McGrath

PEST AND BUILDING
PRE-PURCHASE REPORTS

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buildingINSPEC

PRE SALE
STANDARD PROPERTY REPORT

Report number: PPI2025442

Inspection date: Monday 25th August 2025

Property address: 15 and 15a Peppermint Place Banora Point NSW

Contents

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 landslip 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:	[redacted]
Real Estate:	McGrath Estate Agents Coolangatta/Tweed Heads
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):	25442

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:	Dwelling and Studio
Number of storeys:	Dwelling Two (2) Studio One (1)
Building age (approx.):	The building is between 30 and 35 years old and the Studio is between 5 and 10 years old
Smoke detectors:	9 fitted, but not tested. 6 to Dwelling & 3 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:	Moderate
Site drainage:	The site appears to be adequately drained.
Main utility services:	The following services were connected: Electricity and Water
Occupancy status:	Main Dwelling: Fully Furnished Unoccupied. Studio: Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	Entry Door facing South East
Prevailing weather conditions at the time of inspection:	The weather was Fine

Primary method of construction

Main building – floor construction:	Concrete and Timber (Dwelling) Concrete (Studio)
Main building – wall construction:	Timber Frame with Brick Veneer and Fibro Sheeting. Studio: Timber Frame and Brick Veneer.
Main building – roof construction:	Concrete Tile and Timber Trusses
Overall standard of construction:	Acceptable.
Overall quality of workmanship and materials:	Acceptable.
Level of maintenance:	Reasonably 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, stored items in cupboards and wardrobes, clothing and personal effects, excessive stored items to Studio.

EXTERIOR: brickwork/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. cappings and penetrations through the roof surface.

ROOF VOID: The inspection to the roof void was limited due to truss configuration, low crawl space, sarking.

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 pool gate requires adjustment to ensure that it is self-closing and locking (see photo below). It is recommended that a Swimming Pool Compliance Certificate be obtained in regard to pool fencing.

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

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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

No evidence of Major Defects was found.

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)

Not inspected due to height restrictions. to main Dwelling.

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).

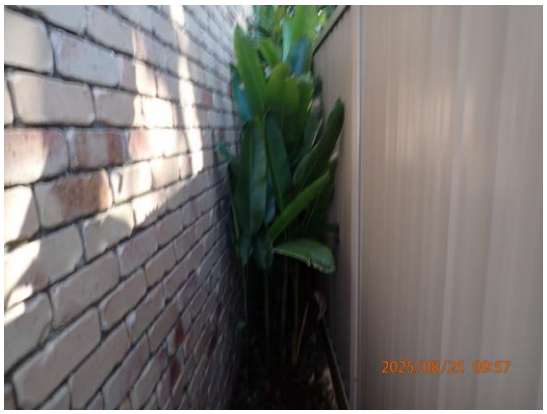
The report describes the overall extent of any minor defects and imperfections:

D22 Minor defects

There are quite a few 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 vegetation should be cleared away from the main dwelling to prevent undetected access for termites into the dwelling as well as premature deterioration of some building elements (see photos below).



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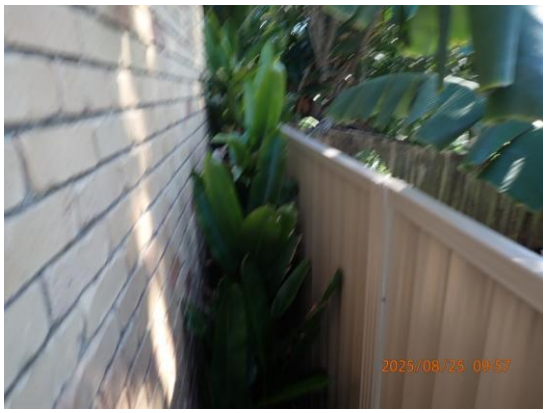
- The inspection to the complete exterior of the main dwelling was limited due to vegetation growing close to the dwelling (see photo below).



- There is weathering and decay to the external door jambs and mouldings of the main dwelling which require repair, maintenance and/or treatment to prevent deterioration (see photos below).

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

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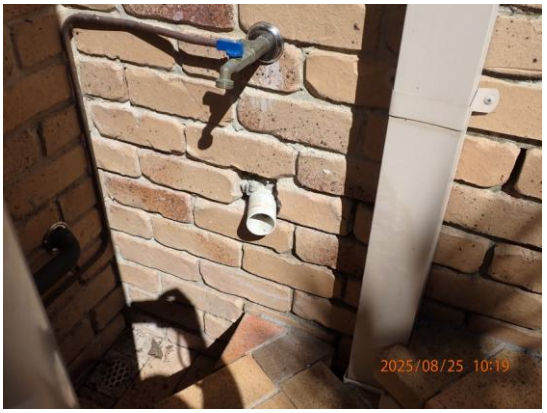

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- There are leaks to the joins of the guttering and downpipes of the main dwelling and Studio in areas, which require sealing with a flexible sealant (see photos below).

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2

- There are dummy, broken and cracked floor tiles to the main dwelling entry stairs and landing (see photos 1 & 2) and drummy floor tiles to the main dwelling main bedroom balcony (see photos 3 & 4) which require refixing and/or replacement where necessary.


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4

- The grout to the sill tiles of the main dwelling and grout to the floor tiles of the main bedroom balcony has eroded and come away and requires regrouting where necessary (see photos below). Please engage a Licenced Wall and Floor Tiler to inspect and carry out repairs.


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4

- The painting to the eave lining of the main dwelling above the main bedroom balcony is incomplete and requires completion (see photo below).

- The downpipes to the main dwelling pergola 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).


1


2

- There is decay to the timber mouldings of the gable end (see photo 1), timber members of the pergola (see photo 2) and weathering to the finish of the pool pergola (see photo 3) of the main dwelling which requires repair, maintenance and/or treatment to prevent deterioration.

1

2

3

- There is deterioration to the pool pump enclosure which requires which requires repair (see photo below).

- There is settlement and loose pavers to the surround of the pool and settlement to the path pavers which has caused the surface to become uneven and rectification works should be carried out on these areas (see photos below).

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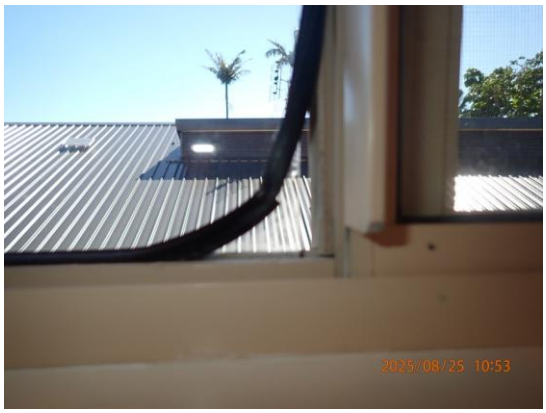
4

- There is weathering and decay to the timber members of the main dwelling fencing which require repair, maintenance and treatment to prevent further deterioration (see photo below).

- There is decay to the timber retaining wall to the eastern side of the main dwelling which will require repair and/or replacement in the foreseeable future. Please engage a Licenced Landscaper to inspect, give advice and carry out rectification work where necessary. Timber structures such as retaining walls and fencing have a limited life expectancy when in contact with the ground and exposed to the elements, and as deterioration continues to occur in the future the structure may require upgrading or replacement.

- Some of the windows and doors to the main dwelling 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.

- The rubber glazing beads to the main dwelling ensuite window is coming away/damaged in areas and where necessary require reinstating and/or replacement for weather proofing purposes (see photo below).



- There is rusting to the corner angles of the main dwelling ensuite wall lining at the bulkhead of the shower (see photo below). The corner angle requires repair, maintenance and/or treatment with a rust inhibiting paint to prevent further deterioration.

- There is damage to the hallway window lock handles of the main dwelling which require repair for practical purposes.

- The hallway linen cupboard door to the main dwelling is binding on the floor and requires adjustment for ease of use (see photo below).

- There is deterioration to the shelving of the main bedroom robe which requires attention (see photo below).

- Some of the kitchen cabinet doors/drawers to the main dwelling require adjustment to allow for ease of operation.

- There is evidence of a previous water leak below the main dwelling kitchen sink with swelling and stains to the cabinet (see photo below). There was no evidence of recent leaks at the time of the inspection. It is recommended that the affected areas be monitored to ensure there are no further leaks and if moisture becomes obvious, the leaks need to be located and repairs made.

- There is deterioration to the kitchen cabinets of the main dwelling due to their age and general wear and tear (see photos below).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- The upper level timber floor to the main dwelling appears to be out of level and uneven in some areas, which may be caused by shrinkage of unseasoned floor timbers used at the time of construction and the age of the building (see photo below).

- The ceiling lining and cornice to the garage is coming away and requires refixing where necessary (see photos below). Please engage a Licenced Plasterer/Gyprocker to inspect and carry out repairs.

1


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- There is cracking to the lead flashing of the gable ends which requires repair for weather proofing purposes (see photos below). Please engage a Licenced Plumber/Roofer to inspect and carry out repairs.

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- The sarking to the main dwelling is coming away and should be retaped to gain maximum benefit from its installation (see photos below).

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:

Safety switches have been provided to the meter box and sub board below the stairs (see photos below). It is recommended that a Licenced Electrician be engaged to inspect and check the operation of safety switches and electrical circuits.

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Hot water systems
Main Dwelling Make: Rheem **Size:** 400lt **Age:** 2022
Studio Make: Thermann **Size:** 250lt **Age:** 2017
Please engage a Licenced Electrician/Plumber to inspect the condition and operation of the hot water system.

There is evidence of weathering to the finish of the roof tiles to the main dwelling due to age and wear and tear (see photo below).


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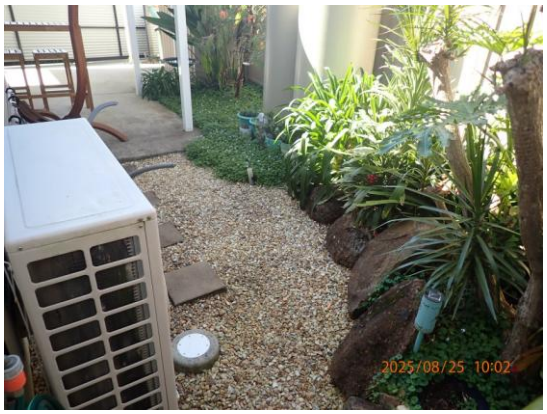
At the time of the inspection there was no visible evidence of water ponding against the building (see photos below). If damp conditions become obvious, it is recommended that all surface water should be redirected clear of the building footprint and where necessary the ground levels altered and/or additional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



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The timber members of the pool 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 pool deck for inspection (see photos below).

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The pool deck has been repainted at some stage (see photo below).

The roof to the main dwelling pergola has been replaced at some stage (see photo below).

The vegetation obscured the fencing in some areas (see photo below).

The exterior of the main dwelling has been repainted at some stage in areas. **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.

The automatic door to the garage was operational at the time of the inspection.

There is evidence of deflection to the head above the garage door which could be due to the excessive span of the framing members above this area (see photo below).

It is recommended that a Swimming Pool Compliance Certificate be obtained in regard 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.

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

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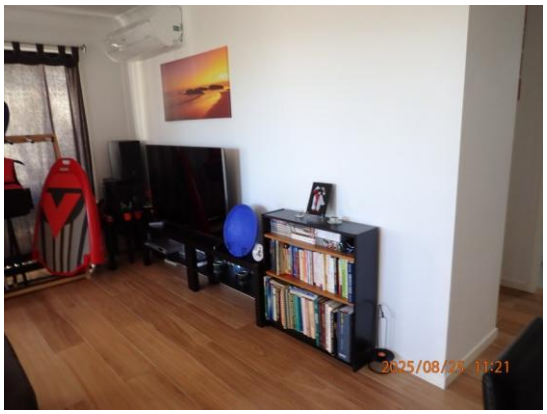

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6

The bathrooms, ensuite and upper level toilet to the main dwelling 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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4

There is evidence of general wear and tear to the main dwelling laundry cabinets due to age (see photo below).

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

The exhaust fans to the lower level bathroom and ensuite of the main dwelling are noisy and require maintenance.

The inspection of the roof void of the Dwelling (see photos 1 to 6) and Studio (see photos 7 to 10) was limited due to the truss configuration, low crawl space and sarking.


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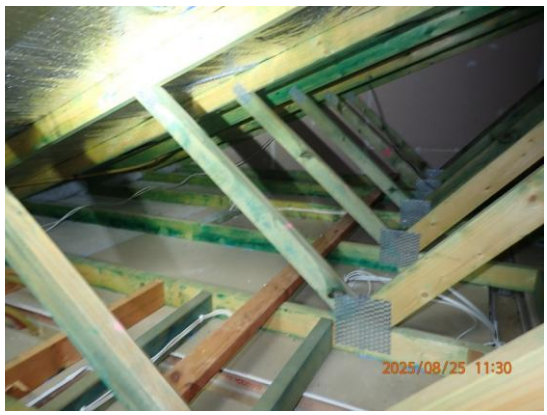
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The dividing wall between the Studio and Dwelling carries through to the underside of the roof covering (see photo below).

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 joins 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

Please Note: Due to the Dwelling having major renovations and the extension of the Studio, it is recommended that all relevant documentation be obtained in regard to Building Approvals, Certificates and Warranties related to the Dwelling and Studio.

Please Note: Due to the age of the Dwelling 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: 26th August 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.

Regular Visual Termite Inspection Report in accordance with AS 3660.2-2017

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 4, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2017.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 4 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or 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 or in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. 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 termites which may only be revealed when the items are moved or removed.

2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), (hereinafter referred to as "termites"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), dampwood termites, borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, during the Inspection, any visual evidence of infestation happened to be found.

3. **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 termites. 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 termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.

4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. By way of example; where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.

5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.

6. **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.

7. In the event any litigation is bought as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

Client Copy

Pad 2/B

Regular Visual Termite Inspection Report in accordance with AS 3660.2-2017

H 1082937

Client: [redacted]

Re: Structure at: 15 & 15A PEPPERMINT PL BANORA POINT NSW 2486

Address:

State: Postcode:

Phone: Fax: Mobile:

Date of the Inspection: 21ST AUGUST 2025 Invoice No: 12735

1. Brief description of the building and other structures on the property:

Type: Domestic ☑ Commercial ☐ Apartment/Unit/Flat ☑ Other:

Height: Single Storey ☐ Multistorey ☑ Split Level ☐ Other:

Building: Cavity Brick ☑ Brick Veneer ☑ Concrete Block ☑ Stone ☐ Weather-board ☐ Stucco ☐ Plastic/Vinyl ☐

Aluminium ☐ Hardiplank ☐ Coated Metal Sheeting ☐ Other Sheeting ☐ Other:

Piers: Brick ☐ Concrete ☐ Timber ☐ Stone ☐ Steel ☐ Other: N/A

Floor: Concrete Slab ☑ Timber with Concrete Areas ☐ Timber ☐ Chipboard ☐ Infill Slab ☐

Timber with hardboard areas ☐ Other:

Roof: Tile ☑ Coated Metal ☐ Iron ☐ Aluminium ☐ Other:

Fences: Colour Bond Type ☑ Timber ☑ Brick ☐ Wire & Post ☐ Other:

1.1 Brief description of areas inspected:

Interior ☑ Roof void ☑ Subfloor ☐ Wall exterior ☑ Garage ☑ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐

Posts ☑ Fences ☑ Garden ☑ Timber retaining walls ☐ Landscaping timbers ☑ Other:

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. When a building, or part of a building is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why:

☐ Interior because

☑ Roof void because LOW EAVES PREVENTED ACCESS TO EDGES

☐ Subfloor because

☐ Wall exterior because

☐ Garage because

☐ Carport because

☐ Out buildings because

☐ Trees, stumps and/or posts because

☐ Fences because

☐ Garden and landscaping timbers because

☐ Timber retaining walls because

☐ Slab edge, which normally would be exposed because

☐ Other: because

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, **and no report is submitted**, of inaccessible areas. 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. Furnishings, furniture & stored items were not inspected.

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1.3 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of termites or damage:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Slab Edge ☐ Weepholes ☐
Other: _____ Comment: _____

Recommendation: Further Inspections are strongly recommended to areas where Reasonable Access is Unavailable, Obstructed or Restricted or a High Risk of possible Timber Pests and /or Damage exists.

1.4 Was Insulation present in the Roof Void? YES ☑ NO ☐ Unable to determine ☐ Reason: _____
Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

1.5 Was the property furnished at the time of inspection? YES ☐ NO ☑ Comments: _____
Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? YES ☐ NO ☑ (if answer is NO go to 2.2)
Active termites were located in but not necessarily limited to the following areas:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____

The termites are believed to be: *Coptotermes species* ☐ *Schedorhinotermes species* ☐ *Nasutitermes species* ☐
Heterotermes species ☐ *Mastotermes darwiniensis* ☐ *Microcerotermes species* ☐ Other: _____
and **have the potential** to cause **Moderate** ☐ **Moderate to Extensive** ☐ **Extensive to Severe** ☐ amounts of damage to timber including structural damage.

2.2 A termite nest was found - NO ☑ YES ☐ (state the location): _____
Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? YES ☐ NO ☑
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 should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our Company immediately.

2.4 Termite damage ☐ and/or workings ☐ were found mainly in but not necessarily limited to:

Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Carport ☐ Out buildings ☐ Trees ☐ Stumps ☐
Posts ☐ Fences ☐ Garden ☐ Timber retaining walls ☐ Landscaping timbers ☐ Other: _____
Comments: _____

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. A building expert should determine the full extent of damage See Clauses 3, 4 and 5 on page 1.
Whilst we are not builders, the termite damage appears to be:- **Moderate** ☐ **Moderate to extensive** ☐ **Extensive** ☐ **Extensive & Severe** ☐ See Clause 4 on page 1. More information on general areas of damage and/or activity may be given on page 8 at Additional Information and/or Mud Map.

IMPORTANT: **If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate Vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive.** Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are es sential.** Unless written evidence of an appropriate termite management program in accord with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 High Moisture Readings: Were found? **YES** ☐ **NO** ☑ **if yes,** the areas were: _____
If high moisture readings are found and unaccounted for, the use of a Termite Movement Tracker, Thermal Imaging Camera or a Termite Detection Animal if practical or determined necessary by the inspector, may provide further supportive evidence but If high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

2.6 Was evidence of a possible previous treatment found? ☐ **YES** ☑ **NO** If Yes Describe: _____

2.7 A durable sign **was** ☑ **was not** ☐ located. If located, the sign was found in **the meter box** ☑ **the entry to the subfloor** ☐ **or other** _____. It indicates that a physical ☑ or a chemical treated zone ☐ or Monitoring and Baiting system ☐ or another management system. Describe: HOMEGUARD FLAT ONLY 27/2/17 ☑ has been installed.
If the chemical used was identified its period of protection as provided by the label is _____ years from the date of installation.
The termite management system: Appears to have been maintained ☑. Does not appear maintained ☐. Could not be determined ☐.
Comment: _____
This firm can give no assurances with regard to work that may have been previously performed by other firms.

2.8 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered **Essential** ☑. **Is recommended** ☐. **A treatment installed by our firm is current** ☐. **A recommended treatment as agreed is being installed** ☐. **Recommended as no treatment is installed** ☐. **Recommended as installed treatment not verified** ☐.
Comment: _____

2.9 Termite Shields "Ant Caps" form part of Physical Termite Systems. They need to be in good order, complete, continuous and observable in order to fulfil their intended purpose. The function of this type of system is to force termite workings to be exposed if termites are entering or attempting to enter the property. Where it is observed that these conditions are not present, termite shielding must be reported as inadequate.

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

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timbers, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap timber and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management systems has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at least annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected and AS3660 refers to AS 4349.3 which defines reasonable access. 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 a least 500mm x 400mm, and, reachable by a 2.1M step ladder or 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 on ground.

INDUSTRY ACCEPTED SUB FLOOR ACCESS - the dimensions of the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor.

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 IF 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 inspection is available by request. Several days notice may be required. Time taken for this type of inspection 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. Price available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. 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 in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home 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 must be kept free of obstructions.**

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Whilst not a builder it appears that termite shields are:
Adequate ☐ **Inadequate** ☐ **Not Applicable** ☑ **Unable to assess** ☐
If considered inadequate a builder or other building expert should be consulted.
NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.11 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **YES** ☐ **NO** ☑

Evidence was found in Interior ☐ Roof void ☐ Subfloor ☐ Wall exterior ☐ Garage ☐ Fences ☐ Other: _____

Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.12 Construction features and/or situations that appear conducive to (may attract) subterranean termite infestation and recommendations are: -

Timber in the subfloor ☐ [*remove*] Timber stored against the building/s ☐ [*remove*] Timber debris around the outside of the building/s ☐ [*remove*] Formwork left in place in subfloor and/or under suspended slabs ☐ [*remove*] Hot water tank overflow pipe needs to be drained further away from the house or to a drain ☐ [*rectify*] Trees, stumps and/or timber posts should be test drilled and monitored ☐ [*see attached proposal if attached*] Timber retaining wall/s should be replaced with non-susceptible materials ☐ [*remove & replace, consult a builder first*] Landscape timbers should be replaced with non-susceptible material ☐ [*remove and replace*] Heavy foliage against the building/s ☐ [*remove*] Timber structures in contact with the soil and are attached to the building/s ☐ [*either remove or fit termite proof stirrups between soil and the timber*] Patios and paths etc attached to the building/s ☐ [*where possible gain access/have regular termite inspections*]

Other: - _____

NOTE: Where timber is used for external structures e.g. Balconies, Verandas it may be susceptible to fungal decay or termite attack, it is recommended that you consult a Builder or other specialist in the field to inspect exposed timbers and provide expert advice on their durability and suitability for the situation in which they are used.

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Whilst not a plumber, it appears that drainage is generally: **Adequate** ☑ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☐

Areas where drainage was inadequate or not able to be assessed on the day of inspection it is recommended to consult a plumber/drainer:

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers units, leaks from outdoor taps, rainwater tanks or leaks from other 'wet areas' also increase the likelihood of termite attack. Whilst not a plumber, it appears that water leaks are: **Present** ☐ **Not present** ☑

Areas where leaks should be attended to by a plumber or other expert and why: _____

3.3 Hot Water Services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building.

Is there a need for this work to be carried out? **Yes** ☐ **No** ☑

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **Adequate** ☐ **Inadequate** ☐ **Not able to assess** ☐ **Not applicable** ☑

Where ventilation needs to be improved or could not be assessed consult a builder or other expert.

We have attached a proposal to carry out ventilation improvement work: **Yes** ☐ **No** ☐ **Not applicable** ☑

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings 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. The edge should not be concealed by render, tiles, cladding, flashing, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. 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.

Does the slab edge inspection zone fully comply?

No, arrange for slab edge to be exposed ☐ **No, not required as it is an infill slab** ☐ **Not applicable** ☑ **Yes** ☐

Not able to comment - refer to note top of page 6 ☐

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder or Architect. Construction Plans may be obtainable from your local Council or Builder. Termite activity and or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 2011 and/or AS 3660.1-2014 and for more information you should ask a builder."

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

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites 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 a 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 may 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 management systems 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 management systems installed to AS3660 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite management systems to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites 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 high moisture levels which may indicate the presence of termites concealed behind wall panels. Damage and termite workings that have 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 termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

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 resides 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. 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.

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3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed** ☐ **Not applicable** ☐ **Yes** ☑

Not able to comment ☐ **because** _____

3.7 Environmental, other Conditions and/or general information: _____

_____

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

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

It is strongly recommended that a full Inspection and Report be carried out every [6] **months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.**

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

ADDITIONAL INFORMATION AND/OR MUD MAP (NOT TO SCALE)

Important: **If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place.**

Additional Information: _____

_____

_____

MUD MAP KEY

A = Termite Activity (Live)
TM = Termite Workings
D = Damage
P = Possible Damage
/// = Evidence of a previous Treatment
W = Wood Rot

North is

The Inspection and Report was carried out by: SHANE CAILLY

(Name of Inspector)

State Licence No: 5067490

Dated this 21st day of AUGUST 2025

SIGNED FOR AND ON BEHALF OF: PESTRID PEST MANAGEMENT P/L

(Name of Company)

Signature: _____

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and normally impossible to locate termite nests since they are mainly 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.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites 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.
- Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.
- Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage 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 suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. AS 3660 advises that even when a complete termite management system is installed in accordance with these Standards, it is possible termites may bridge the management system. However, if bridging occurs, then signs of this bridging would normally be found during the regular inspections recommended by these Standards.

Therefore it is essential that the regular inspections recommended in this report are carried out in addition to any suitable termite management system you install.

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 prior to the date of the Report in any areas(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.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

A Homeowner's Guide to Detection and Control of Termites and Borers

and

A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden

and Published by University of New South Wales

Ask your inspector for details and prices.