



# BUILDING & PEST INSPECTION

12 Gloster Close, East Gosford NSW 2250

18th November, 2025

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# INSPECTION DETAILS

Report Identifier 1763410822

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Inspection Weather Clear 

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Inspection Address 12 Gloster Close, East Gosford NSW 2250

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Inspection Date 18th November, 2025

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Start Time 11:00 AM

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Client Name Dianne Bulmer

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Real Estate Company McGrath

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Real Estate Agent Dianne Bulmer

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Real Estate Email diannebulmer@mcgrath.com.au

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Real Estate Phone 0455 322 985

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## INSPECTOR

Inspector Name Glenn Hollibone

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Inspector Company Central Coast Inspections

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Inspector Email info@centralcoastinspections.com.au

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Inspector Company Phone 0494168917

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# DEFECT SUMMARY

External Structures		
Retaining Walls	p. 15	Minor Defect
Paths	p. 18	Minor Defect
Pest - External Inspection		
Hot Water Overflow	p. 29	Minor Defect
Air Conditioner Overflow	p. 29	Minor Defect
Internal Rooms		
Hallway		
Floors	p. 54	Minor Defect
Walls	p. 54	Minor Defect
Ceiling	p. 54	Minor Defect
Kitchen		
Floors	p. 54	Minor Defect
Walls	p. 54	Minor Defect
Cupboards	p. 54	Minor Defect
Benchtops	p. 54	Minor Defect
Splashback	p. 54	Minor Defect
Kitchen 2		
Walls	p. 54	Minor Defect
Ceiling	p. 54	Minor Defect
Lounge		
Walls	p. 54	Minor Defect
Ceiling	p. 54	Minor Defect
Family		

Walls	p. 54	Minor Defect
Ceiling	p. 54	Minor Defect
<b>Bedroom 1</b>		
Floors	p. 54	Minor Defect
<b>Bedroom 3</b>		
Floors	p. 54	Minor Defect
Walls	p. 54	Minor Defect
<b>Bedroom 4</b>		
Walls	p. 54	Minor Defect
Windows & Frames	p. 54	Minor Defect
<b>Wet Areas</b>		
<b>Bathroom</b>		
Grout	p. 64	Minor Defect
Doors & Frames	p. 64	Minor Defect
Shower Base	p. 64	Minor Defect
Shower Screen	p. 64	Minor Defect
<b>Bathroom 2</b>		
Walls	p. 64	Minor Defect
Tiles	p. 64	Minor Defect
Grout	p. 64	Minor Defect
Shower Base	p. 64	Minor Defect
<b>Laundry</b>		
Ceiling	p. 64	Minor Defect
<b>Structural Defects</b>		
Floor Structure	p. 80	Minor Defect

# BUILDING & STRUCTURES

## Building Classification

Classification of building

Residential

## Type Of Building

Type of building inspected

House

## Furnished

Property furnished at time of inspection

Yes

## Occupancy Status

The occupancy status at the time of inspection

Occupied

## Storeys

How many storeys is the property

Double Storey

## Site Orientation

The direction the site falls from

South

## Building Structure

Materials used for building structure

Brick Veneer, Timber Frame

## External Finish

External finish of the building

Brick, Hardy Plank

## Windows

Window frame construction materials

Aluminium

## Door Frames

Door frame construction materials

Aluminium, Timber

## Doors

Door construction materials

Timber, Aluminium, Glass

## Wall Frames

Wall frames construction materials

Timber

## Wall Linings

Wall linings construction materials

Plaster

## Ceiling Linings

Ceiling linings construction materials

Plaster

## Joinery

Joinery present in building

Kitchens, Built-In Robes

# SITE SERVICES

## Water Supply

Property water supply

Town



## Hot Water

Type of hot water system

Electric

## Hot Water Unit

Location of hot water unit

External

## Hot Water Unit - Continued



## Air Conditioner

Type of air conditioner

Wall



## Gas Supply

Type of gas supply

Bottle

## Gas Supply - Continued



## Sewerage Connection

Type of sewerage connection

Town

## Stormwater

Type of stormwater drainage

Street

## Power Connection

Type of power connection

Underground

**Power Connection - Continued**



## Site Drainage

Quality of site drainage

Good

# EXTERNAL STRUCTURES

## Southern Perimeter Fence

Southern perimeter fence construction material

Mesh

Status at time of inspection

Satisfactory



## Eastern Perimeter Fence

Eastern perimeter fence construction material

Mesh

Status at time of inspection

Satisfactory

### Eastern Perimeter Fence - Continued



### Western Perimeter Fence

Western perimeter fence construction material

Steel, Mesh

Status at time of inspection

**Satisfactory**



### Retaining Walls

Retaining walls construction materials

Timber

Status at time of inspection

**Minor Defect**

Timber retaining walls exhibit signs of weathering, moisture exposure, and localised deterioration, which may compromise structural integrity and increase susceptibility to movement, decay, or termite activity over time.

## Retaining Walls - Continued



## Retaining Walls - Continued



## Retaining Walls - Continued



## Paths

Paths construction materials

Concrete

Status at time of inspection

Minor Defect

Cracked and uneven path pavers present a potential trip hazard and may allow water ingress, leading to further deterioration and increased risk of injury or structural movement affecting adjacent areas.

## Paths - Continued



## External Stairs

External stairs construction materials

Timber

Status at time of inspection

Satisfactory

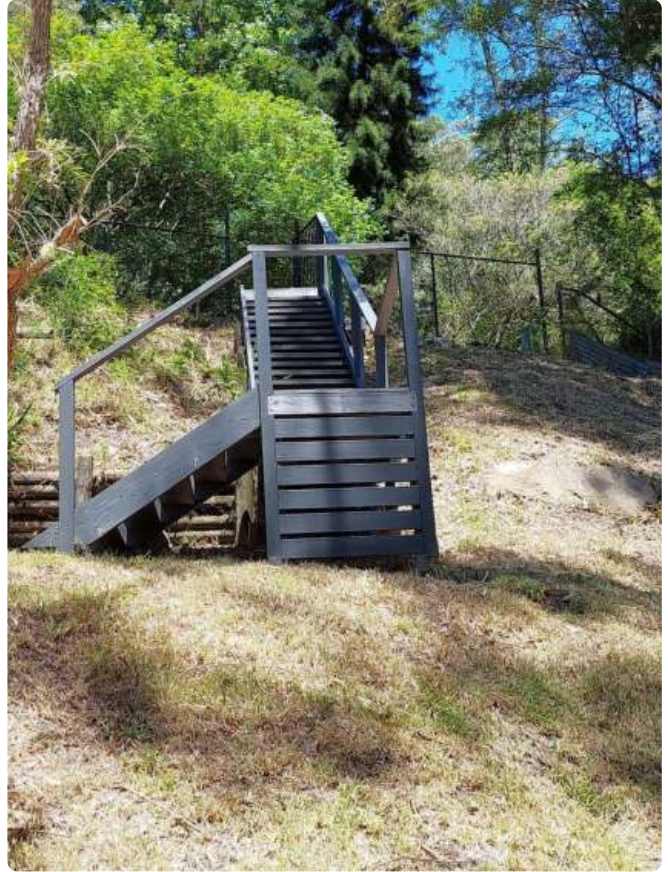
## External Stairs - Continued



## External Stairs - Continued



## External Stairs - Continued



# EXTERNAL BUILDINGS

## Front Veranda

Front veranda construction materials

Steel



## Back Veranda

Back Veranda construction materials

Timber, Steel

## Back Veranda - Continued



## Back Veranda - Continued



## Back Veranda - Continued



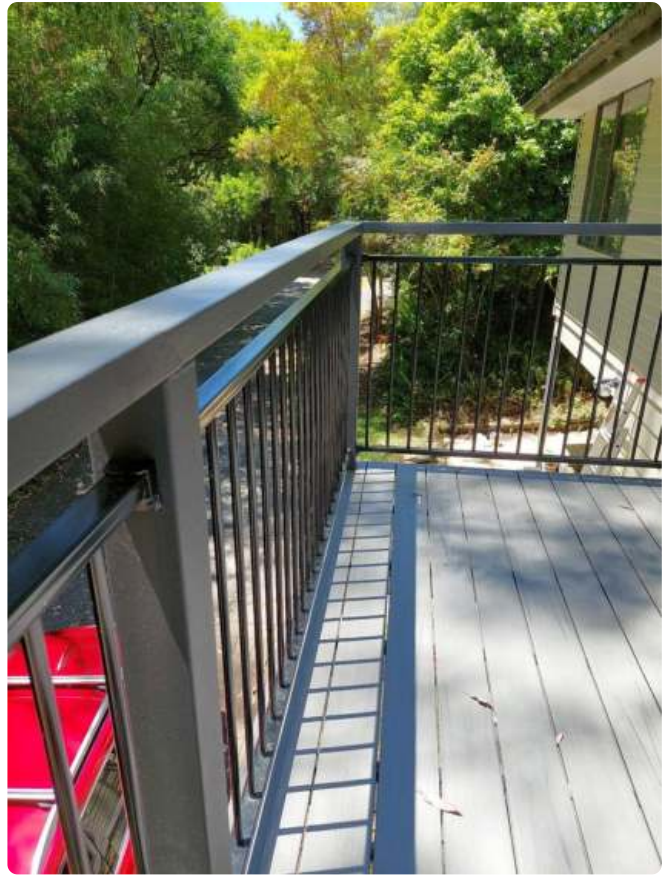
## Balcony

Balcony construction materials

Steel



## Balcony - Continued



## Balcony - Continued



**S** Satisfactory

**NA** Not Applicable

**SH** Safety Hazard

**MD1** Minor Defect

**MD2** Major Defect

**DC** Defect Concealment

	Front Veranda	Back Veranda	Balcony
Floor	S	S	S
Walls	NA	NA	NA
Ceiling	NA	S	NA
Roofing	NA	S	NA
Roof Structure	NA	S	NA
Support Beam	S	S	S
Support Beam Post	S	S	S
Roof Cladding	NA	S	NA
Fascia	NA	S	S
Eaves	NA	NA	S
Guttering	NA	S	S
Downpipes	NA	S	S
Windows & Frames	NA	NA	NA
Doors & Frames	NA	NA	NA
Roller Door	NA	NA	NA
Tilt/Panel Door	NA	NA	NA
Electrical Motors	NA	NA	NA

# PEST – EXTERNAL INSPECTION

**Note:** All timber should be removed from the ground to prevent termite attack.

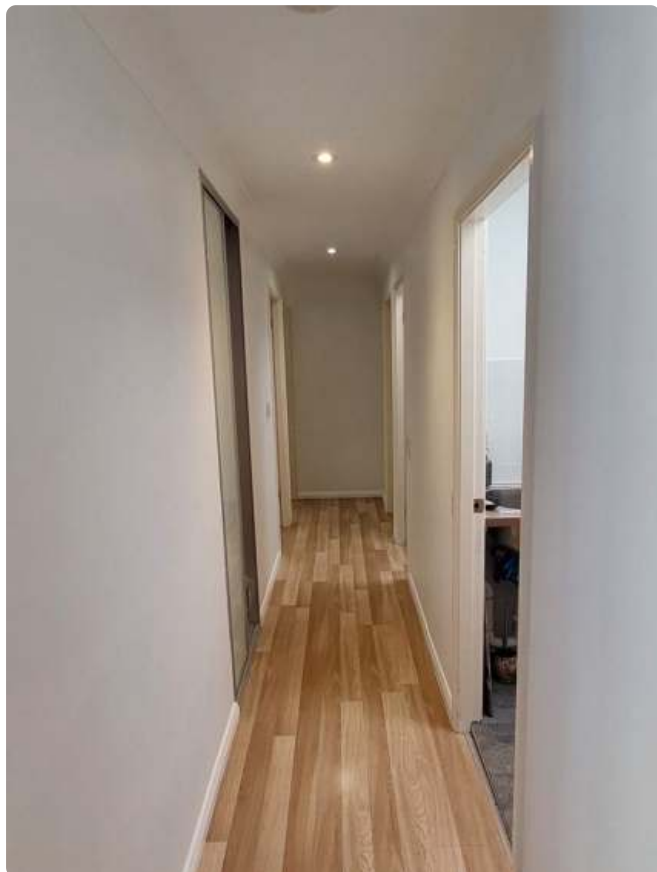
<b>Accessibility</b>				
Accessibility of the area				Limited Access
<b>Ground Moisture</b>				
State of ground moisture at time of inspection				Low
<b>Water Taps Leaking</b>				
Were water taps leaking?				No
<b>Hot Water Overflow</b>				
Status of hot water overflow at time of inspection				Minor Defect
<b>Air Conditioner Overflow</b>				
Status of air conditioner overflow at time of inspection				Minor Defect
<b>Termites</b>				
None Observed				
<b>Borers</b>				
None Observed				
<b>General Pests</b>				
None Observed				
<b>Fungi</b>				
None Observed				
<b>S</b> Satisfactory		<b>NA</b> Not Applicable		<b>SH</b> Safety Hazard
<b>MD1</b> Minor Defect		<b>MD2</b> Major Defect		<b>DC</b> Defect Concealment
	<b>Termites</b>	<b>Borers</b>	<b>General Pests</b>	<b>Fungi</b>
Verandas	S	S	S	S
Timber Decks	S	S	S	S
Pergolas	S	S	S	S

	Termites	Borers	General Pests	Fungi
Posts	S	S	S	S
Wall Linings	S	S	S	S
Concrete Slabs & Paths	S	S	S	S
Wood Storage	S	S	S	S
Trees	S	S	S	S
Tree Stumps	S	S	S	S
Fences	S	S	S	S
Gardens	S	S	S	S
Landscaping	S	S	S	S
Retaining Walls	S	S	S	S

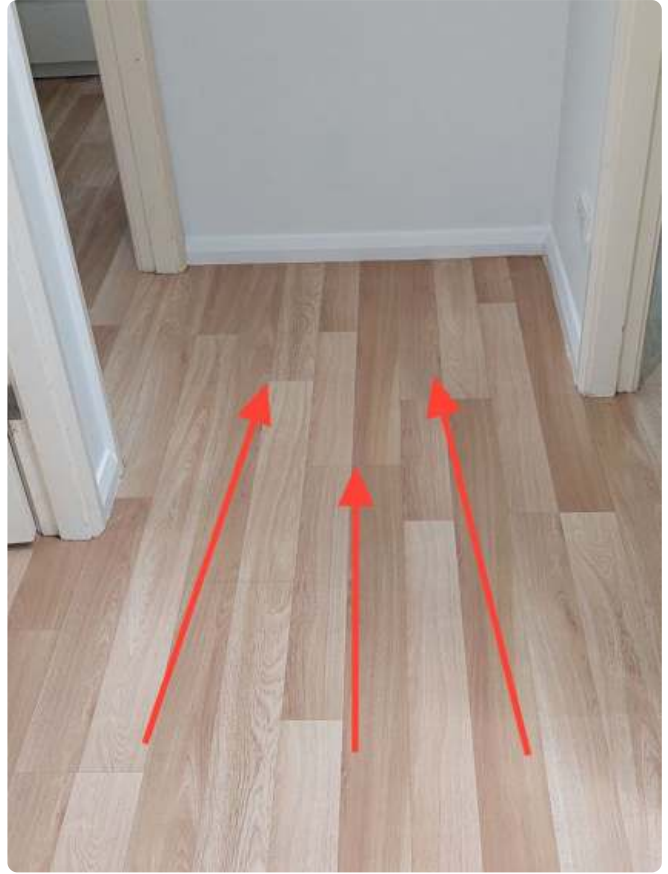
# INTERNAL ROOMS

## Hallway

Cracking observed in the hallway cornice and sloping of the hallway floor towards Bedroom 1 indicate possible movement or differential settlement.



## Hallway - Continued

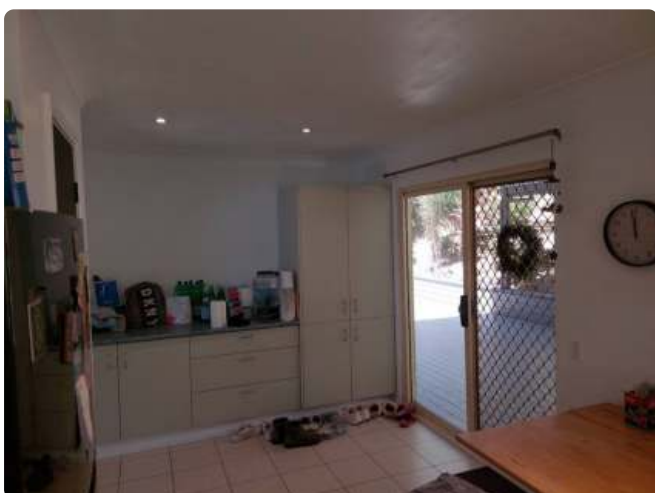


## Kitchen

Multiple kitchen floor tiles are cracked, which may present a trip hazard, allow moisture ingress into the subfloor, and indicate possible movement or inadequate substrate preparation.

Sealant cracking at the bench and wall tiles will likely cause water ingress within benchtop.

Damage evident below the window frame.



## Kitchen - Continued



**Kitchen - Continued**



**Kitchen - Continued**



## Kitchen 2

Multiple cracks and areas of minor water staining are present on the walls and ceiling in Kitchen 2, which may indicate movement or previous moisture ingress, raising concerns about possible structural movement and the potential for concealed water damage or conditions conducive to timber pest activity.



## Kitchen 2 - Continued



**Kitchen 2 - Continued**



## Lounge

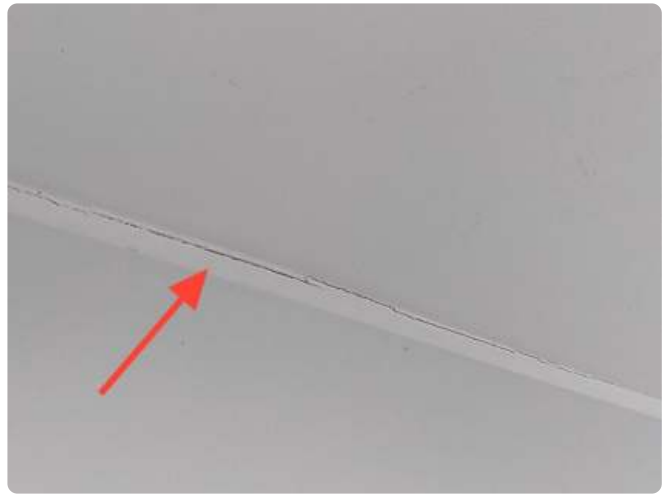
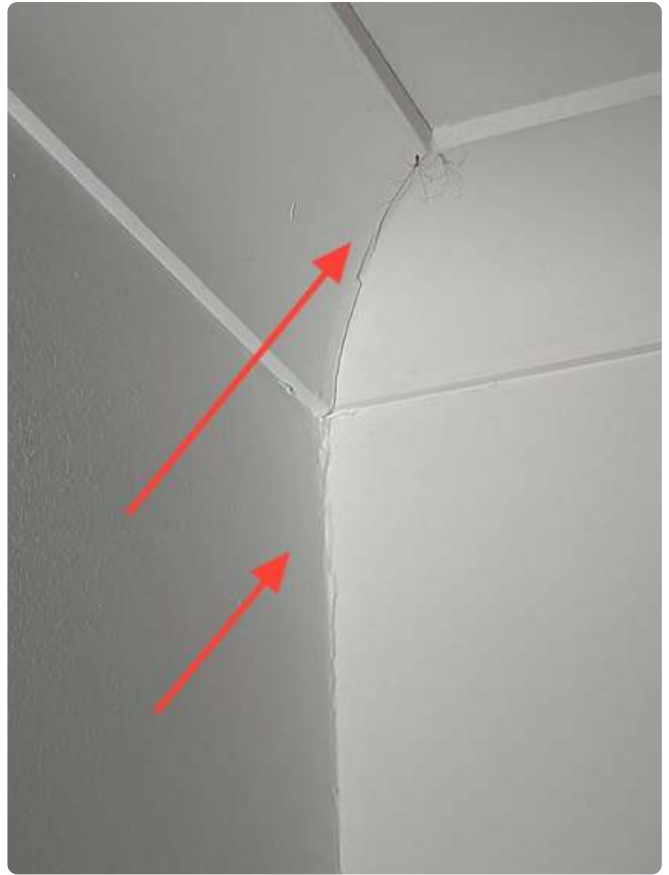
Moisture staining and discolouration are present on the lounge ceiling, and bubbling paint in the corner of the wall are indicating a history of water ingress. Damage noted to fireplace.



## Lounge - Continued



Lounge - Continued



## Lounge - Continued



## Family

Multiple structural and movement-related cracks are present in the ceiling, cornices, and wall junctions of the Family area, indicating possible building movement or settling.



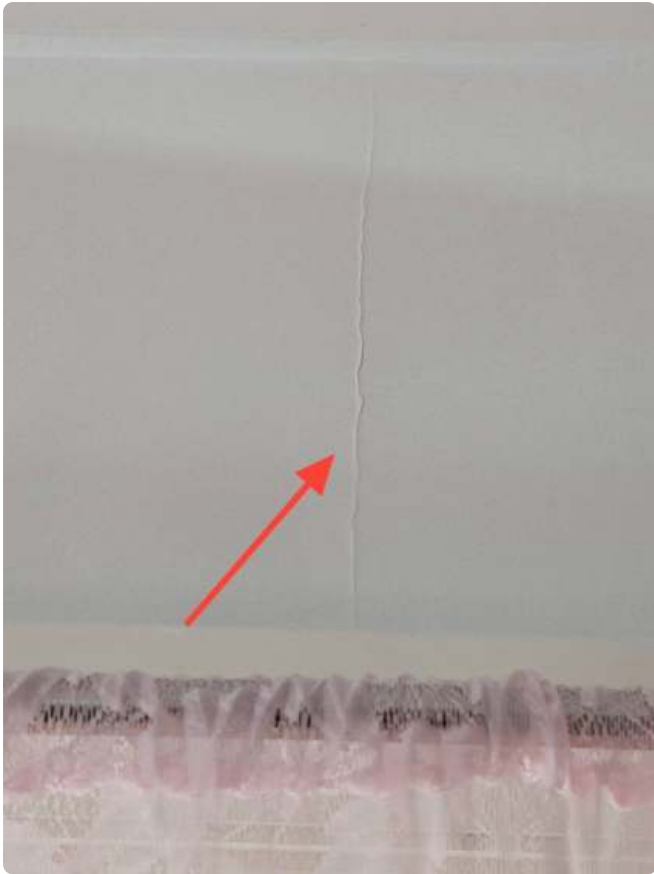
Family - Continued



Family - Continued

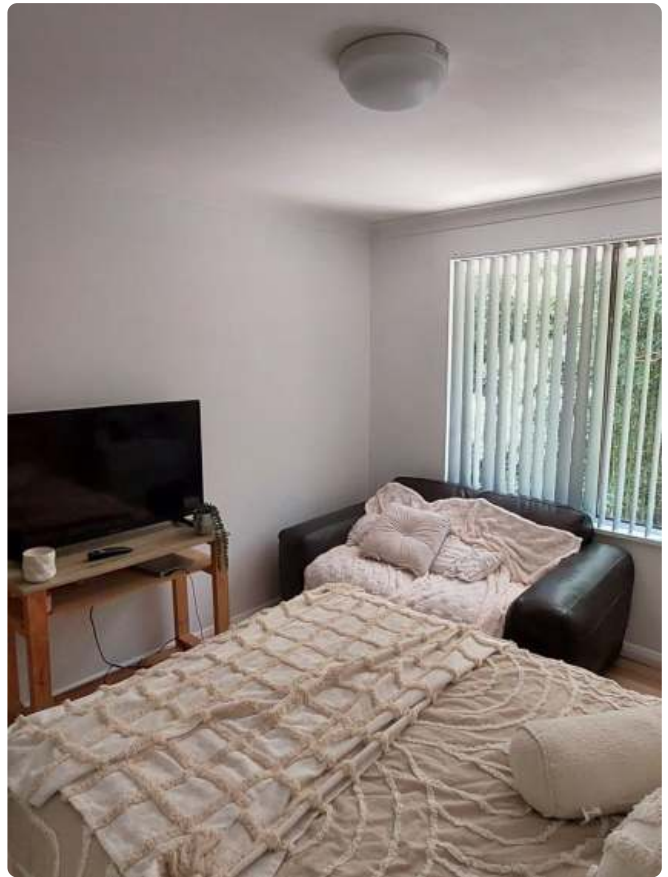


Family - Continued



## Bedroom 1

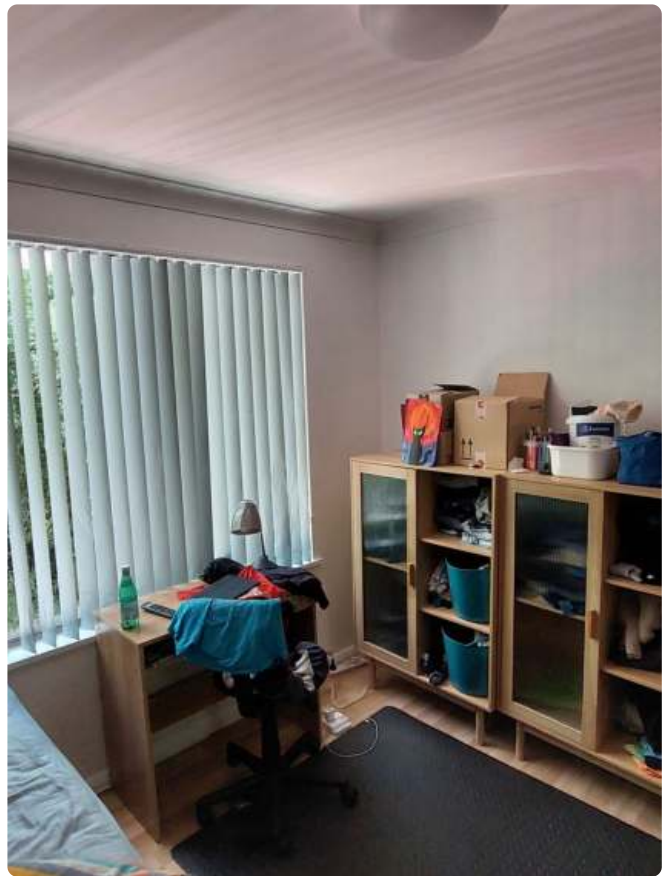
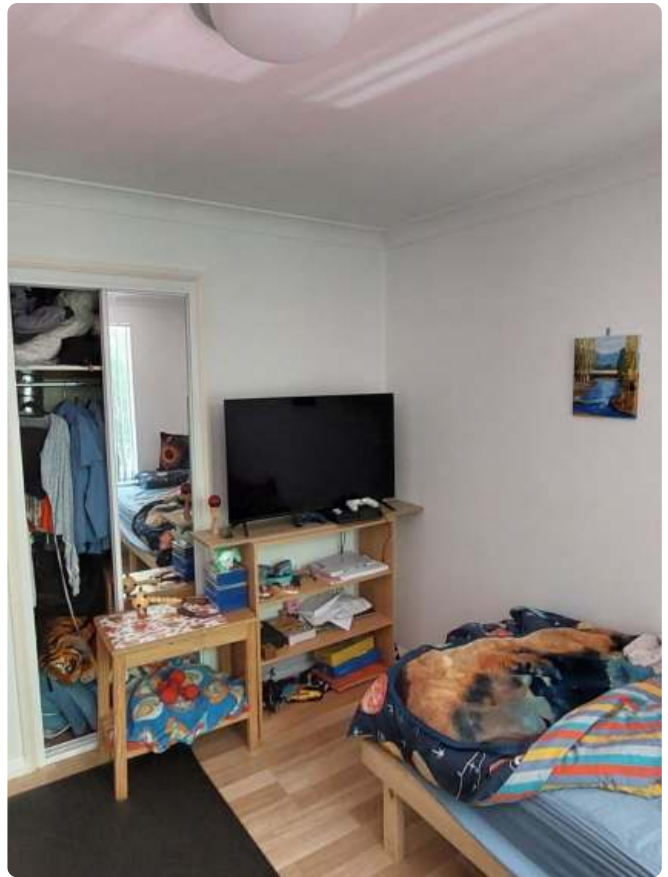
Lifting or delaminating vinyl flooring is present in Bedroom 1, which allows moisture ingress that may lead to subfloor deterioration.



**Bedroom 1 - Continued**

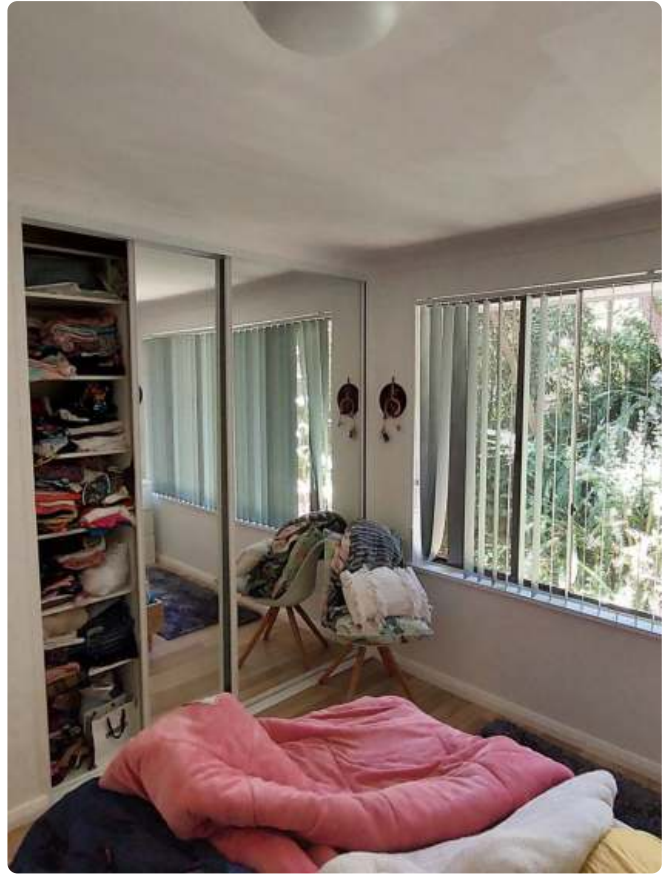


## Bedroom 2



### Bedroom 3

Flooring in Bedroom 3 slopes toward the window and cracking is present above the window, indicating possible differential settlement or structural movement.

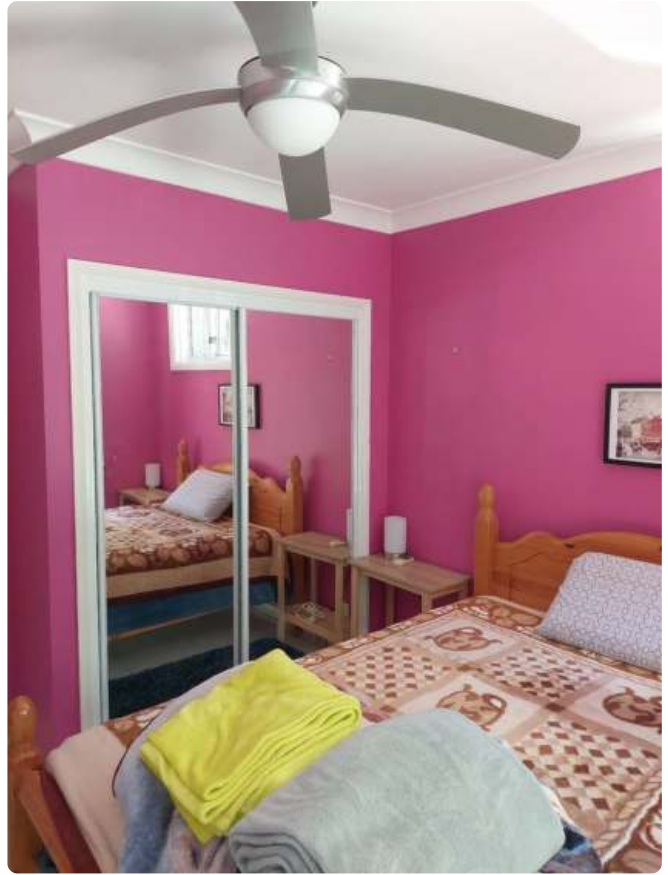


### Bedroom 3 - Continued

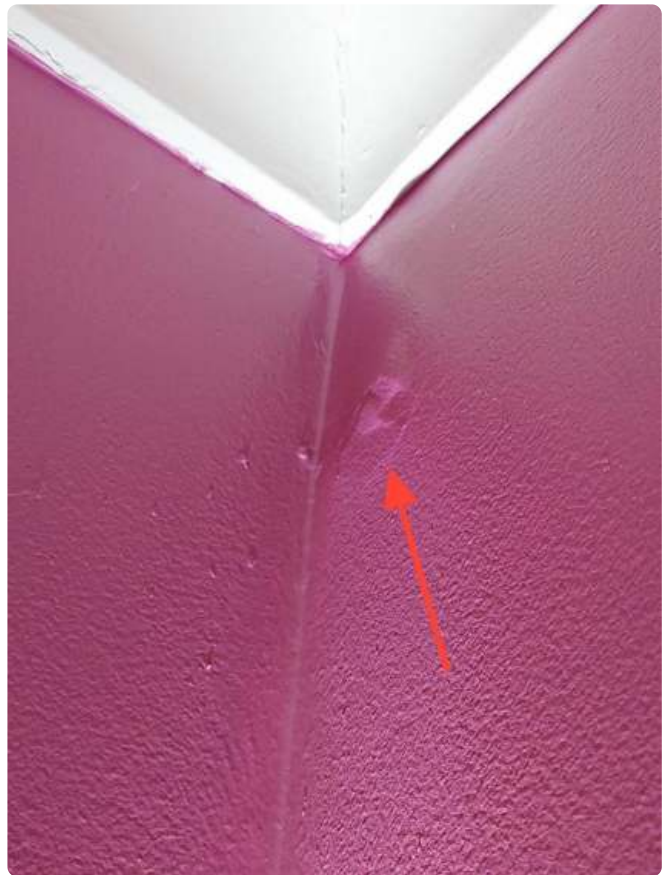


## Bedroom 4

Localised areas of paint bubbling and uneven finish are present on the wall and window reveal in Bedroom 4, which may indicate previous moisture ingress or substandard surface preparation.



## Bedroom 4 - Continued



<b>S</b> Satisfactory	<b>NA</b> Not Applicable	<b>SH</b> Safety Hazard
<b>MD1</b> Minor Defect	<b>MD2</b> Major Defect	<b>DC</b> Defect Concealment

	Hallway	Kitchen	Kitchen 2	Lounge	Family	Bedroom 1
Floors	MD1	MD1	S	S	S	MD1
Walls	MD1	MD1	MD1	MD1	MD1	S
Ceiling	MD1	S	MD1	MD1	MD1	S
Doors & Frames	S	S	S	S	S	S
Windows & Frames	S	S	S	S	S	S
Door Latches	S	S	S	S	S	S
Built In Robes	NA	NA	NA	NA	NA	S
Skirtings	S	S	S	S	S	S
Architraves	S	S	S	S	S	S
Cupboards	NA	MD1	S	NA	NA	NA
Benchtops	NA	MD1	S	NA	NA	NA
Splashback	NA	MD1	S	NA	NA	NA
Pantry	NA	S	S	NA	NA	NA
Drainage	NA	S	S	NA	NA	NA
Taps/Spouts	NA	S	S	NA	NA	NA
Sinks	NA	S	S	NA	NA	NA

<b>S</b> Satisfactory	<b>NA</b> Not Applicable	<b>SH</b> Safety Hazard
<b>MD1</b> Minor Defect	<b>MD2</b> Major Defect	<b>DC</b> Defect Concealment

	Bedroom 2	Bedroom 3	Bedroom 4
Floors	S	MD1	S
Walls	S	MD1	MD1
Ceiling	S	S	S
Doors & Frames	S	S	S
Windows & Frames	S	S	MD1
Door Latches	S	S	S

	Bedroom 2	Bedroom 3	Bedroom 4
Built In Robes	S	S	S
Skirtings	S	S	S
Architraves	S	S	S
Cupboards	NA	NA	NA
Benchtops	NA	NA	NA
Splashback	NA	NA	NA
Pantry	NA	NA	NA
Drainage	NA	NA	NA
Taps/Spouts	NA	NA	NA
Sinks	NA	NA	NA

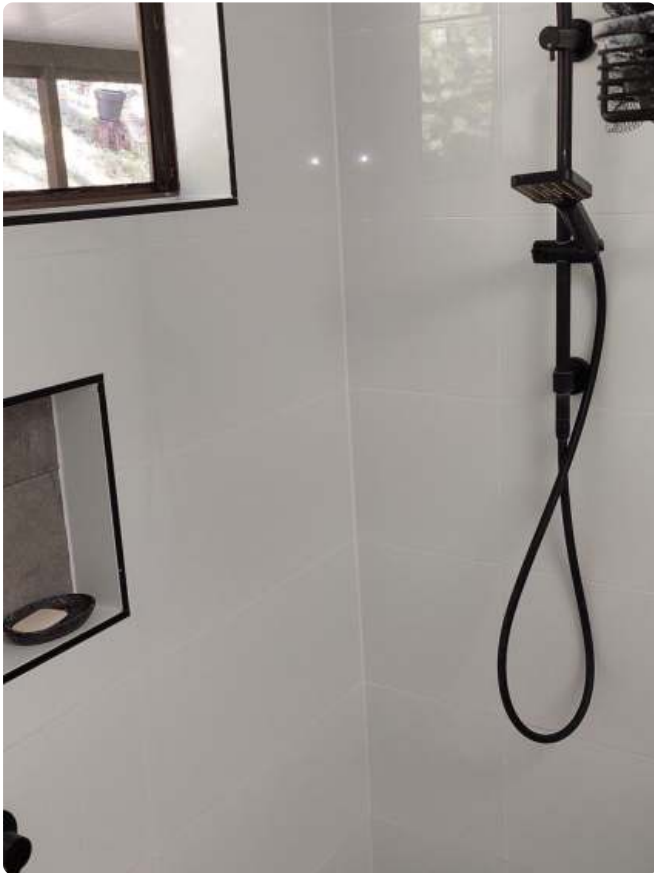
# WET AREAS

## Bathroom

The bathroom exhibits water damage and swelling to the base of the door and visible deterioration to the shower screen base, indicating ineffective waterproofing and ongoing moisture ingress.



**Bathroom - Continued**



## Bathroom - Continued

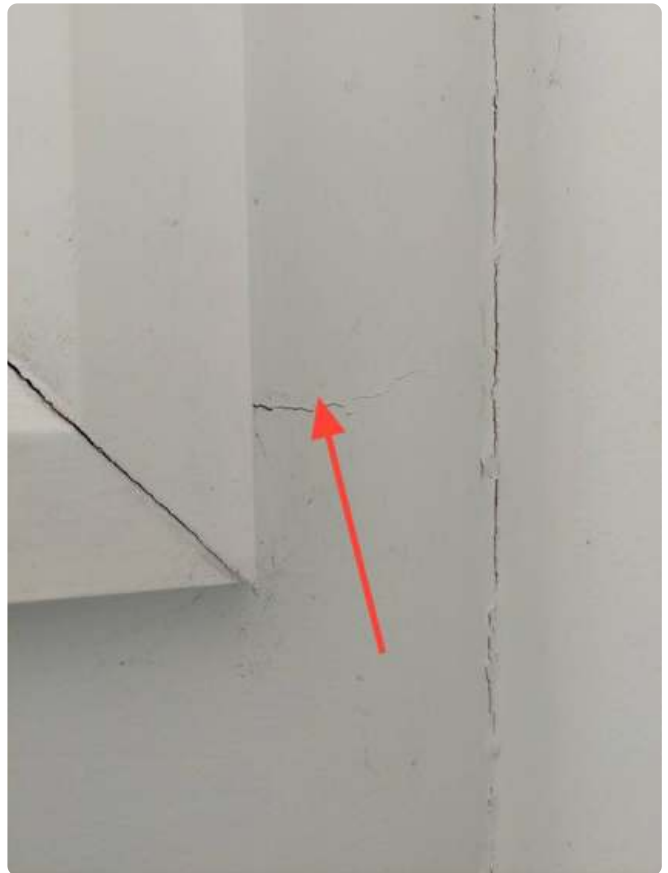


## Bathroom 2

Cracked wall and floor tiles, along with missing grout in the shower area of Bathroom 2, present a risk of water ingress to underlying building elements, which can lead to concealed moisture damage, potential structural deterioration, and conditions conducive to timber pest activity.

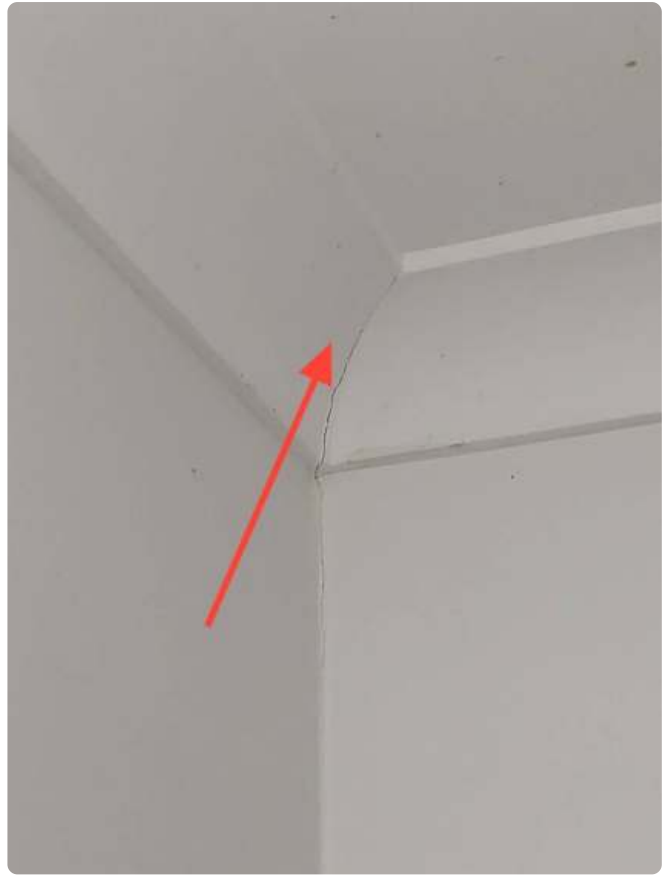


**Bathroom 2 - Continued**



wall crack adjacent window

## Bathroom 2 - Continued



paint bubble

## Bathroom 2 - Continued



grout missing on shower wall



Tiles cracked in shower

## Bathroom 2 - Continued

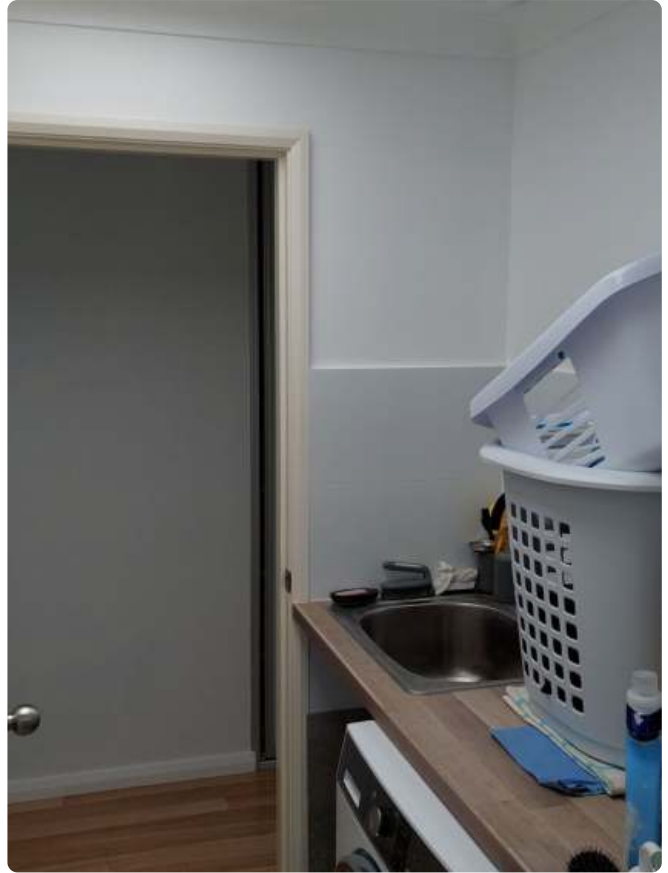


Grout missing in shower

## Laundry

Visible separation at the skylight frame in the Laundry ceiling presents a risk of water ingress, which can lead to moisture damage.

## Laundry - Continued



skylight frame separation

<b>S</b> Satisfactory	<b>NA</b> Not Applicable	<b>SH</b> Safety Hazard
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<b>MD1</b> Minor Defect	<b>MD2</b> Major Defect	<b>DC</b> Defect Concealment
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	Bathroom	Bathroom 2	Laundry
Floor	S	S	S
Walls	S	MD1	S
Ceiling	S	S	MD1
Tiles	S	MD1	S
Grout	MD1	MD1	S
Cornice	S	S	S
Doors & Frames	MD1	S	S
Windows & Frames	S	S	S
Moisture	S	S	S
Ventilation	S	S	S
Shower Base	MD1	MD1	NA
Shower Screen	MD1	S	NA
Bath/Spa	NA	NA	NA
Vanity Unit	S	S	NA
Laundry Trough	NA	NA	S
Toilet	S	S	NA

# PEST – INTERNAL INSPECTION

Visual timber pest inspection in accordance with: AS4349.3-2010

**Note:** All timbers laying on the ground should be removed from site to prevent termite attack.

If **furnished**, the inspection was limited due to personal items placed throughout the property at the time and date of the inspection.

As of the date of this pest report, there was no evidence of live termite activity in or around this property, unless termite activity has been documented within this report.

<b>Accessibility</b>		
Accessibility of the area	Limited Access	
<b>Wall Moisture</b>		
Was wall moisture detected?	No	
<b>Ceiling Moisture</b>		
Was ceiling moisture detected?	No	
<b>Floor Moisture</b>		
Was floor moisture detected?	No	
<b>Termites</b>		
None observed		
<b>Borers</b>		
None observed		
<b>General Pests</b>		
None observed		
<b>Fungi</b>		
None observed		
<b>S</b> Satisfactory	<b>NA</b> Not Applicable	<b>SH</b> Safety Hazard
<b>MD1</b> Minor Defect	<b>MD2</b> Major Defect	<b>DC</b> Defect Concealment

	Termites	Borers	General Pests	Fungi
Window Frames	S	S	S	S
Door Frames	S	S	S	S
Walls & Linings	S	S	S	S
Skirtings	S	S	S	S
Architraves	S	S	S	S
Built-In Joinery	S	S	S	S
Kitchen	S	S	S	S
Built-In Robes	S	S	S	S
Shower Recesses	S	S	S	S
Vanities	S	S	S	S
Bath	S	S	S	S
Laundry Trough	S	S	S	S
Flues And Chimneys	S	S	S	S

# ROOF SPACE

## Accessibility

Was the roof space accessible at time of inspection

Limited Access

Unable to access roof space fully due to laundry fit out.



## Roof Type

Type of roof

Pitched

## Roof Frames

Roof frame construction

Timber

## Roof Frames - Continued



## Roof Insulation

Status of roof insulation at time of inspection

Satisfactory

## Roof Insulation - Continued



## Roof Sisalation

Status of roof sisalation at time of inspection

Satisfactory



## Support Beams

Status of support beams at time of inspection

Satisfactory

## Flues & Chimney Flashing

Status of flues and chimney flashing at time of inspection

Satisfactory

Unable to access in roof space

## Skylights

Status of skylights at time of inspection

Satisfactory

## Skylights - Continued

Unable to access in roof space

## Roof Cladding

Roof cladding materials

Tiles

Status of roof cladding at time of inspection

Satisfactory



## Eaves

Construction materials

Sheet

Status of Eaves at time of inspection

Satisfactory

Eaves - Continued



## Roof Guttering

Status of roof guttering at time of inspection

Satisfactory



## Roof Guttering - Continued

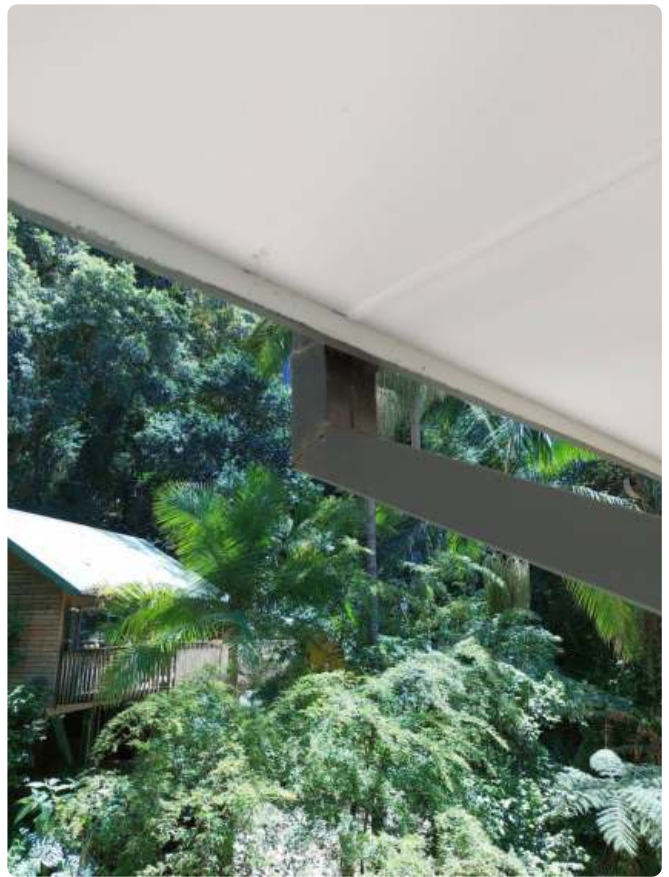


## Downpipes

Status of downpipes at time of inspection

Satisfactory

Downpipes - Continued



## Downpipes - Continued



### Termites

None observed

### Borers

None observed

### General Pests

None observed

### Fungi

None observed

**S** Satisfactory

**NA** Not Applicable

**SH** Safety Hazard

**MD1** Minor Defect

**MD2** Major Defect

**DC** Defect Concealment

	Termites	Borers	General Pests	Fungi
Roof timbers	S	S	S	S
Ceiling timbers	S	S	S	S

# FLOOR SPACE

**Note:** If applicable, all timber floors have movement which can cause the squeaking of floor boards. This can be addressed by re-screwing to the floor joists at a later stage when the floor coverings have been taken up.

## Accessibility

Floor space accessible at the time of inspection

Limited Access

## Footings

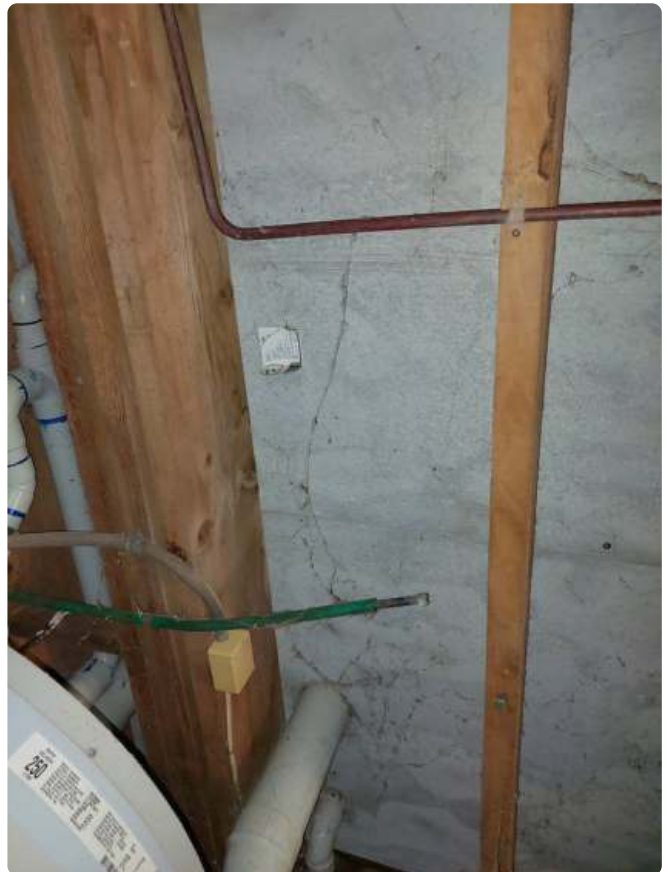
Footing Types

Raft Slab

## Wet Areas

Wet areas construction materials

Concrete



## Wet Areas - Continued



### Ventilation

Quality of ventilation

Good

### Air Flow

Quality of air flow

Good

### Ground Moisture

Ground moisture rating at time of inspection

Low

### Floor Framing

Floor structure construction materials

Timber

Status of floor framing at time of inspection

Satisfactory

## Floor Framing - Continued



## Timber Flooring

Status of timber flooring at time of inspection

Satisfactory



## Water Leaks

Water Leaks noted at time of inspection

No

## Drainage Leaks

Drainage Leaks noted at time of inspection

No

## Termites

None observed

## Borers

None observed

## General Pests

NNone observed

## Fungi

NNone observed

**S** Satisfactory

**NA** Not Applicable

**SH** Safety Hazard

**MD1** Minor Defect

**MD2** Major Defect

**DC** Defect Concealment

	Termites	Borers	General Pests	Fungi
Timber flooring	S	S	S	S
Timber floor framing	S	S	S	S
Timber floor stumps	S	S	S	S

# STRUCTURAL DEFECTS

**Movement Cracks** – External Brickwork, External Wall Linings, Internal Walls and Ceiling Linings, including Cornices

- Movement cracks come with the age of the building and it's structural integrity that can cause major, minor or hair line cracks throughout the building.
- Major cracks will be identified under this report and will need further investigation into the structural integrity of the building.
- Minor and hair line cracks come with the age of the building, they are of no real concern but can be repaired at some stage.

## Timber Floors

All timber floors will have movement, it comes with the age of the building and can cause squeaking and movement in the timber floor and the frame work. This can be addressed at some stage by screwing the existing timber flooring down to the timber floor joists.

## Windows

- All timber and aluminum windows will need ongoing maintenance.

## Doors and Latches

- All doors will need ongoing maintenance due to the building moving over the years.

**Note:** A visual makeover can consist of repairs that have been carried out on the property to cover up defects.

Floor Structure	
Status of floor structure	Minor Defect
Flooring slopes near Bedroom 1 & 2.	

# RECOMMENDED INSPECTIONS

## Building Compliance

Building Compliance Recommended

Yes

## After Purchase Termite Management Plan

After Purchase Termite Management Plan Recommended

Yes

# PEST – INSPECTION SUMMARY

\*All properties are considered to be at high risk of termite attack.

<b>Visual Evidence</b>	
Visual evidence of termites at time of inspection	No
<b>Active Termites</b>	
Evidence of active termites in area	No
<b>Termite Damage</b>	
Termite damage at time of inspection	No
<b>Termite Nest Found</b>	
Termite nest located at time of inspection	No
<b>Previous Termite Activity</b>	
Evidence of previous termite activity	No
<b>Previous Termites Treatment</b>	
Evidence of previous termite treatment	No
<b>Is There Termites In The Area</b>	
Are there termites in the surrounding area	Yes
Termites are active in all areas of Australia with the exception of Tasmania	
<b>Evidence Of Borers Found</b>	
Evidence of borers at time of inspection	No
<b>Evidence Of General Pests Found</b>	
Evidence of general pests at time of inspection	No
<b>Evidence Of Fungal Decay Found</b>	
Evidence of fungal decay at time of inspection	No

# REPORT SUMMARY

# KEY FINDINGS: MINOR DEFECTS (IMPORTANT MAINTENANCE/REPAIR)

Numerous minor defects were found, indicating maintenance is needed to address water protection and building movement.

## 1. WATER INGRESS AND DAMP AREAS

There are several areas where water is getting into or has previously damaged the structure, increasing the risk of timber pest activity:

- **Wet Areas (Bathrooms/Laundry):** Both the primary **Bathroom** and **Bathroom 2** show signs of poor waterproofing.
  - The main bathroom door base is swollen and the shower screen base is deteriorating, meaning water is escaping the shower area.
  - Bathroom 2 has cracked tiles and missing grout in the shower, which is a direct path for water to get into the wall or floor structure beneath.
  - The **Laundry** ceiling has visible separation around the skylight frame, creating a risk for water leaks into the room below.
- **Internal Ceilings/Walls:** Moisture staining and bubbling paint (a tell-tale sign of past or present leaks) were observed on the ceilings of the **Lounge** and in **Kitchen 2**, indicating a history of water ingress from above.
- **External Plumbing:** Minor defects were noted with the overflow pipes for the **Hot Water Unit** and the **Air Conditioner**, as they are improperly draining and could create wet conditions around the house foundation, which attracts termites.

## 2. BUILDING MOVEMENT AND CRACKING

Cracking and sloping are common in older homes, but these instances point to potential ongoing movement that needs assessment:

- **Floor Sloping and Cracks:** Sloping floors were noted in the **Hallway** and **Bedroom 3**, and structural cracks are present in the ceilings and cornices of the **Family** area, suggesting the building may be settling or moving.
- **Kitchen Floors:** Several cracked floor tiles in the main kitchen suggest movement or poor substrate prep underneath.

## 3. EXTERNAL MAINTENANCE

- **Retaining Walls:** The timber retaining walls are showing signs of weathering and moisture exposure. They are starting to decay, which could eventually compromise their ability to hold back the soil and may attract timber pests.
- **Paths:** Cracked and uneven concrete path pavers present a **trip hazard** and can allow rainwater to pool and flow toward the foundation.

# PEST SUMMARY

- **Termites/Borers/Fungi:** No live termites, borers, or significant fungal decay were visible in the accessible areas of the property at the time of inspection.

# THANK YOU

Thank you for choosing us for your inspection needs. We appreciate your trust in our services.

Should you have any questions or require clarification regarding this report, please don't hesitate to reach out to your inspector.



## Glenn Hollibone

Central Coast Inspections

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### WE'D APPRECIATE A GOOGLE REVIEW

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# INSPECTION TERMS & CONDITIONS

**THIS IS A VISUAL INSPECTION ONLY** in accordance with **Australian Standards Requirements**.

**Inspector/Our/Us/We**, means the company, partnership or individual named in the inspector details section of this report that you have requested to carry out the property inspection and report.

**Client/You/Your**, means the party identified on the client details section of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

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.

The inspection **DOES 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 **DOES 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 Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

Ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the house and other structures at the time of inspection.

## SCOPE OF REPORT

The scope of this inspection complies with the requirements of the Australian Standards (AS 4349.0-2007 & AS 4349.3-2010). To provide advice to you regarding the condition of the property and to report on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (rot), present on the date and time of the Inspection.

The inspection shall comprise a visual assessment of the property to identify major defects, safety hazards and significant maintenance issues present and to form an opinion regarding the general condition of the property at the time of inspection.

An estimate of the cost of rectification of defects is not required in an inspection report in accordance with this Standard. If an estimate is provided it is merely an opinion of possible costs that may be encountered and is not a guarantee or quotation for rectification work. The inspector accepts no liability for any estimates provided.

## GENERAL SUMMARY

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein.

It will help to explain what is involved in a standard property inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future, nor does it include inspections of the building plans and specifications at your local council or shire.

A Standard Property Inspection Report only deals with the detection or non detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements of construction discernible at the time of inspection, with or without ancillary testing. All other reports are special-purpose inspection reports.

In the case of Strata and Company Title properties, the inspection is limited to the interior and immediate exterior of the particular unit/s being inspected. The complete inspection of other common property areas would be the subject of a special-purpose inspection report which is adequately specified.

## DEFINITIONS

- **Access hole (cover)** - Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.
- **Accessible area** - Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Client** - Person or other entity for whom the inspection is being carried out.
- **Fungal decay** - Loss of strength due to destruction of cellulose and or lignin by wood decay fungi. NOTE: Fungal decay is commonly but incorrectly called 'wet rot' and 'dry rot'.
- **Inspection** - Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.
- **Limitation** - Factor that prevents full achievement of the purpose of the inspection.
- **Major safety hazard** - An object or physical situation with a potential for causing harm to life or health of persons.
- **Mould** - A type of fungus that does not structurally damage wood.
- **Non-invasive inspection** - Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in this Standard.
- **Property** - Allotment, including improvements and all timber structures such as buildings, patios, decking, landscaping, retaining walls, fences and bridges.
- **Site** - Area within the property boundaries and within 30 meters of the nominated building.
- **Subfloor space** - That part of a building between the soil and the ground floor level.
- **Inspector** - Person or organization responsible for carrying out the inspection
- **Structural Cracking/Movement** - Major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footing, floors, walls and rooves.
- **Deformation** - An abnormal change of shape of primary elements resulting from the application of load(s)
- **Dampness** - The presence of moisture within the building which is causing consequential damage to primary elements.
- **Damage** - The building material or item has deteriorated or is not fit for its designed purpose
- **Distortion, Warping, Twisting** - The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness** - Moisture has gained access to unplanned and/or unacceptable areas.
- **Material Deterioration** - The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.
- **Major Defect** - Is a defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- **Minor Defect** - Any defect other than what is described as a major defect.
- **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 (rot) wood borers (borers) and termites (white ants).

- **Conditions Conducive to Structural Damage** - Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.
- **Structure** - The load bearing part of the building, comprising the Primary Elements.
- **Significant Defect** - A matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification.
- **Primary Elements** - Parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, and load bearing 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.
- **Secondary Elements** - Parts of the building not providing load bearing capacity to the Structure, or those nonessential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.
- **Finishing Elements** - 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.
- **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, in roof spaces where the minimum area of accessibility is not less than 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm wide, providing the spaces or areas permit entry OR, where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.
- **Dampness Tests** - Instrument testing using an electronic Moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- **Physical Tests** - The following physical actions undertaken by the inspector; opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses and the tapping of tiles and wall plaster.
- **Breach (termite)** - Hole or gap in a termite barrier that provides termites with passage through that barrier. Breaches include removal of a section of treated soil from a chemical soil barrier or a perforation or a disjunction in a physical barrier.
- **Bridging** - Spanning of a termite barrier or inspection zone, to provide subterranean termites with passage over or around that barrier or inspection zone. The bridge can be part of the building structure, foreign objects (including soil, tree roots and debris) or a structure built by the termites themselves.
- **Drywood termites** - Termites that do not require a water source other than the atmosphere and the moisture content of the timber in which they occur.
- **Excessive moisture conditions** - Presence of moisture that is conducive to timber pest activity.
- **Frass** - Dust and droppings produced by borer activity.
- **Timber pests** - Subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites.

## LIMITATIONS

1. The Inspector shall not be liable for failure to perform any duty or obligation that the inspector may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, accident, or any cause outside the reasonable control of the inspector.
2. This Inspection 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.

1. This Inspection Report does **NOT** include the inspection and assessment of items or matters that do not fall within the inspector's direct expertise.
2. The inspection only covers 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 fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.
3. Australian Standard Inspection of Buildings AS 4349.0-2007 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
4. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
5. Inspection for mould was **NOT** carried out at the property and no report is provided on this subject.
6. Inspection for Magnesite flooring was **NOT** carried out at the property. We advise the client to follow up any questions of concern to ascertain the presence of Magnesite flooring.
7. Inspection for asbestos was **NOT** carried out at the property, the report will **NOT** outline the absence or presence of asbestos.
8. The pest report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean termites (white ants), borers of dry seasoned timber and wood decay present on the date of the inspection. It is based solely upon either moisture meter reading, hand probing or visual inspection of those areas of the property readily visible and fully accessible to the inspector on the date of the inspection.
9. The inspection does not cover any other pests and this report does not comment on them. Dry wood termites were excluded from this inspection.
10. This report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and damp wood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The inspection did not cover any other pests and this report does not comment on them.
11. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Heliotropes 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 *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus* Linnaeus are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
12. The report is **NOT** a structural damage report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and **CANNOT** be relied upon. The report will not state the full extent of any timber pest damage.
13. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) 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 only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers.
14. An invasive Timber pest Inspection (for which a separate contract is required) is strongly recommended and you should 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.
15. You agree that neither we nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
16. 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 during the inspection, it will be noted in the Report Summary section of this report.
17. The pest inspection is limited to the site boundaries and fence lines of the property. Where there is no boundary line, it is limited to 30 meter radius from the perimeter of the buildings (eg. house & sheds).

1. 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 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).

## EXPECTED PERFORMANCE

It is not possible to test the expected performance of the storm water drains or roof drainage, guttering systems, capping or roof leaks during normal, dry conditions.

The inspector cannot assess or examine the condition of storm water drainage, gutters, joins or sewer pipes for blockages or obstructions or breaks including rising damp and leaks which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak).

As such, the inspector cannot comment of their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

## EXCLUSIONS

In accordance with Australian Standard AS 4349.1-2007 (Appendix D) a Standard Property Inspection Report does not cover or deal with:

- Any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- Solving or providing costs for any rectification or repair work.
- The structural design or adequacy of any element of construction.
- Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices plumbing; drainage; gas-fittings; air-conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and lino; paint coatings (interior) and hazards
- Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, masonry or any other obstructions to visual inspection.
- The operation of fireplaces and chimneys
- Any services including building, engineering (electronic), fire and smoke detection or mechanical
- Any swimming pools and associated pool equipment or spa baths and spa equipment or the like
- Any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems
- A review of Occupational Health & Safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.
- Whether the building complies with the provisions of any Building Act, Code, Regulation or By-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or is flood prone.
- Any other items listed in AS 4349.1-2007 Appendix D that have not been explicitly listed above.

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.

## ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Reasonable access shall be determined in accordance with the provisions of Australian Standards AS4349.1-2007 3.2.2 Safe and Reasonable Access.

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

In the case of Strata and Company Title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Inspection Report which is adequately specified.

The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes areas at the eaves of accessible roof spaces that are within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance, i.e. 600mm high by 600mm wide.

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 400mm by 500mm sized access manhole.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstruction may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 600 mm x 500 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 500 mm, Australian Standard 3660 recommends that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

## DISCLAIMER

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk which releases Central Coast Inspections of any counter issues or recourse made by third parties.

Where verbal advice is given Central Coast Inspections shall not be held responsible for any matters whatsoever should the Applicant/s misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by Central Coast Inspections for any error, negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability.

Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

## COMPLAINTS PROCESS

1. If you are dissatisfied with this Report, you must give Central Coast Inspections written notice specifying the matters about which you are dissatisfied before taking any remedial action
2. within 28 days of giving the notice, you and Central Coast Inspections shall meet to attempt to resolve the matters;
3. if, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters shall be the subject of a mediation to be conducted by a mediator appointed by agreement between you and Central Coast Inspections or appointed by the Department of Fair Trading, with the cost of such mediation shared equally by both parties;
4. The decision by the Department of Fair Trading shall be binding and neither further claims nor disputes shall be entered into.