, and those thorough regular inspections of the building are necessary.

13 NO CERTIFICATION

a) The property has been compared to others of a similar age, construction type, and method that had an acceptable level of basic maintenance completed.

b) We do not advise you about title, ownership, or other legal matters like easements, restrictions, covenants, and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy, or compliance with any law, regulation, or standard, including any comment on whether the property complies with current Australian Standards, Building Regulations, or other legislative requirements.

14 RECTIFICATION COSTS

We do not provide advice on the costs of rectification or repair unless specifically identified in the scope of the report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied upon. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays, and unknown factors associated with third parties. No liability is accepted for costing advice.

End of Report