

McGrath

# PEST AND BUILDING PRE-PURCHASE REPORTS

**DISCLAIMER:**

This Disclaimer governs the use of the attached Pest and Building Reports.

By using this report, the reader accepts this Disclaimer in full and acknowledges the reports have been commissioned by the vendor for the purpose of marketing the property for sale.

McGrath Estate Agents does not guarantee or warrant the accuracy, reliability, completeness or currency of the information in these reports. Readers are responsible for assessing the relevance and accuracy of the content of these reports and obtaining the advice of an independent, appropriately qualified professional.



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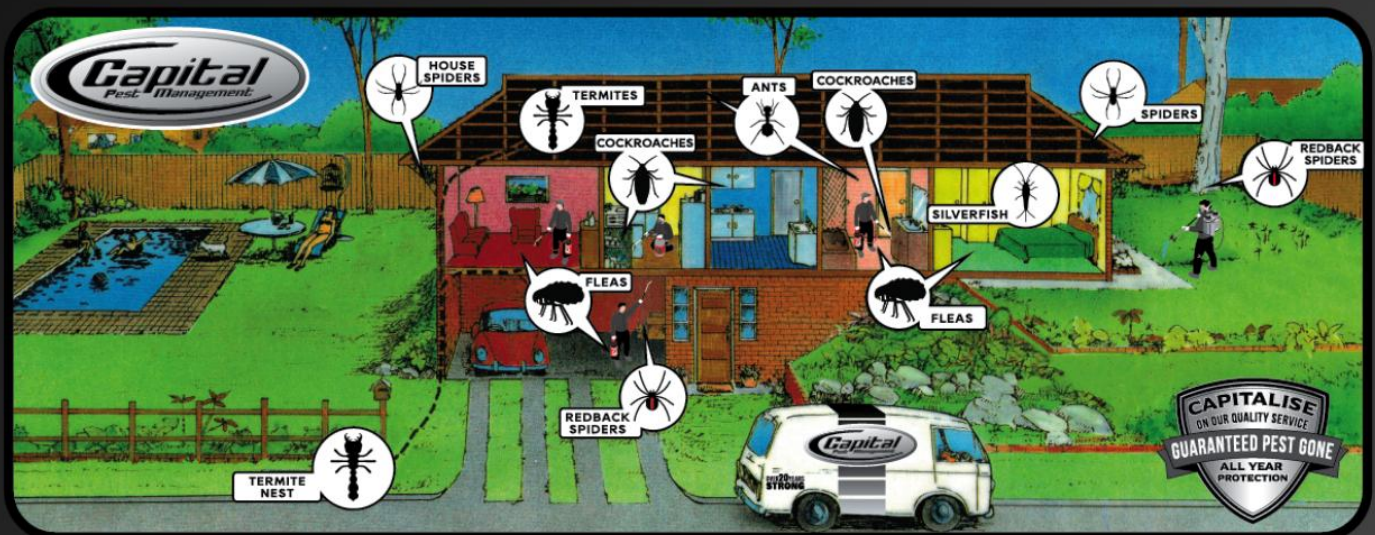
✉ admin@capitalpest.com.au

🌐 capitalpestmanagement.com.au

Thank you for choosing Capital Pest Management to complete your Timber Pest Inspection.

We wish you all the best with your new purchase and will be in touch in 12 months regarding your Regular Annual Termite Inspection.

We would also like to offer our services to treat your future home for household pests before you move in. Completing the treatment while the property is vacant allows for a more thorough process without any inconvenience to you, giving you peace of mind knowing your home is pest-free from day one.



- Cockroaches and Silverfish
- Household Ants
- External Webbing Spiders

Take advantage of our discounted price for a **General Pest Control Treatment** before you move in.

### **12-Month Free Service Warranty**

Covers all of the above for only **\$330.00** including GST  
(For a standard-size home – conditions apply)

Call Alex or Natasha on 07 5598 6681 to arrange a convenient time and day.



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## Standard Visual Timber Pest Detection Report In Accord With AS4349.3-2010



### CLIENT DETAILS and PROPERTY INSPECTED

<b>Date of Inspection:</b>	Thursday 23 April 2026
<b>Address of Property Inspected:</b>	885 Dulguigan Road North Tumbulgam NSW 2490
<b>Name of Client:</b>	[REDACTED]
<b>Client Email Address:</b>	[REDACTED]
<b>Contact Phone:</b>	[REDACTED]
<b>Time of Inspection:</b>	10.00 AM

## Standard Visual Timber Pest Detection Report Continued...

**Life of Report:** This report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

### The Purpose of the Inspection:

The purpose of the inspection is to give advice about the condition of the property with regard to timber pests.

**Agreement Number:** 25967/2026

**Date of Agreement:** 23 April 2026

**Specific Requirements/Conditions Required by You were:** Complete Pre-Purchase Pest Inspection. This inspection, unless specified in section "Inspection Method", is for a visual assessment of evidence indicating activity, damage and/or workings of the following timber pests:-

- Subterranean Termites:** The group of wood destroying insects belonging to the order "Isoptera" which is defined as being of a species which is Subterranean.
- Wood Decay Fungi:** The degradation of timber caused by decay fungi.
- Beetles that attack timber in service (Borers):** The group of wood destroying insects belonging to the order "Coleoptera".
- Dampwood Termites:** The group of wood destroying insects belonging to the order "Isoptera" which is defined as being of a species which is Dampwood.

## INSPECTION METHOD

This Inspection and Report was conducted using the method as indicated below.

**A VISUAL ONLY Inspection:** This means that the inspection is only to the readily accessible areas of the property as defined within the signed Timber Pest Inspection Agreement and terms and conditions of this report.

Upon receipt of this report, the Client acknowledges and agrees that Capital Pest Management has been engaged to undertake a timber pest inspection and prepare a report on this inspection, subject to the terms and conditions as set out and defined within this report document.

### Tools and Equipment

During this inspection, the following non-invasive tools and equipment were used for measurement and assessment:

	<u>Device</u>	<u>Brand</u>	<u>Model</u>
<input checked="" type="checkbox"/>	Moisture Meter	Tramex	
<input checked="" type="checkbox"/>	Sounder	Probe	
<input type="checkbox"/>	Movement Detector	Termatrac®	T3i

## SUMMARY OF INSPECTION FINDINGS

### Important Disclaimer

- This Summary of Inspection Findings must be read in conjunction with **THE FULL REPORT**. If a difference exists between the Summary of Inspection Findings and the Report, the **REPORT WILL AT ALL TIMES PREVAIL OVER** the Summary of Inspection Findings.
- 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.
- The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of the report.



## Standard Visual Timber Pest Detection Report Continued...

<b>A. SUBTERRANEAN TERMITES</b>	
Were active Subterranean Termites (Live Specimens) found?	NO
Was visible evidence of Subterranean Termite workings and damage found?	YES. See section A.3 of this report
<b>B. BORERS OF SEASONED TIMBERS</b>	
Was visible evidence of borers of seasoned timber found?	NO
<b>C. WOOD DECAY FUNGI</b>	
Was visible evidence of damage caused by wood decay fungi found?	YES. See section C of this report
<b>D. CONDITIONS CONDUCIVE TO TIMBER PESTS</b>	
Were there any conditions conducive to timber pests?	YES. See section D of this report
<b>E. OVERALL ASSESSMENT OF THE PROPERTY</b>	
In our opinion, the degree of risk of Subterranean Termite infestation to the property at the time of inspection was considered to be:	EXTREMELY HIGH
<b>F. RECOMMENDATIONS</b>	
The need for a termite management system (Treated Zone, Barrier System, Monitoring & Baiting System) to be installed at this property is:	ESSENTIAL
<b>G. SAFETY HAZARDS</b>	
Were major safety hazards due to timber pest activity observed?	NO

**For complete and accurate information, you must refer to the following Complete Visual Timber Pest Report.**

**Important:** We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

### DESCRIPTION OF STRUCTURE/S INSPECTED

#### Brief General Description of Main Structure and Property

<b>Construction Type:</b>	Single storey structure. Concrete slab on ground.
<b>Wall Structure:</b>	Cement rendered brick veneer and fibro weatherboards and fibro and foam sheeting with timber frame.
<b>Roof Structure:</b>	Concrete tiled roof. Pine truss roof frame.

#### At The Time Of Inspection The Property Was:

Un-occupied and fully furnished.

Please Note: Where a property is furnished at the time of inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the property is strongly recommended in this case.

#### Orientation:

*To establish the way in which the property was viewed.*

<b>The façade of the building faces:</b>	North.
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**Note:** For the purpose of this report the façade of the building contains the main entrance door.



**Weather Conditions At Time of Inspection:**

**Weather Conditions at the time of the inspection:**

Fine and overcast.

**ACCESSIBILITY**

**1. Readily Accessible Areas Inspected:**

The inspection covered the readily accessible areas including:

Building interior; Building exterior; Roof space; Gardens.

**2. Other Structures:**

Ground level deck; Timber retaining walls; Free-standing shed; Free-standing studio; Timber pergola; Timber embedded in soil; Fence and/or trees within 50m of the structure but within the property boundaries were inspected. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

**3. Obstructions and Inaccessible Areas: (Refer to Terms and Conditions)**

No inspection was made, and no report is submitted, of inaccessible areas.

- No access to wall cavities due to fixed wall coverings.
- Floor coverings.
- No access to areas under kitchen cupboards, vanities and any fixed cupboards or bathtub.
- No physical access to roof space eaves due to design.
- General furnishings, stored and personal items against internal walls present and restrict inspection within these areas, pest activity and or damage and building defects may be present behind household furnishings.



Standard Visual Timber Pest Detection Report Continued...



## Standard Visual Timber Pest Detection Report Continued...



- Stored items in cupboards and wardrobes.

## Standard Visual Timber Pest Detection Report Continued...

- Thermal insulation in the roof space obscured top plates of the wall frames and the bottom cords of the trusses for inspection. This may conceal evidence of termite infestation and/or damage. Removal of the insulation is not within the scope of this report.



- Sarking obscured timber roof battens for inspection.
- Restricted access to some areas in roof space for inspection due to roof configuration and design.
- No access above skillion roof areas for inspection.
- Visual inspection was obstructed and restricted to the roof space due to air conditioning duct work.



- No access below ground level deck for inspection due to building design.



**4. High Risk Area/s To Which Access Should Be Gained, Or Fully Gained, Since They May Show Evidence of Timber Pests Or Damage:**

- Removing insulation material from the roof void to inspect roof timbers.
- Removing wall sheeting from where past termite activity has been seen.

**Note:** These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc. Furnishings, furniture and stored items were not inspected.

**Note:** It should be understood that any area reported above as being inaccessible may harbour an active infestation and/ or some degree of hidden damage of a wood destroying organism. If any area, which has been reported as inaccessible, is made accessible, Capital Pest Management should be contacted for another inspection.

**A. SUBTERRANEAN TERMITES**

The following information is based on a visual assessment of the readily accessible areas of the structure/s listed in Section: Accessibility. Any options and/or recommendations for treatment and/or management of timber pests will be listed within Section F of this report. Read all terms and conditions for important information regarding Scope and Limitations of this inspection and report.

*Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be considerable distance from the nest. The most usual location for this group to nest is underground or in concealed areas such as the trunk of a tree, root, crown of a tree, or at the base of timber in ground contact such as retaining walls, etc. However, included in this group are mound building species and arboreal nesting species (nesting above the ground usually high up in trees). They have large populous colonies sometimes numbering in the hundreds of thousands of individuals.*

*The group of subterranean termites contains the main pest species of buildings, causing a considerable amount of economic damage to timber in service and susceptible building elements.*

**A.1 - Were active (Live Specimens) Termites present at the time of inspection? NO**

No signs of subterranean termite activity were found at the time of our inspection.

**A.2 - Was a Termite nest located? NO**

A Termite nest was found in the following locations:

Trees on the property have been inspected up to a height of 2m where possible and practicable, for evidence of Termite activity. It is very difficult, and generally impossible to locate Termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of Termite nests.

## Standard Visual Timber Pest Detection Report Continued...

A.3 - Was visible evidence of subterranean termite workings or damage found?

YES

Indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:

Termite workings and damage was located but not limited to:

Slight to moderate termite damage to timber wall studs and timber roof trusses around master bedroom and ensuite and bedroom 3 area (timbers seen from roof space above this area).

**\*Possible and likely damage in wall voids. We recommend a builder ascertains a more intrusive inspection to determine the full extent of termite damage.**

**\*Photos below detail some examples of damaged areas.**



While we are not builders, the termite damage appears to be: S-M

**Note:** Where visible evidence of damage caused by subterranean termites is reported, a brief description of the observed damage will be given (**S**: slight **M**: moderate **M-E**: moderate to extensive **E**: extensive). This is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. **It should also be noted that some degree of damage, including hidden damage, might be present. This inspection is only an assessment of visible subterranean termite damage. In some cases the evidence may not be apparent until significant damage has occurred.**

**Where damage is detected, the potential for further no-visual (concealed) damage associated with the termite workings and damage found is always high.**

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection, we strongly recommend that if you find evidence of new termite workings or damage prior to the next recommended inspection you should contact our company immediately.

**Very Important:**

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms and Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that **it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climate conditions, or they may have been utilising an alternative feeding source. Continued, regular inspections are essential.** Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with Australian Standard 3660 to be carried out immediately to reduce the risk of further attack.

**General remarks:** A more thorough INVASIVE INSPECTION is available (refer to Terms and Conditions). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and often impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

**If this Report is for Pre-Purchase purposes and a recommendation for a more invasive inspection has been made, the inspection should be arranged and carried out prior to contracts becoming binding.**

**Note:** *Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.*

## Standard Visual Timber Pest Detection Report Continued...

### A.4 - Was Any Evidence Of Timber Damage Visible?

YES

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms and Limitations).

**Note:** It must be understood that due to the biology and habits of subterranean termites, the status and situation of the property and buildings inspected may change at any time. It is possible that subterranean termite infestation and attack can occur in as little as 24 hours after the time of the inspection. It is important that you consider options for the management of your property from the attack of subterranean termites.

This document is not a structural report and accordingly, if it reveals evidence of termite infestation and/or damage, it is recommended that a competent inspection by a structural engineer, architect, building consultant or a qualified and licensed building contractor be obtained as soon as possible to determine the extent of any damage.

### A.5 - Termite Shields (Ant Caps)

In buildings supported by piers or stumps, termite shields are placed between the pier/stump and the bearer. The termite shields must be in good order and condition so termite mud tubs will be exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation. Due to some construction designs we may not be able to visibly see the entire surface area of the termite shields. This report provides comment on the visible area(s) of the termite shields only.

We claim no expertise in building. However, in our opinion the termite shields appear to be:

Not applicable

### A.6 - Previous Termite Management Program

YES

Was there evidence of any previous treatment for the management of timber pests to this property?

YES

#### Evidence Details:

There is an exterra and trelona termite monitoring and baiting system installed to the perimeter of this structure. Dan Purkis Pest Control company treatment notice affixed in meter box dated 23.12.2024. The installed termite baiting system needs to be maintained.

**Installation documentation should be requested from vendor and warranty details read carefully and any associated inspection reports should be requested from vendor.**





## Standard Visual Timber Pest Detection Report Continued...



**Warning:** If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment are reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc., are removed.

**Please Note:** This firm can give no assurance with regard to work that may have been previously performed by other firms. The firm that treated the property must be contacted for treatment documents and warranty details to be read carefully. In many cases retreatment may be required.

### A.7 - Was any person from the following list aware of any history in regards to timber pest activity, management, treatment, etc., to this property?

**Knowledge of History Reported By:** Unable to contact

**Details of History:**

### B. BORERS OF SEASONED TIMBERS

#### 1. Was visible evidence of Borers found?

No evidence located

If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

1. The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest.
2. The current status of the infestation i.e. is the affected area still active?
3. The extent and degree of the damage.

No signs or borer activity or borer damage was found at the time of our inspection.

While we are not builders, the borer damage appears to be:

**Note:** Where visible evidence of damage caused by borers is reported, a brief description of the observed damage will be given (**S:** slight **M:** moderate **M-E:** moderate to extensive **E:** extensive). This is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. **It should also be noted that some degree of damage, including hidden damage, might be present. This inspection is only an assessment of visible bored damage. In some cases, the evidence may not be apparent until significant damage has occurred.**

## Standard Visual Timber Pest Detection Report Continued...

This document is not a structural report and accordingly, if it reveals evidence of borer infestation and/or damage, it is recommended that a competent inspection by a structural engineer, architect, building consultant or a qualified and licensed building contractor be obtained as soon as possible to determine the extent of any damage.

If any evidence of borer is located, careful attention to these main points should be considered before deciding upon the best course of management.

- The identification of the particular borer responsible; its biology and potential to cause further damage and/or ability to re-infest.
- The current status of the infestation i.e. is the affected area still active?
- The extent and degree of the damage.

**Beetles that attack Timber in Service (Borers):** Borers are the larvae of various species of beetles. Adult beetles lay their eggs within the timber. These eggs hatch into larvae that bore through the timber and may cause considerable damage to the infected timber. Depending upon the species and the climatic conditions, the larvae might inhabit the timber for several years before passing on to the next stage of development. This development will involve the larvae entering into a dormant pupal stage, during which time they will transform into the adult beetle. Upon this transformation the adult beetle will excavate a hole through the timber to the surface, where it will mate and lay eggs. As an attack of borers proceeds, the borer larvae eat through the wood leaving a dust called "frass". Ejection of this frass occurs through the adult beetle's flight (exit) holes and it is usually present beneath any timber that has been attacked. Borer larvae cannot be sighted unless the susceptible timber is broken open.

**Note:** As a delay may exist between the time of an attack and the appearance of telltale signs associated with borer infestation, it is possible that borer activity and damage exists, though not visible at the time of inspection.

**Note:** Some families of green timber borers infest trees during the growing and/or processing stages. Some families such as pinhole borers, wood wasps and wood moths usually emerge or die before the logs are milled, however, longicorn beetles and auger beetles can occasionally survive the timber milling process and pupate for up to 12 months before emerging as adults. Jewell beetles also occasionally survive the milling process and the larvae remains active when the timber is fixed in place during the construction phase of a building, only to pupate and emerge as adults sometimes up to 40 years later. The important point to realise is that none of the green tree borers listed in this note can re-infest timber in service.

**Borer recommendations:** Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture Beetle and/or Queensland Pine Beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms and Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

### C. WOOD DECAY FUNGI

1. Was evidence of Wood Decay Fungi (wood rot) found?

YES

**Details and location of visible wood decay fungi:**

Visible evidence of fungal wood decay was located to:

External timber members including timber fence in areas, landscaping timbers, timber garden borders and pool pump enclosure and ground level deck timber members in areas.

(Normal for the age of the structure). It is recommended that these timbers be replaced to prevent further damage to adjoining timbers. Fungal decay may be present in concealed areas behind wet areas that can only be located by the removal of wall linings.



While we are not builders the fungal decay damage appears to be: S-M

**Note:** Where visible evidence of damage caused by wood decay fungi is reported, a brief description of the observed damage will be given (**S**: slight **M**: moderate **M-E**: moderate to extensive **E**: extensive). This is only an assessment of the observed damage. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair. **It should also be noted that some degree of damage, including hidden damage, might be present.**

This document is not a structural report and accordingly, if it reveals evidence of timber pest infestation and/or damage, it is recommended that a competent inspection by a structural engineer, architect, building consultant or a qualified and licensed building contractor be obtained as soon as possible to determine the extent of any damage.

*Wood Decay Fungi: destroys the structural properties of timber in poorly ventilated areas, timber in contact with moisture, and/or timber in contact with the soil. Wood decay fungi can cause structural failure of the affected timber or just superficial surface damage. Not all fungi are capable of damaging timber and not all fungi that grows on or in wood are capable of damaging the wood structure itself.*

*This inspection is only an assessment of visible wood decay fungi. In some cases the evidence of decay may not be apparent until significant decay has occurred.*

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert to determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms and Limitations).

### D. CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

*There are many situations in and around your property that may create an environment that is conducive to and allows for concealed infestation of subterranean termites and other pests of timber. It is an important part of any management plan that these situations are either rectified and/or inspected/monitored on a regular basis.*

**The following is a list of common situations that may occur at properties.** Awareness in conjunction with rectification of these situations will help in reducing the risk to buildings of subterranean termite attack as well as improving the ease of inspection to buildings for the presence of subterranean termites and other timber pests.

1. **Storage Practice:** All areas of the subfloor and/or external perimeter of the structure should be kept clear of stored items. Any item/s stored within the property's boundaries, especially those containing cellulose such as timber, cardboard, paper, etc., must be stored in a safe manner that allows clear access for inspection and does not bridge, breach or disturb any part of the installed subterranean termite barriers. Any items stored in subfloor areas must not provide accessible food for termites or hidden paths for termite entry and must not reduce effective ventilation.
2. **Debris Timbers:** Timber offcuts, form timbers, etc., existing in subfloor and perimeter areas of the structure provide an attractive food source and nesting site for subterranean termites and pose an unnecessary risk. These situations must be remedied as soon as possible by removal of these items from subfloor and external areas.
3. **Dead Trees and Stumps:** Dead trees and/or stumps are favoured nesting sites for subterranean termites and must be removed as they pose an unnecessary risk to the structure. Treatment may be conducted to these areas and is highly recommended prior to removal, if subterranean termite activity is located. However, this treatment offers no protection from future/further subterranean termite activity.
4. **Soil Levels:** Where the finished level of paths, pavers, soil, garden beds, etc., are built up above the flooring, subfloor level or wall vents, an environment conducive to subterranean termite entry is created. Lowering soil levels, pavers, paths and garden beds at least 75mm below weep holes/wall vents against the structure can help to avoid this situation. It is important to consider environmental rectification, the installation of an effective termiticide barrier where practical and/or an increased inspection frequency to these areas.
5. **Ventilation:** Substandard ventilation in the subfloor areas of a structure result in high humidity and a moisture rich environment. Wood decay fungi and subterranean termites thrive in these conditions. Strong airflow by natural or artificial means may aid in reducing temperature and humidity in the subfloor area resulting in evaporation of soil moisture.

6. **Moisture:** Moisture sources can result in unnecessary moisture accumulation which is one of the main contributing factors in subterranean termites nesting close to, or within structures, particularly in drier areas. Where moisture sources are considered inadequate a plumber, builder or other building expert should be consulted to reduce their effect on structures. Surface and ground water should be diverted away from the structure by installing appropriate drainage systems. Moisture situations may result from inadequate or poorly maintained:
  - roof drainage e.g. leaking plumbing, inadequate downpipes.
  - surface drainage e.g. poor drainage, especially in the subfloor, increases the likelihood of timber pest attack, ground sloping towards walls, raised ground levels and garden beds.
  - plumbing e.g. leaking showers, leaking water tanks, unsealed tap flanges, leaking taps cracked and perforated pipes, blocked drains and faulty connections, inadequate air conditioner and/or hot water system drainage, and leaking garden/lawn irrigation systems.
  
7. **Structures:** Structures such as fences, retaining walls, pergolas, etc., should be constructed using termite resistant components. Attachments to buildings such as downpipes, service pipes, attached fence posts, air conditioning units, hot water systems, etc., must have a gap of 500mm minimum at the ground contact point to allow clear and uninterrupted visual inspection. All timber posts, fence palings, house battens, etc., in ground contact must have a gap of 50mm minimum to allow clear and uninterrupted visual inspection or have an effective termiticide barrier installed where practical.
  
8. **Timbers Exposed to Weather and/or Waters:** Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, e.g. regular painting. However, in some cases, you should consider replacing the timbers with a more suitable species or material.
  
9. **Slab Edge Exposure:** Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. Slab edges should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection to confirm whether concealed termite entry is possible. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.
  
10. **Vegetation and Gardens:** General vegetation around foundation areas should be managed so that inspection areas are not impeded. Planting of trees near buildings must be avoided to limit root intrusion. Climbing plants and/or thick vegetation growing against the side of the structure will bridge or breach the subterranean termite barriers and provide subterranean termites with a well concealed entry point. These situations must be attended to as soon as possible by clearing plants away from the structure, leaving a clearance of at least 300mm out from the structure. Garden beds with coverings such as pine bark, wood chip and/or materials containing cellulose create an environment conducive to subterranean termite activity. Garden beds must not be placed nor shrubs planted against the perimeter of the building. Vegetation must be maintained so that it does not obstruct the weep holes and/or ventilation. Soil levels must be maintained at least 75mm below weepholes. **Any disturbance to soil adjacent the building where a termiticide barrier is installed must be repaired immediately.**

**Contact Capital Pest Management for assistance.**

11. **Landscaping Materials:** Timbers used for landscaping around the perimeter areas of the structure provide an attractive food source and nesting site for subterranean termites and pose an unnecessary risk. It is highly recommended that any landscaping timbers be either termite resistant or removed. At no time should these timbers be in direct contact with the structure/s.
12. **Disturbance to treated soil areas:** If a termiticide soil barrier is installed to the property, the disturbance, adding to and/or removal of this soil will result in a break to the barrier allowing subterranean termites entry through the breach. Disturbance may be caused by tilling of soil, pets and/or children excavating soil, degradation and erosion by way of water run off, installing paving and/or concrete paths, etc. **Any suspected breach to the barrier must be investigated immediately** so that rectification to the breach can be undertaken. **Contact Capital Pest Management for assistance.**

Was any evidence of environmental conditions conducive to timber pest attack located?

YES

Brief details and location of any conducive environmental conditions:

4. External weep holes are very close to the ground level in some areas. This can allow concealed termite entry. It is recommended all weep holes be exposed and a minimum of 75mm is kept clear of soil, foliage, debris, stored items or any other obstructions. Furthermore, these areas should be regularly inspected and if this is not achieved then a suitable chemical or physical barrier should be installed to the perimeter (with regular inspections).



## Standard Visual Timber Pest Detection Report Continued...

6. Main structure and free-standing shed air conditioner overflow should be connected to catchment points immediately as it provides an ideal environment for termite activity and ingress.



6. Reseal free-standing studio shower tap flanges and shower recess wall and floor junctions immediately as it provides an ideal environment for termite activity.



6. Faulty main structure storm water downpipes should be repaired and sealed immediately, as it appears rainwater is leaking directly adjacent to the foundations of the structure. Water alongside or near to building walls is highly conducive to termites. These should be repaired by suitably qualified person.



## Standard Visual Timber Pest Detection Report Continued...

- Faulty free-standing shed storm water downpipes should be connected to the storm water drain immediately, as it appears rainwater is leaking directly adjacent to the foundations of the structure. Water alongside or near to building walls is highly conducive to termites. These should be repaired by suitably qualified person.

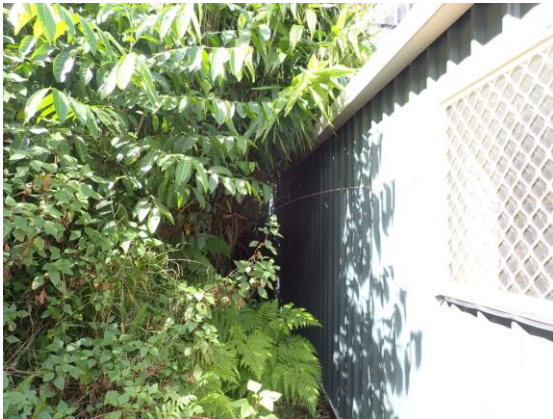


- Ground level deck timber members and main structure and free-standing shed and studio external wall sheeting are not the minimum 75mm from ground level. The Australian Standards recommend that the timber members and external wall sheeting need to be a minimum 75mm from ground level. This will avoid timber rot and unseen termite entry from occurring. Repairs are required to maintain the 75mm clearance.





10. Trees, tree roots, vines or shrubs are close to or abutting the free-standing shed external walls of the structure. This can allow concealed termite entry and they should be removed immediately.



10. Vegetation growing in roof guttering should be removed.



### E. OVERALL ASSESMENT OF THE PROPERTY

**1. The degree of risk of Termite infestation:** Where the evidence of active Termites, Termite damage or Termite workings (mudding) was found in the building then the risk of a further attack is extremely high. Where evidence of live Termites Termite damage or Termite workings was found in the grounds, but not in the building, then the risk to the buildings must be reported as high to extremely high.

At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be

**EXTREMELY HIGH**

## Standard Visual Timber Pest Detection Report Continued...

### F. TIMBER PEST MANAGEMENT PLAN RECOMMENDATIONS

The evidence and data collected from this inspection is an aid in formulating the appropriate management options to assist in impeding concealed subterranean termite infestation as well as detecting any other infestation of timber pest. It is essential that the owner of the property takes immediate action to treat, rectify and manage any destructive timber pest activity/damage identified in this report. It is also essential that action is taken to remove, rectify and manage any areas that were identified as conducive to timber pest activity. Very serious consideration must also be given to additional inspections of areas of high risk and those areas marked as obstructed and inaccessible.

- A Termite management program (treated zone, barrier system or termite monitoring and baiting system) in accordance with AS 3660.2-2017 to protect against Termite infestation at this property is **ESSENTIAL**.
- Further investigation for concealed timber pest activity and timber pest damage is recommended in addition to other proposals and the further investigation should be acted upon immediately.

#### Options and an estimate of costs for the establishment and/or maintenance of a property management plan to this property:

- Has been attached to this report (see proposal number).
- Are available upon request. Please contact Capital Pest Management if you require information on options for the management of subterranean termites and/or other pests.

### G. SAFETY HAZARDS

#### 1. Was there evidence of major safety hazards due to timber pest activity?

NO

**Note:** Australian Standard **AS4349.3-2010 Inspection of Buildings – Timber Pest Inspections** requires that the report shall record major safety hazards which result directly from the activity of timber pests and which are present and observed during the course of the inspection. The inspector's training and experience does not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

It is strongly recommended that a competent **inspection by a structural engineer, architect, building consultant or a qualified and licensed building contractor** be obtained as soon as possible to determine the extent of any damage.

#### Details and description:

No visible signs

### H. FURTHER ADDITIONAL COMMENTS

- **Future Inspections:** AS 3660.2-2017 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of the report, we strongly recommend that a full inspection and written report in accord with AS 4349.3-2010 or AS 3660.2-2017 is conducted at this property every **6 MONTHS**.



## Standard Visual Timber Pest Detection Report Continued...

- A destructive investigation to the area listed in **section A.3** should be conducted as soon as possible to determine the full extent of damage to wall and roof framing members. No termite activity at the time of inspection, however activity may be concealed or occur at a later time.



- An exterra and trelona advance termite baiting system was installed to the perimeter of the structure. Recommend obtaining all the appropriate installation and warranty documents regarding this treatment from the vendor, as this will determine what areas are protected under this system, where the infestation was within the structure and how extensive and to what areas and if there are any warranties available to the new owner. If no documents can be obtained, then it must be assumed that this system is no longer effective at protecting the structure against subterranean termite attack and that there is a high possibility that termite workings and damage exist within concealed areas of the structure.



## Standard Visual Timber Pest Detection Report Continued...

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- It is strongly recommended to obtain all relevant documentation to any termite inspection reports for the results immediately from the vendor prior to contracts being signed.
- The bedroom 3 window frame has been repaired, more information is required in regard to these repairs as this may have resulted from a previous termite attack and subsequently termite damage may exist in concealed areas.



- Further inspection is required to areas mentioned in **Accessibility section 4** of this report.
- Please adhere to the environmental corrections listed in **section D** of this report to reduce the risk of subterranean termite attack.
- A termite management plan in accordance with Australian Standards 3660.2-2017 or a Trelona Advance Termite Monitoring and Baiting System should be installed to this property. A full proposal for termite management can be obtained from our office on request.
- Details on previous termite activity in the structure should be requested from the vendor.
- Strong consideration must be given to a subterranean termite management system to aid in deterring future termite attack to this structure.
- The surrounding bush land provides a natural environment for termites.



- The evidence from this inspection indicates that this property is susceptible to concealed attack from subterranean termites.

## Standard Visual Timber Pest Detection Report Continued...

- This report does not address any aspect of a completed residential building inspection report as per AS4349.1-2007 and we recommend that such a report be obtained in conjunction with a timber pest inspection report. **See Buildinginspect report.**

### I. IMPORTANT CUSTOMER INFORMATION

#### Disclaimer of Liability

No liability shall be accepted on account of failure of the report to notify any termite activity and/or damage present at or to the date of the report in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the licensed inspector (including but not limited to any area(s) or section(s) so specified by the report).


#### Disclaimer of Liability to Third Parties

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

### J. INSPECTOR'S DETAILS

#### Contact The Inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or Timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

Inspection and report was carried out by:	Danny Burgess
QLD PCO Licence No:	4015
NSW PCO Licence No:	5104810
Qbcc Licence No:	741572
Insurance Termite Accreditation No:	02167
Inspectors Contact Phone No:	0418 714 359
Signature:	

Thank you for choosing Capital Pest Management



### TERMS, CONDITIONS and LIMITATIONS

**Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.**

**Please read the preceding report carefully, it contains important information regarding the risk of termite infestation. This inspection and report are not a preventative to any present or future infestations and does not protect your premises from wood destroying pests.**

**This is a visual inspection only** in accordance with the requirements of AS 4349.3 Inspection of Buildings Part 3: Timber Pest Inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection. Inspection has been made in the areas where infestation is most likely to occur. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests that may only be revealed when the items are moved or removed. In the case of Strata type properties, such as units, flats, etc., only the interior and immediate exterior of the dwelling is inspected.

**Scope of Report:** This report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by Subterranean termites, Damp wood termites, borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present at the time of the inspection. The inspection did not cover any other pests and this report does not comment on them. Dry wood termites (*Cryptotermes brevis*) Family: KALOTERMITIDAE and European house borer (*Hylotrupes bujulus* Linnaeus) were excluded from the inspection, but have been reported on if, in the course of the inspection, any visual evidence of infestation happened to be found. If any West Indian Dry Wood Termite (*Cryptotermes brevis*) or European house borer (*Hylotrupes bujulus* Linnaeus) is discovered, we are required by law to notify Government Authorities. If reported a special report may be necessary.

**Limitations:** Nothing contained in the report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the inspector on the date of the inspection were not, or have not been, infested by timber pests. Accordingly, this report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of timber pests will not occur or be found.

**Determining Extent of Damage:** This report DOES NOT and CANNOT state the extent of damage. It is NOT a structural damage report. We claim no expertise in building and any inexperienced opinion we give on timber damage cannot be relied upon. The report will not state the full extent of any Timber Pest Damage. The report will state timber damage found as "Slight, Moderate, Moderate to Extensive or Extensive". This information is not the opinion of an expert. If any evidence of timber pest activity or damage is reported either in the structures or the grounds of the property, then you must assume that there may be concealed structural damage within the building(s). This concealed damage may be only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

An invasive Timber Pest Inspection (for which a separate contract is required) is essential and you must arrange for a qualified person such as a Builder, Engineer or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither we, nor the individual conducting the inspection is responsible or liable for repair or any damage weather disclosed by this Report or not.

**Mould:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed

## Standard Visual Timber Pest Detection Report Continued...

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during the inspection, it will be noted in the Further Additional Comments (H) section on this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

**Consumer Complaints Procedure:** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

- (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty-one (21) days of the appointment of the Arbitrator; and
- (b) The arbitration will be held within twenty-one (21) days of the Arbitrator receiving the written submissions.

The Arbitrator will make a decision determining the dispute or claim within twenty-one (21) days of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid and settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty-one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

**Disclaimer of Liability to Third Parties:** Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

**Note:** In the ACT under the Civil Law (Sale of Residential Property) Act2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

### **Important Maintenance Advice Regarding Integrated Pest Management For Protecting Against Timber Pests:**

**Any structure can be attacked by Timber Pests.** Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/ wood contact, damp areas, leaking pipes, etc., form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as



formwork, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions **DO NOT** occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that when a complete termite management system is installed in accordance with AS 3660.1-2014 for pre-construction termite work or 3660.2-2017 for post construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the labels directions are followed and the Standard adhere to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore, regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

### **Important Limitations for Safe and Reasonable Access**

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

**Roof Void** – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and there is at least 600mm x 600mm of space to crawl;

**Roof Exterior** – must be accessible by a 3.6M ladder placed safely on the ground.

**Subfloor** – Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods.

### **A More Invasive Physical Inspection is Available and Recommended**

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/ gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner, who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

### **Concrete Slab Homes**

Buildings constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc., then it is possible for termites to affect concealed entry into the structure. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers that are visible and accessible can their presence be detected. When termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With concrete slab structures it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes in external masonry walls must be kept clean, clear and visible at all times. It is strongly recommended that you ensure all buildings are protected by an approved current Termite protection barrier system and you have a Termite inspection in accordance with AS 3660.2 carried out at least every 6 months. Please contact the inspector to arrange this.

### Subterranean Termites

**No property is safe from termites!** Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia's subterranean termite species (white ants) are the most destructive timber pests in the world. In fact, it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

**How Termites Attack your Home:** The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases, it may be impossible to determine their presence until extensive timber damage occurs.

**Termite Damage:** Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

**Subterranean Termite Ecology:** These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud-encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

**Termite barriers protect a building by forcing termites to show themselves.** Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However, many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore, since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

### Borers of Seasoned Timbers

**Borers are the larvae of various species of beetles.** The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

**Borers of "green" unseasoned timber may also be present.** However, these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

**Anobium Borer (Furniture Beetle) and Queensland Pine Borer.** These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

**Lyctus Borer (Powder Post Beetle).** These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended, and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

### **Timber Decay Fungi**

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

## Company Profile

Capital Pest Management is a family-owned and operated business with over 40 years of experience in the Australian pest control industry. From hands-on field operations to leadership and management, our team brings deep expertise and genuine care to every job.

We proudly serve the Gold Coast, Brisbane, Northern NSW, and the Gold Coast Hinterland, offering a full suite of pest control solutions for homes, businesses, and real estate professionals. With reliable, highly trained technicians and a customer-first approach, we deliver safe, effective, and long-lasting results backed by professionalism, precision, and integrity.

Our systems are designed to support everything from single-site residential treatments to complex, multi-site commercial projects. Every job is tracked, supervised, and followed up with a satisfaction check—because your peace of mind is our priority. We are fully licensed and insured, with Work Cover and Public Liability in place to meet all compliance and safety standards.

What sets us apart is our commitment to proactive, eco-friendly pest management. We continually invest in advanced technologies, materials, and techniques to ensure you receive the highest standard of service—without compromising on environmental responsibility or value.

Whether you're a homeowner, business owner, or property manager, we work with you to provide trusted advice, thorough treatment, and long-term protection. At Capital Pest Management, pest control is more than a service—it's about safeguarding your space with care, consistency, and confidence.

## Our Mission

At Capital Pest Management, we do more than eliminate pests—we protect homes, businesses, and communities with precision, professionalism, and care.

We are a family-driven company built on trust, discipline, and excellence. Our technicians are more than service providers; they are trained professionals who uphold the highest standards in expertise, customer care, and presence—ensuring every interaction is reassuring, respectful, and results-driven.

We forge long-term relationships with homeowners, businesses, and real estate professionals by delivering thorough, reliable, and proactive pest management solutions. With the latest industry advancements and a commitment to quality, we ensure that every job is done right—not just today, but for years to come.

At Capital Pest Management, we don't just get rid of pests. We create safer, healthier spaces for families and businesses to thrive.



**OVER 20 YEARS  
STRONG**

 07 5598 6681

 [admin@capitalpest.com.au](mailto:admin@capitalpest.com.au)

 [capitalpestmanagement.com.au](http://capitalpestmanagement.com.au)



**PRE SALE  
STANDARD PROPERTY REPORT**



Report number: PPI2026168

Inspection date: Thursday 23<sup>rd</sup> April 2026

Property address: 885 Dulguigan Road North Tumbulgum NSW

## Contents

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Section I Certification

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

## Definitions to help you better understand this report

**“Client”** The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

**“Building Consultant”** A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

**“Building & Site”** The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

**“Readily Accessible Areas”** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

**“Structure”** The loadbearing part of the building, comprising the Primary Elements.

**“Primary Elements”** Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**“Structural Damage”** A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **Structural Cracking and Movement** – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **Deformation** – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **Dampness** – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **Structural Timber Pest Damage** – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

**“Conditions Conducive to Structural Damage”** Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

**“Secondary Elements”** Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**“Finishing Elements”** The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

**“Major Defect”** A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**“Minor Defect”** A defect other than a Major Defect.

**“Serious Safety Hazard”** Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**“Tests”** Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) **Dampness Tests** means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) **Physical Tests** means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

### Terms on which this report was prepared

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslide or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

**Special conditions or instructions**

There are no special conditions or instructions.

**The parties**

Name of Client:

Real Estate:

McGrath Estate Agents

Consultant's name:

Michael Murphy

Consultant's licence number

NSW Building Licence: 43624/292510C  
Qld BSA Licence: 55187/15007983

Company name:

buildingINSPEC

Company email:

buildinginspec@hotmail.com

Consultants Mobile number:

0409 134 255

Office Number:

0266 745567

Pre-engagement inspection  
agreement number (if applicable):

26168

## Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of Serious Safety Hazards was observed - see Section D, Item D1.

Evidence of Major Defects was not observed.

Evidence of Minor Defects was observed - see Section D, Item D22.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: Moderate. See Section C for details.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

## Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

## General description of the property

Residential building type:	Studio and Shed/Studio
Number of storeys:	Studio One (1)/Shed/Studio (2)
Building age (approx.):	The building is between 30 and 35 years old
Smoke detectors:	2 fitted, but not tested. to Studio  IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Gradient:	Sloping
Site drainage:	The site appears to be adequately drained.
Main utility services:	The following services were connected: Electricity, Tank Water and Bottled Gas
Occupancy status:	Unoccupied but fully furnished.
Orientation (to establish the way the property was viewed):	Studio Entry Door facing South East
Prevailing weather conditions at the time of inspection:	The weather was Overcast

## Primary method of construction

Main building – floor construction:	Concrete
Main building – wall construction:	Timber and Metal Frame with Fibro Sheeting and Trimdek Sheeting
Main building – roof construction:	Colorbond
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Well maintained.

## Incomplete construction

The following evidence was noted:

The wall linings to the Studio bedroom robes are incomplete and require completion.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

**Please Note:** The wall linings to the studio bedrooms 1 & 2 robes was incomplet.

## Section C Accessibility

### Areas inspected

The inspection covered the Readily Accessible Areas of the property

Interior, exterior

### Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Strata or company title properties

Not Applicable

## Obstructions

The following obstructions may conceal defects:

**INTERIOR:** ceilings, wall linings, flooring, floor coverings, curtains/blinds, fittings, built in cupboards, furniture, stored items

**EXTERIOR:** cladding, vegetation, landscaping, pavement

**ROOF EXTERIOR:** roofing materials

## Inaccessible areas

There was no inspection of

**THE SITE:** There was no inspection of any areas more than 30 metres from the main building where applicable

**INTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

**EXTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

**ROOF EXTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels.

**Please Note:** It is recommended that a Licenced roofer be engaged to inspect the roof covering, flashings, capping and penetrations through the roof surface.

**ROOF VOID:** There was no access to the skillion roof area for inspection.

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

Moderate.

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice consult the person who carried out this report.

## Section D Condition Report

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

### Serious safety hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

#### D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

The following evidence was found:

The gas bottles require securing in position for safety reasons (see photo below).



It is recommended that Lift Off Hinges be provided to the Studio toilet door for safety reasons (see photo below).



**Inside condition - major defects****D2 Ceilings**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D3 Internal Walls**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D4 Floors**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D7 Bathroom fittings**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)**

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D9 Roof space**

Not inspected due to construction design.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

**D10 Subfloor space**

Not applicable.

## Outside condition - major defects

### D11 External walls

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D12 Windows

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D13 External doors (including patio doors)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D14 Platforms (including veranda's, patios, decks and the like)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D15 Other external primary elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D17 Roof exterior (including roof covering, penetrations, flashings)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D18 Rainwater goods

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D19 The grounds

No evidence of Major Defects was found.

### D20 Walls & fences

Not applicable.

### D21 Outbuildings/Shed - Studio

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

## Minor defects

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The report describes the overall extent of any minor defects and imperfections:

### D22 Minor defects

There are some Minor Defects. Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

#### Minor Defects include, but are not limited to:

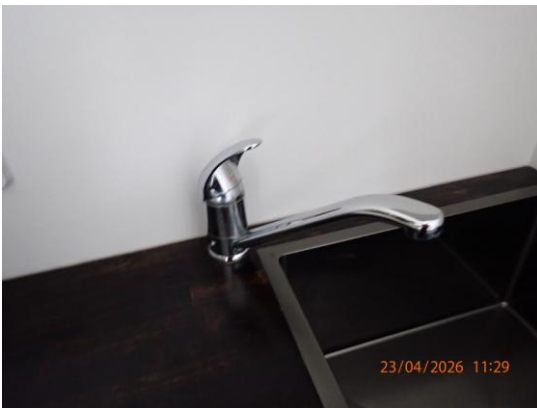
- The pipework penetrations to the Studio require sealing for weather and vermin proofing purposes (see photos below).



- There are leaks to the joints of the guttering and downpipes of the Studio in areas, which require sealing with a flexible sealant (see photo below).



- The Studio laundry flick mixer to the tub is loose and requires maintenance (see photo below).



- The junctions of the wall and floor tiles in the Studio shower and around the vanity and laundry tub require sealing with a flexible sealant to prevent water build up behind the tiles or in the cavity (see photos below).



1

2



3

- The taps to the Studio kitchen and taps and toilet to the bathroom/laundry were not operational at the time of the inspection due to the water being turned off. Please engage a Licenced Plumber to inspect and give advice in regards to this matter.

- The junction between the bench top/window and splashback of the Studio kitchen requires sealing with a flexible sealant to prevent water build up behind the tiles or in the cavity (see photo below).



- The wall linings to the Studio bedroom robes are incomplete and require completion (see photos below).



1



2

## Shed/Studio



- The vegetation should be cleared away from the Shed/Studio to prevent undetected access for termites into the Shed/Studio as well as premature deterioration of some building elements (see photos below).



1



2

- The inspection to the complete exterior of the Shed/Studio was limited due to vegetation growing close to the Shed/Studio (see photo below).



- The downpipes to the Shed/Studio are directed onto the ground and should be connected to a stormwater system discharging to the street or away from the building (see photos below).



- There is evidence of surface/ground water runoff with wash outs to the eastern side of the Shed/Studio (see photo below). All surface water should be redirected clear of the building foot print and where necessary the ground levels altered and/or additional surface drains installed and connected to the stormwater system.



- Some of the windows and doors require maintenance due to age and wear and tear.
- Some of the insect screens are showing signs of deterioration and/or damage, and require repair and/or replacement.

## Section E Conclusion

### Explanation of terminology

**Above Average:** Refers to a property with no Defects.

**Average:** Refers to a property with Defects and general wear and tear

**Below Average:** Refers to a property with a significant number of defects requiring repair.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Above Average.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average Condition.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

## Section F Important note

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

## Section G Additional comments

The following additional comments are noted:

A safety switch has been provided to the sub board of the shed (see photo below). It is recommended that a Licenced Electrician be engaged to inspect and check the operation of safety switches and electrical circuits.



**Hot water system: Make:** Thermann Gas

Please engage a Licenced Electrician/Plumber Gas Fitter to inspect the condition and operation of the hot water system.

The inspection to the roof covering of the Shed/Studio was limited in areas due to height restrictions. Please engage a Licenced Roofer to inspect and carry out repairs if necessary.

The exterior and interior of the Studio has been repainted at some stage. **Please Note:** Due to the evidence of repainting this can conceal/hide faults and damage to the building. It is recommended that all relevant documentation be obtained in regards to repairs and maintenance the building.

**Please Note:** Due to the nature of the sloping block, ground/surface water runoff can occur in times of rain and it is recommended that the property be monitored to ensure there are no washouts and/or erosion to the soil. If this occurs, then redirection of the ground water maybe required. Please engage a Licenced Plumber and/or Landscaper to inspect and give advice in regard to this matter.

At the time of the inspection there was no visible evidence of water ponding against the building. If damp conditions become obvious, it is recommended that all surface water should be redirected clear of the building footprint and where necessary the ground levels altered and/or additional surface drains installed and connected to the stormwater system.

The cladding to the Studio (see photos 1 & 2) and Shed/Studio (see photos 3 & 4) were in contact with the ground and there should be a minimum clearance of 75 millimetres between the base of the cladding and the ground level to prevent undetected access for termites into the structure as well as premature deterioration of the building elements.



1



2



3



4

The inspection to the Studio was limited due to stored items and furnishings (see photos below).



1



2



3



4

The inspection to the Shed/Studio was limited due to stored items and furnishings (see photos below).



1



2



3



4



5

The roller door to the shed was operational at the time of the inspection.

The Studio kitchen and bathroom/laundry have been renovated at some stage and it is recommended that the relevant documentation be obtained in regard to the renovations (Water Proofing Certificate) see photos below.



1



2

Due to the design of the Studio shower, water could come out of the opening when in use (see photo below).



The Studio taps, toilet and exhaust fan were operational at the time of the inspection.

The Shed/Studio taps and toilet to the games room were operational at the time of the inspection. **Please Note:** cold water only has been supplied to the vanity of the toilet and bar sink (see photos below).



1



2

It would appear that the Studio has been empty for some time and it is recommended that the wet areas be monitored to ensure there are no leaks. If moisture is detected a more invasive inspection maybe required. If leaking occurs the leaks need to be located and repairs made to prevent deterioration of the building elements.


**Please Note:** It is recommended that a maintenance program be put in place to address ongoing issues with the Building to ensure its longevity.

## Section H Annexures to this report

See the annexed "General Property Maintenance and Advice" on the final pages of this Report.

## Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory: 

Name: Michael Murphy

Date of Issue: 23<sup>rd</sup> April 2026

## ANNEXURE – GENERAL PROPERTY MAINTENANCE AND ADVICE

A preventative monitoring and maintenance program should be implemented for each property to prevent deterioration. The following are some examples of the types of normal ongoing general property maintenance which should be carried out on a regular basis (where applicable for each property) this is not an exhaustive list and is provided as a form of general advice only.

**Roof Exterior - leave debris blocking roof plumbing.** Roof plumbing structures (guttering, valleys and downpipes) are critical in managing the effective drainage of rainwater away from the building. It is important that they kept clear of blockages to prevent damage to associated building elements. Blockages lead to pooling and accumulated water overflows, which can flood eaves and internal roofing structures, and lead to high levels of moisture in the affected areas. This moisture is likely to cause rust and decay of the associated building materials, and can also provide conditions which are conducive to termite and timber pest activity. Any blockages should be removed immediately to ensure dry conditions are maintained, and any overhanging tree branches should be removed where possible. To maintain these areas, gutters should be cleared frequently.

**Roof Exterior - cracked broken loose roof tiles.** When left unmanaged this is likely to lead to water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

**Roof Exterior – cracked/deteriorated mortar to ridge tiles.** Mortar or 'bedding' is the material which fills joins an intersections between the roof tiles and ridge/, capping, and valleys. Mortar can deteriorate due to age of building materials, minor movement of tiles, and exposure to weathering. Deteriorated mortar should be replaced to ensure the tiles remain in their intended location, and to prevent water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

**Roof Exterior - weathered roof tiles throughout.** This is generally the result of ageing and weathering of what is essentially a porous material. When left unmanaged, deteriorating roof tiles can lead to secondary defects in the future, including water leaks and weather exposure to the internal roof in structure, causing secondary building damage.

**Roof Exterior - previous silicone repair works.** Silicone does not generally provide adequate long-term protection against weather conditions and other causes of damage and deterioration. While silicone can be used as a temporary measure to prevent water leaks and weather exposure, it is always recommended that the damaged tiles or other roofing materials be replaced for long term protection.

**Roof Exterior - inadequate flashing.** Metal, lead another material flashings are applied to seals and intersections between roof coverings and building elements. There are designed to aid in waterproofing of roof joins, and require regular inspection and maintenance because they are more subject to deterioration. When flashings are damaged cracked, loose or an inadequate in any way, water penetration and damage to the surrounding building elements can occur.

**Roof Space – Storage of heavy items.** This is not recommended because it increases the risk of sagging to the roof structure

**Downpipes/Gutters – damaged or inadequate.** Inadequate drainage of stormwater generally causes the surrounding areas to become excessively damp. These damp conditions are likely to accelerate the deterioration of surrounding building elements, and create conditions which are conducive to termite and timber pest activity.

**External Timbers – in direct contact with the ground.** This can provide opportunity for concealed termites entry, and the Timbers are subject to premature rot and decay as the sole retains moisture or damp conditions against them.

**Fencing – deteriorated.** Timber fences are prone to age related deterioration, wood rot and damaged due to weather exposure. A lean in the fencing generally indicates wood rot to the base.

**Tree - proximity to building.** If tree have been planted within close proximity to the building structure, their growth should be monitored and precautions should be taken to ensure that their root systems do not compromise the integrity of the building.

**Windows/Sliding Doors – stiff to slide, and latches missing or damaged.** This is usually due to frequent exposure to weather, and age related deterioration. The affected area may no longer be weathertight, an rain penetration and water damage is likely to occur. Insulation of the area against the external weather conditions will be also be compromised.

**Doors – binding/jamming during operation.** This can inhibit the functionality of the door and can cause secondary defects to associated building elements, such as damage to the floor covering. The usual cause is age related deterioration of hinges, and or improper installation of the door.

**Taps/Toilets – leaking/dripping.** Rust, decay and water damage are all the likely outcomes of an unattended water leak that is left unattended. Additionally, water leaks can significantly increase the water usage within the property.

**Flexible water hoses below Vanities, Sinks, Toilets etc – damaged/rusted/corroded.** Flexible water hoses are a stainless steel fabricated hose, used to hook water to taps and fixtures. They are prone to deterioration, and have a life limited lifespan, and generally need to be switched over by appropriately qualified plumber every 10 years. Any hose which shows signs of a damaged, including rust spots, bulging, or corrosion to the metal, needs to be replaced as soon as possible. These hoses tend to burst when the braided lining fails, which then allows the inner core/rubber tube to expand. At this point, water damage to surrounding building elements will occur. Additionally, water leaks can significantly increase the water usage within the property.

**Wet Areas – missing or deteriorated sealant/grout.** This might include floor edges, kitchen benches and splashbacks, vanities, back edges and shower floor and wall corners. To prevent water damage and other secondary defects, it is important to ensure that water does not penetrate areas behind fittings and linings, into concealed spaces, and into direct contact with non water resistant building materials. Regular maintenance and replacement of missing or deteriorated sealants and grout is required to the wet areas and as this is a regular wear and tear defect.

**Building Elements – rusted/corroded.** Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. Where possible, the use of galvanised (treated) metals or aluminium coated metal aids in rust prevention, as does regular general maintenance. Early rust formation (surface rust) can generally be controlled with coatings (eg sealers/paint) which isolate the building element from the environment. Any building elements which become severely affected by rust or damage should be replaced.

**Fixings – loose.** Fixings such as nails and screws hold simply by the friction between them and the surface they are applied to. Fixings can back out overtime due to deterioration of the surrounding building elements, and the use of improper fixings for the purpose, or a lack of general maintenance overtime.

**Plasterboard/Render – minor cracking.** The cause of minor cracking is usually due to expected separation between building materials and finishes (eg paint and render or paint and plaster board). In plasterboard, this generally occurs along joins, or near where the sheets had adjoin other building materials. In render, this can be due to a separation between brickwork and mortar showing through to the rendered surface throughout the structure, but single bricks may also show cracks of this nature.

**Mould.** Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould should be adequately treated and removed as soon as possible. Any severely affected building elements should be replaced.



**PRE SALE  
STANDARD PROPERTY REPORT**



Report number: PPI2026168

Inspection date: Thursday 23<sup>rd</sup> April 2026

Property address: 885 Dulguigan Road North Tumbulgum NSW

## Contents

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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

## Definitions to help you better understand this report

**“Client”** The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

**“Building Consultant”** A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

**“Building & Site”** The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

**“Readily Accessible Areas”** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

**“Structure”** The loadbearing part of the building, comprising the Primary Elements.

**“Primary Elements”** Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

**“Structural Damage”** A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) **Structural Cracking and Movement** – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) **Deformation** – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) **Dampness** – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) **Structural Timber Pest Damage** – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

**“Conditions Conducive to Structural Damage”** Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

**“Secondary Elements”** Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

**“Finishing Elements”** The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

**“Major Defect”** A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

**“Minor Defect”** A defect other than a Major Defect.

**“Serious Safety Hazard”** Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

**“Tests”** Where appropriate the carrying out of tests using the following procedures and instruments:

- (a) **Dampness Tests** means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) **Physical Tests** means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

### Terms on which this report was prepared

**SERVICE** As requested by the Client, the inspection carried out by the Building Consultant (“the Consultant”) was a ‘Standard Property Report’.

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslide or tidal inundation, or if it is flood prone; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

**Special conditions or instructions**

There are no special conditions or instructions.

**The parties**

Name of Client:

Real Estate:

McGrath Estate Agents

Consultant's name:

Michael Murphy

Consultant's licence number

NSW Building Licence: 43624/292510C  
Qld BSA Licence: 55187/15007983

Company name:

buildingINSPEC

Company email:

buildinginspec@hotmail.com

Consultants Mobile number:

0409 134 255

Office Number:

0266 745567

Pre-engagement inspection  
agreement number (if applicable):

26168

## Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of Serious Safety Hazards was observed - see Section D, Item D1.

Evidence of Major Defects was observed - see Section D, Items D2 - D21.

Evidence of Minor Defects was observed - see Section D, Item D22.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered: Moderate-High. See Section C for details.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section F "Important Note".

## Section B General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

## General description of the property

Residential building type:	Dwelling
Number of storeys:	One (1)
Building age (approx.):	The building is between 35 and 40 years old
Smoke detectors:	4 fitted, but not tested.to main dwelling  IMPORTANT NOTE The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Gradient:	Sloping
Site drainage:	The site appears to be adequately drained.
Main utility services:	The following services were connected: Electricity, Water and Bottled Gas
Occupancy status:	Unoccupied but fully furnished.
Orientation (to establish the way the property was viewed):	Entry Door facing North
Prevailing weather conditions at the time of inspection:	The weather was Overcast

## Primary method of construction

Main building – floor construction:	Concrete
Main building – wall construction:	Timber Frame with Brick Veneer, Foam Sheeting, Fibro Weatherboards and Fibro Sheeting
Main building – roof construction:	Concrete Tile with Timber Trusses and Framing
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Well maintained.

## Incomplete construction

No evidence of incomplete construction was found.

The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

## Section C Accessibility

### Areas inspected

The inspection covered the Readily Accessible Areas of the property

Interior, exterior, roof void

### Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Strata or company title properties

Not Applicable

## Obstructions

The following obstructions may conceal defects:

**INTERIOR:** ceilings, wall linings, flooring, floor coverings, curtains/blinds, fittings, built in cupboards, furniture, stored items

**EXTERIOR:** brickwork/cladding, vegetation, landscaping, pavement

**ROOF EXTERIOR:** roofing materials, solar panels

## Inaccessible areas

There was no inspection of

**THE SITE:** There was no inspection of any areas more than 30 metres from the main building where applicable

**INTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

**EXTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels

**ROOF EXTERIOR:** There was no inspection of any areas where accessibility was more than 3.6 metres above ground or floor levels.

**Please Note:** It is recommended that a Licenced roofer be engaged to inspect the roof covering, flashings, capping and penetrations through the roof surface.

**ROOF VOID:** The inspection to the roof void was limited due to truss configuration, low crawl space, insulation, sarking, air conditioning duct work.

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects including structural damage and conditions conducive to structural damage was considered:

Moderate-High.

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice consult the person who carried out this report.

## Section D Condition Report

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section F 'Important note').

### Serious safety hazards

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

#### D1 Serious safety hazards

Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

The following evidence was found:

The gas bottles require securing in position for safety reasons (see photo below).



It is recommended that Lift Off Hinges be provided to the toilet door and ensuite toilet door for safety reasons (see photos below).



## Inside condition - major defects

### D2 Ceilings

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D3 Internal Walls

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D4 Floors

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D7 Bathroom fittings

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

## D9 Roof space

The following evidence of Major Defects was found:

There is evidence of previous termite workings and damage to the roof framing (see photos below). The affected timbers require repair and/or replacement where necessary. Due to the limits of the visual inspection, it is hard to determine if there is damage to the framing members covered by the cladding, wall and ceiling linings. It is recommended that a more invasive inspection be undertaken. If damage is found the affected timber members should be repaired and/or replaced. Please engage a Licenced Builder to inspect, give advice and carry out repairs and rectification works where necessary.

It is recommended that a Licensed Pest Control Operator carry out regular inspections of the Dwelling/building to assist in the early detection of termites.



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Monitoring and normal maintenance must be carried out (see also Section F "Important note")

## D10 Subfloor space

Not applicable.

## Outside condition - major defects

### D11 External walls

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D12 Windows

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D13 External doors (including patio doors)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D14 Platforms (including veranda's, patios, decks and the like)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D15 Other external primary elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D16 Other external secondary & finishing elements

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D17 Roof exterior (including roof covering, penetrations, flashings)

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D18 Rainwater goods

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D19 The grounds

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D20 Walls & fences

No evidence of Major Defects was found.

Monitoring and normal maintenance must be carried out (see also Section F “Important note”)

### D21 Outbuildings

There were no outbuildings.

## Minor defects

(Where photos of defects are included in this Report, these may not always show every individual affected areas, or the full extent).

The report describes the overall extent of any minor defects and imperfections:

### D22 Minor defects

There are some Minor Defects. Monitoring and normal maintenance must be carried out (see also Section F 'Important note').

**Minor Defects include, but are not limited to:**

- The ground/garden level around the dwelling should be lowered to 75 millimetres below the weepholes to prevent undetected access for termites into the dwelling (see photo below).



- The weatherboard/brick junctions require sealing with a flexible sealant for weather proofing purposes (see photo below).



- The lock/handle to the bifold door is coming away/loose and requires repair (see photo below).



- All debris should be removed from the guttering to allow water flow during times of rain and to prevent premature deterioration of the guttering (see photo below).



- There appears to be an insufficient number of downpipes to the length/run of guttering, and it is recommended that additional downpipes be provided to assist with the flow of stormwater in times of rain. The downpipe should be connected to the stormwater system to ensure stormwater is directed clear of the building (see photo below).



- There is decay to the timber members of the patio/deck (see photos 1 & 2) and decay to the pool pump house (see photos 3 & 4) which require repair, maintenance and/or treatment to prevent deterioration.



- There is evidence of weathering to the timber members of the pergola which require maintenance and treatment to prevent deterioration (see photo below).



- There is decay to the timber members of the fencing which require repair, maintenance and/or treatment to prevent further deterioration (see photos below).



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- The lock/handles are missing from windows of bedroom 2 and toilet and require replacement for practical purposes.
- The ceiling lining to bedroom 2 has a wavy appearance in places due to minor sagging of the lining between fixing points.
- There is rusting to the flexible water hose to the laundry tub which requires attention to prevent further deterioration (see photo below).



- The junction between the splashback and tub requires sealing with a flexible sealant to prevent water build up behind the tiles or in the cavity (see photo below).



- There is deterioration to the laundry tub cabinet due to moisture damage (see photos below). There was no evidence of recent leaking at the time of the inspection. It is recommended that the affected area be monitored to be sure there are no further leaks and if so the leaks need to be located and repairs made to prevent premature deterioration of the building elements.



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## Section E Conclusion

### Explanation of terminology

**Above Average:** Refers to a property with no Defects.

**Average:** Refers to a property with Defects and general wear and tear

**Below Average:** Refers to a property with a significant number of defects requiring repair.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average.

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered: Average Condition.

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

## Section F Important note

Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements* recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

## Section G Additional comments

The following additional comments are noted:

A safety switch has been provided to the meter box (see photo below). It is recommended that a Licenced Electrician be engaged to inspect and check the operation of safety switches and electrical circuits.



**Hot water system: Make: Vulcan Size: 315lt Age: 1997**

Please engage a Licenced Electrician/Plumber to inspect the condition and operation of the hot water system.

There is evidence the roof has been repointed and resealed at some stage.

There is evidence of repairs to the roof covering with different tiles in areas (see photos below).



The windows and doors have been replaced at some stage in areas.

It is recommended that all relevant documentation be obtained in regard to repairs and maintenance to the Dwelling.

The solar panels obscured the inspection of the roof covering in areas (see photos below).



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The eave linings have been repainted.

**Please Note:** Due to the nature of the sloping block, ground/surface water runoff can occur in times of rain and it is recommended that the property be monitored to ensure there are no washouts and/or erosion to the soil. If this occurs, then redirection of the ground water maybe required. Please engage a Licensed Plumber and/or Landscaper to inspect and give advice in regard to this matter.

At the time of the inspection there was no visible evidence of water ponding against the building. If damp conditions become obvious, it is recommended that all surface water should be redirected clear of the building footprint and where necessary the ground levels altered and/or additional surface drains installed and connected to the stormwater system.

There is evidence of a termite baiting system to the perimeter of the building, and it is recommended that the relevant documentation be obtained regarding its installation (see photos below).



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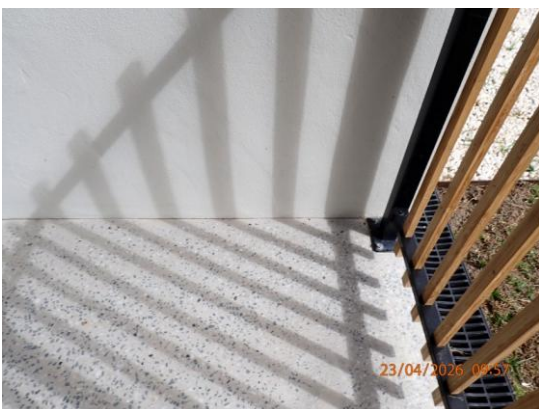
The timber members of the patio/deck are in contact with the ground and there should be a minimum clearance of 75 millimetres between the base of the members and ground level to prevent undetected access for termites into the structure as well as premature deterioration of the building elements (see photos below).



There was no access below the patio/deck for inspection (see photo below).



The cladding is in contact with the ground and there should be a minimum clearance of 75 millimetres between the base of the cladding and the ground level to prevent undetected access for termites into the structure as well as premature deterioration of the building elements (see photo below).



It is recommended that a Swimming Pool Compliance Certificate be obtained in regards to pool fencing.

It is recommended that a Licensed Pool Builder and/or Pool Technician be engaged to inspect the building components, pool pump system and finishing of the swimming pool.

It is recommended that a Licensed Fireplace Installer be engaged to Inspect and clean the fire place prior to use for safety reasons.

The head/ceiling height to the enclosed patio/bedroom appears to be low which would deem the affected areas uninhabitable (see photo below). Verification can be confirmed by a Building Certificate from Tweed Shire Council.



The inspection was limited due to excessive stored items and furnishings (see photos below).



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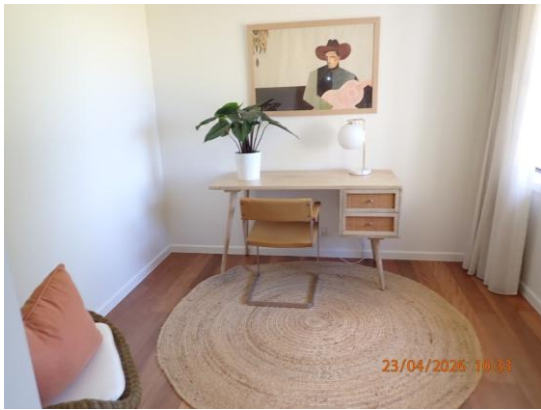
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The kitchen, bathroom and toilet have been renovated at some stage and it is recommended that the relevant documentation be obtained in regard to the renovations (Water Proofing Certificate) see photos below.



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The taps, toilets and exhaust fans were operational at the time of the inspection.

Due to the design of the frameless glass shower screens, water could come out of the opening and gaps in the glass when in use (see photos below).



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The inspection of the roof void was limited due to the truss configuration, low crawl space, insulation, air conditioning duct work and sarking (see photos below). There was no access to the skillion roof areas for inspection.



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Sarking has been provided in areas.

The tile clips used to hold the roof tiles in place are well known for causing water leaks (see photo below). There was no evidence of recent leaking at the time of the inspection, it is recommended that the area be monitored to be sure there are no leaks and if so the leaks need to be located and repairs made to prevent premature deterioration of the building elements.



There is evidence of previous water leaks with stains to the insulation and a container in the roof void (see photos below). There was no evidence of recent leaking at the time of the inspection, it is recommended that the affected area be monitored to be sure there are no further leaks and if so the leaks need to be located and repairs made to prevent premature deterioration of the building elements.



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Due to the roof covering being a Concrete Tile Roof, moisture could enter the roof cavity in times of heavy/driving rain due to gaps at the joints and laps of the tiles. It is recommended that the roof void be monitored to ensure there are no leaks in times of heavy rain.

It is recommended that all relevant documentation should be obtained in regard to repairs and maintenance to the Dwelling.

It is recommended that a competent, Licenced tradesperson be engaged to carry out all repairs and maintenance where necessary

It would appear that the Dwelling has been empty for some time and it is recommended that the wet areas be monitored to ensure there are no leaks. If moisture is detected a more invasive inspection maybe required. If leaking occurs the leaks need to be located and repairs made to prevent deterioration of the building elements.

**Please Note:** The Dwelling has had some major renovations at some stage and it is recommended that all relevant documentation be obtained in regard to Building Approvals, Certificates and Warranties related to the Dwelling.


**Please Note:** It is recommended that a maintenance program be put in place to address ongoing issues with the Building to ensure it longevity.

## Section H Annexures to this report

See the annexed "General Property Maintenance and Advice" on the final pages of this Report.

## Section I Certification

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants'.

Authorised Signatory: 

Name: Michael Murphy

Date of Issue: 24<sup>th</sup> April 2025

## ANNEXURE – GENERAL PROPERTY MAINTENANCE AND ADVICE

A preventative monitoring and maintenance program should be implemented for each property to prevent deterioration. The following are some examples of the types of normal ongoing general property maintenance which should be carried out on a regular basis (where applicable for each property) this is not an exhaustive list and is provided as a form of general advice only.

**Roof Exterior - leave debris blocking roof plumbing.** Roof plumbing structures (guttering, valleys and downpipes) are critical in managing the effective drainage of rainwater away from the building. It is important that they kept clear of blockages to prevent damage to associated building elements. Blockages lead to pooling and accumulated water overflows, which can flood eaves and internal roofing structures, and lead to high levels of moisture in the affected areas. This moisture is likely to cause rust and decay of the associated building materials, and can also provide conditions which are conducive to termite and timber pest activity. Any blockages should be removed immediately to ensure dry conditions are maintained, and any overhanging tree branches should be removed where possible. To maintain these areas, gutters should be cleared frequently.

**Roof Exterior - cracked broken loose roof tiles.** When left unmanaged this is likely to lead to water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

**Roof Exterior – cracked/deteriorated mortar to ridge tiles.** Mortar or 'bedding' is the material which fills joins an intersections between the roof tiles and ridge/, capping, and valleys. Mortar can deteriorate due to age of building materials, minor movement of tiles, and exposure to weathering. Deteriorated mortar should be replaced to ensure the tiles remain in their intended location, and to prevent water leaks and weather exposure to the internal roofing structure, causing secondary building damage.

**Roof Exterior - weathered roof tiles throughout.** This is generally the result of ageing and weathering of what is essentially a porous material. When left unmanaged, deteriorating roof tiles can lead to secondary defects in the future, including water leaks and weather exposure to the internal roof in structure, causing secondary building damage.

**Roof Exterior - previous silicone repair works.** Silicone does not generally provide adequate long-term protection against weather conditions and other causes of damage and deterioration. While silicone can be used as a temporary measure to prevent water leaks and weather exposure, it is always recommended that the damaged tiles or other roofing materials be replaced for long term protection.

**Roof Exterior - inadequate flashing.** Metal, lead another material flashings are applied to seals and intersections between roof coverings and building elements. There are designed to aid in waterproofing of roof joins, and require regular inspection and maintenance because they are more subject to deterioration. When flashings are damaged cracked, loose or an inadequate in any way, water penetration and damage to the surrounding building elements can occur.

**Roof Space – Storage of heavy items.** This is not recommended because it increases the risk of sagging to the roof structure

**Downpipes/Gutters – damaged or inadequate.** Inadequate drainage of stormwater generally causes the surrounding areas to become excessively damp. These damp conditions are likely to accelerate the deterioration of surrounding building elements, and create conditions which are conducive to termite and timber pest activity.

**External Timbers – in direct contact with the ground.** This can provide opportunity for concealed termites entry, and the Timbers are subject to premature rot and decay as the sole retains moisture or damp conditions against them.

**Fencing – deteriorated.** Timber fences are prone to age related deterioration, wood rot and damaged due to weather exposure. A lean in the fencing generally indicates wood rot to the base.

**Tree - proximity to building.** If tree have been planted within close proximity to the building structure, their growth should be monitored and precautions should be taken to ensure that their root systems do not compromise the integrity of the building.

**Windows/Sliding Doors – stiff to slide, and latches missing or damaged.** This is usually due to frequent exposure to weather, and age related deterioration. The affected area may no longer be weathertight, an rain penetration and water damage is likely to occur. Insulation of the area against the external weather conditions will be also be compromised.

**Doors – binding/jamming during operation.** This can inhibit the functionality of the door and can cause secondary defects to associated building elements, such as damage to the floor covering. The usual cause is age related deterioration of hinges, and or improper installation of the door.

**Taps/Toilets – leaking/dripping.** Rust, decay and water damage are all the likely outcomes of an unattended water leak that is left unattended. Additionally, water leaks can significantly increase the water usage within the property.

**Flexible water hoses below Vanities, Sinks, Toilets etc – damaged/rusted/corroded.** Flexible water hoses are a stainless steel fabricated hose, used to hook water to taps and fixtures. They are prone to deterioration, and have a life limited lifespan, and generally need to be switched over by appropriately qualified plumber every 10 years. Any hose which shows signs of a damaged, including rust spots, bulging, or corrosion to the metal, needs to be replaced as soon as possible. These hoses tend to burst when the braided lining fails, which then allows the inner core/rubber tube to expand. At this point, water damage to surrounding building elements will occur. Additionally, water leaks can significantly increase the water usage within the property.

**Wet Areas – missing or deteriorated sealant/grout.** This might include floor edges, kitchen benches and splashbacks, vanities, back edges and shower floor and wall corners. To prevent water damage and other secondary defects, it is important to ensure that water does not penetrate areas behind fittings and linings, into concealed spaces, and into direct contact with non water resistant building materials. Regular maintenance and replacement of missing or deteriorated sealants and grout is required to the wet areas and as this is a regular wear and tear defect.

**Building Elements – rusted/corroded.** Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture. Where possible, the use of galvanised (treated) metals or aluminium coated metal aids in rust prevention, as does regular general maintenance. Early rust formation (surface rust) can generally be controlled with coatings (eg sealers/paint) which isolate the building element from the environment. Any building elements which become severely affected by rust or damage should be replaced.

**Fixings – loose.** Fixings such as nails and screws hold simply by the friction between them and the surface they are applied to. Fixings can back out overtime due to deterioration of the surrounding building elements, and the use of improper fixings for the purpose, or a lack of general maintenance overtime.

**Plasterboard/Render – minor cracking.** The cause of minor cracking is usually due to expected separation between building materials and finishes (eg paint and render or paint and plaster board). In plasterboard, this generally occurs along joins, or near where the sheets had adjoin other building materials. In render, this can be due to a separation between brickwork and mortar showing through to the rendered surface throughout the structure, but single bricks may also show cracks of this nature.

**Mould.** Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould should be adequately treated and removed as soon as possible. Any severely affected building elements should be replaced.



**3 month Termite baiting system check. - Professional Termite baiting check report.**

**22 Apr 2026**

**Client Details**

Client Name	
Email	
Property Address	885 Dulguigan Rd NORTH TUMBULGUM 2490 NSW Australia
Were active Termites found in any of the stations?	<input checked="" type="checkbox"/> No
Is a recommendation to upgrade to Trelona baits?	Your system is already armed with Trelona bait.

**Maintenance required?**

Were repairs or maintenance necessary?	No
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**Sign Off**

Next check in	3 months
Were ther any major issues to report?	No
Comments...	All locatable stations checked. No activity found.
Date	22 Apr 2026
Technician Name	Glenn Shearer
Technician License number	PMT 011321123 / EPA5113450
Signature of Technician	