

# 1/15 Crane Street, Ballina

## Building & Pest Inspection Reports

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## **Residential Pre-Purchase Building Inspection Report**

Complies with Australian Standard AS 4349.1-2007

Inspection of Buildings Part 1: Pre-Purchase  
Inspections Residential Buildings - Appendix C



**Owner:** .

**Property Address:** 1/15 Crane St Ballina

**Date of inspection:** 12/11/2024

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## Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

### Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

### Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

### Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. 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 extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

### Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, 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 outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
  - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
  - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
  - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
  - The roof space: roof covering; roof framing; sarking; party walls; insulation
  - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
  - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

### Special Requirements

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

## Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

## Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

## Dimensions for Reasonable Access

**Roof Interior** - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

**Roof Exterior** - Must be accessible from a 3.6m ladder placed on the ground.

## Part 2: General Comments and Weather Observations

|  |                                 |
|--|---------------------------------|
| Weather Conditions at the time of inspection | <b>Overcast but dry</b>         |
| Recent weather conditions                    | <b>Moderate rain</b>            |
| Date and time inspection completed           | <b>12 November 2024 8:00 AM</b> |
| Building furnished?                          | <b>Yes</b>                      |
| Occupied by?                                 | <b>Tenant</b>                   |
| Report prepared for?                         | <b>Purchaser</b>                |

## Part 3: Description of Building

|                                      |                                |
|--------------------------------------|--------------------------------|
| Type of Building                     | <b>Unit Complex</b>            |
| Style of Building                    | <b>Conventional</b>            |
| Number of Stories                    | <b>Single Storey</b>           |
| Age of Building                      | <b>20-30 years old</b>         |
| Roof Covering                        | <b>Concrete Tiles</b>          |
| Roof frame                           | <b>Hardwood Roof Trusses</b>   |
| Roof Pitch (Approximate, in degrees) | <b>12-18</b>                   |
| External walls                       | <b>Brick Veneer</b>            |
| Floor Construction                   | <b>Concrete Slab on ground</b> |
| Footings                             | <b>Concrete Strip footing</b>  |
| Outbuildings                         | <b>Not applicable</b>          |
| Front of Building Faces?             | <b>South East</b>              |

**General Photographs:**

**Part 3a: Areas Inspected**

The Actual Areas Inspected were:

**Interior of Building, Exterior of Building, Roof Space, The Site**

**Part 4: Interior of Building**

Ceilings; Are all ceilings free of sagging, nail popping, cracking, staining or other damage?

**Yes**

**LEVELS OF FINISH**

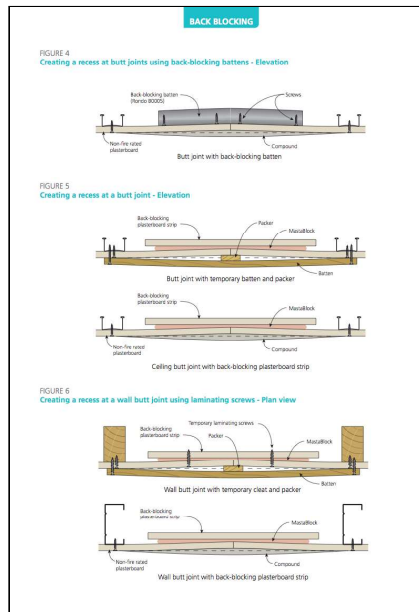
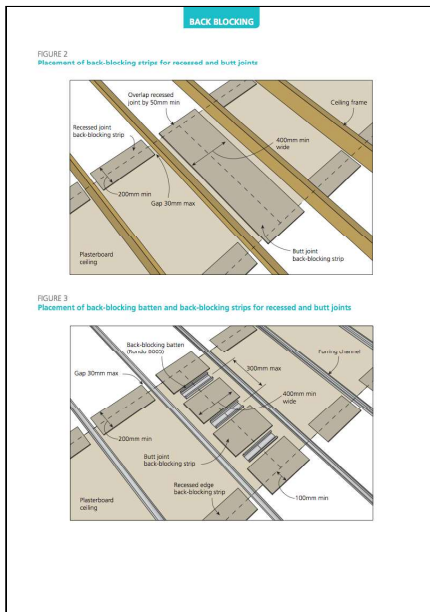
Plasterboard is finished using plaster compounds, which are sanded and then finally painted to achieve a smooth and even appearance. No building lining system has a surface that is perfectly flat and totally free of imperfections. By paying attention to framing, plasterboard sheet orientations, joints, finishes and lighting considerations, it is possible to ensure the perception of flatness. Careful workmanship is required at each stage of construction to achieve a high quality finish. If faults are not corrected at the earliest opportunity it may be impossible to disguise them afterwards. In addition, there are some key design principles that should be followed to avoid conditions known to highlight imperfections.

**AUSTRALIAN STANDARD REQUIREMENTS**  
The plasterboard installation standard AS 2589-2007, Gypsum bricks – Application and finishing, refers to three levels of Finish (Levels 3, 4 and 5). The standard requires level 4 as the default finish unless otherwise specified. Installation in accordance with LaLarge Plasterboard instructions will achieve a Level 4 Finish.

TABLE 1  
Level of Finish requirements for non-fire rated systems

|   | LEVEL 3  | LEVEL 4               | LEVEL 5         |
|---|----------|-----------------------|-----------------|
| Back-block recessed joints on ceilings with 3 or more recessed joints   | Optional | ✓ <sup>1</sup>        | ✓               |
| Back-block recessed joints on ceilings with less than 3 recessed joints | Optional | Optional <sup>1</sup> | ✓               |
| Ceiling butt joints permitted on framing members                        | ✓        | X <sup>2</sup>        | X <sup>2</sup>  |
| Wall butt joints permitted on framing members                           | ✓        | X <sup>2</sup>        | X <sup>2</sup>  |
| Minimum number of coats for jointing                                    | 2        | 3                     | 3 and Skim Coat |
| Maximum frame deviation of 90% of area (mm) <sup>3</sup>                | 4        | 4                     | 3               |
| Maximum frame deviation of remaining area (mm) <sup>3</sup>             | 5        | 5                     | 4               |

1. Back blocking not required for recessed joints on ceiling unless ceiling will be left uncorrected on walling junction.  
2. Back blocking is required on these joints. FOR MORE INFORMATION, REFER TO SECTION 3.2.1.  
3. Over a 10m length edge the frame must not deviate by more than these values.



Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage?

**Yes**

Windows (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?

**One or more windows require maintenance to the window rollers**

**Location (Optional): Generally all windows and sliding doors**

**Details (Optional): Particularly double hung spiral balances**

**Defect Rating: Minor Defect**



Doors/Frames; Do all doors and hardware operate freely and do not bind on frames, and are they free of decay/corrosion and other damage?

**Yes**

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage? **Yes**

Kitchen; Are the cupboards free of water damage, musty odour? **Yes**

Kitchen; Do the cupboard doors and drawers operate freely? **Recommend adjustment to the cupboard door hinges**  
**Location (Optional): Kitchen**  
**Defect Rating: Minor Defect**



Kitchen; Are the sinks/taps free of chips, cracks and/or water leaks? **Yes**

Kitchen; When water supply is switched on, does it operate and drain correctly? **Yes**

Kitchen; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant? **Drummy tiles**  
**Location (Optional): Kitchen**  
**Details (Optional): Future consideration may need to be given to replace drummy floor tiles**  
**Defect Rating: Minor Defect**





Bathrooms/WC; Are cisterns/pans/bidets Free of cracks, leakages, or do they flush correctly? **Yes**

Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid? **Yes**

Bathrooms/WC; Are taps free of leaks, and does the water supply operate correctly? **Yes**

Bathrooms/WC; Are the tiles free of cracks, drumminess, or loose/missing grout/sealant? **Yes**

Bathrooms/WC; Is the bath free of damage, and is it properly recessed at the junction with the wall? **Yes**

Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions? **Yes**

Bathrooms/WC; Are the shower tiles free of cracking, drumminess, or loose/missing grout/sealant? **Yes**

Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage? **Water damage along adjacent wall - Suspected recess leak  
Location (Optional): Internal  
Details (Optional): Wall lining mould ,decay to door frame timbers are evidence of leaking shower recesses -  
Defect Rating: Further investigation**



Bathrooms/WC; Is the vanity basin, cabinet and mirrors free of damage, and do the doors/drawers operate correctly?

**Yes**

Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?

**Yes**

Laundry; Are taps free of leaks, and does the water supply operate correctly?

**Yes**

|   |   |
|---|---|
| Laundry; Is the tub/cabinet free of water damage, corrosion or other defect?  | <b>Yes</b>  |
| Laundry; Are the tiles free of cracks, drumminess, or loose/missing grout/sealant?  | <b>Yes</b>  |
| Laundry; Is the room free of condensation damage, and is it adequately ventilated?  | <b>Yes</b>  |
| Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?                     | <b>Yes</b>  |
| Electrical; Do battery or hardwired smoke alarms exist?   | <b>Yes. Smoke alarms have been installed. Smoke alarms should be checked and tested by a licensed electrician prior to occupancy of this dwelling.</b>  |
| All rooms: Are all rooms free of damp problems, including rising/falling damp, condensation, horizontal penetrating dampness? | <b>No</b><br><b>Location (Optional): Shower walls -Bathroom and Ensuite</b><br><b>Details (Optional): High moisture readings to the shower walls indicate leaking shower recesses and highly recommend to engage a licensed builder /tiler to fully upgrade shower floor and walls including waterproofing</b><br><b>Defect Rating: Further Investigation</b> |



All rooms; Are all rooms free of any other damage or defects?

**No**  
**Location (Optional): Internal**  
**Details (Optional): Photo 1- Damaged floor tile to garage/hall door step**  
**Generally all floor tiles to Dining and hallway have drummy areas. Consideration will need to be given to future replacement**  
**Defect Rating: Minor Defect**







## Part 5: Exterior of Building

Walls; Are all lintels sufficiently rigid and free of defect/damage?

**Yes**

Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?

**The walls are in reasonable condition for the age of the property.**

Walls; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

**Yes**

Walls; For doors and windows, do suitable flashings, mouldings, and sills exist and are they free of defect/damage?

**Yes**

Wall frames (Timber or steel); Are frames free of bulging, appear plumb and structurally rigid?

**Yes**

Balconies/verandahs/patios/decks/suspended floors/balustrades; Do they appear structurally sound, free of defects?

**Appear to be in reasonable condition for their age**

General; Is the exterior free of any other damage or defects?

**Yes**

## Part 6: Roof Exterior

|  |  |
|--|--|
| Roof; For tiles, shingles, slates, is the roof free of cracked and broken/decayed tiles?     | <b>Yes, in reasonable condition for its age</b>  |
| Roof; Is the roof free of bulges, sagging or other movement?                                 | <b>Yes</b>   |
| Flashings; Is the flashing free of uplift, corrosion or other defect/damage?                 | <b>Yes</b>   |
| Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition? | <b>Yes</b>   |
| Skylights/vents/flues; Do the services and flashings appear water tight?                     | <b>Yes</b>   |
| Valleys/gutters/downpipes; Are they free of rust, and do they appear to drain effectively?   | <b>Gutter joins leaking. Liaise with a plumber to have rectified.,Down pipe joins leaking. See a roofing plumber to have repaired/sealed. Minor defect,Blocked guttering. This requires cleaning out to prevent blocking of down pipes and leaking into eaves and fascia.<br/>Location (Optional): External<br/>Defect Rating: Further investigation</b> |





Eaves/fascias/barges; Are they free of corrosion/decay, and do they appear to be sufficiently rigid?

**No visible damage and appear to be in reasonable condition for the age of the building**

General; Is the roof free of any other damage or defects?

**Yes**

## Part 7: Roof Space

Roof; Is the underside of the roof free of water staining or observed daylight?

**Yes**

Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage?

**The visible roof framing members were in reasonable condition for the age of this dwelling**

Roof framing; Is the framing free of modifications?

**Yes**

Sarking; Is the building foil in place, and is it free of holes/tears or other damage?

**Yes**

Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalise the roof space?

**Yes**

Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures?

**Insulated and adequate clearance from electrical fixtures.**

General; Is the roof space free of any other damage or defects?

**Yes**

## Part 8: Sub Floor Space

## Part 9: The Site

Paths and Driveways; Are all areas free of subsidence, undamaged and safe to walk upon?

**Pathways and driveways are in reasonable condition for the age of the property.**

Steps; Are all areas free of subsidence, trips hazards and safe to walk upon?

**Yes**

Fencing; Do general fences appear to be structurally sound and undamaged?

**Yes, appears to be in reasonable condition for its age**

Surface water; Does rainwater drain effectively and not pond against structures?

**The paving or paths around the walls appeared to be adequately drained away from the sub floor. There was no visible evidence of excess ponding or fall towards the homes walls at the time of the inspection.**

General; Is the site free of any other damage or defects?

**Yes**

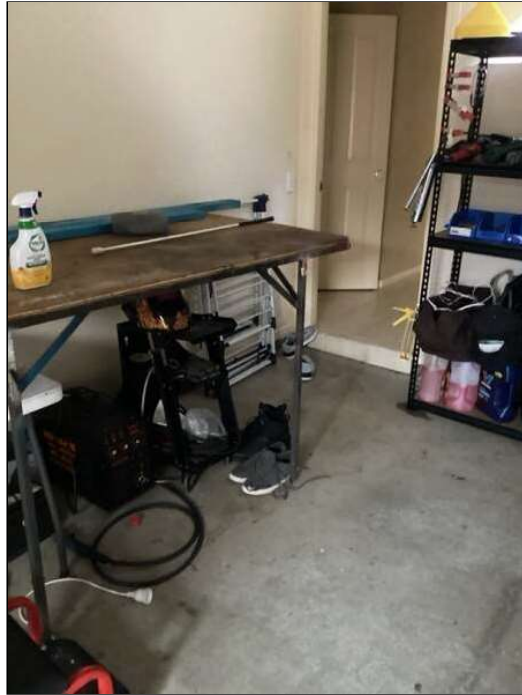
## Part 10: Restrictions

Did the inspector have unrestricted access to all areas?

**Yes**

Were there Areas not inspected and, if so, the reasons were:

**Yes  
Reasons: Roof timbers due to ceiling insulation Storage  
Upper roof cladding due to moisture from recent rain**



Areas to which access should be gained, or fully gained, are:

**Internally, some walls, skirting board, floor linings and the like were not visible due to storage/ furniture., Internally, Cupboards also had storage items that restricted full visibility of areas., The garage had storage against wall that restricted views of some wall and flooring areas.**

## Part 11: Summary of Defects and Safety Issues

### Safety Hazards in this Building:

No Safety Hazards Identified

### Major Defects in this Building:

No Major Defects Identified

### Minor and Other Defects in this Building:

Windows (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?

**One or more windows require maintenance to the window rollers**

**Location (Optional): Generally all windows and sliding doors**

**Details (Optional): Particularly double hung spiral balances**

**Defect Rating: Minor Defect**



Kitchen; Do the cupboard doors and drawers operate freely?

**Recommend adjustment to the cupboard door hinges**

**Location (Optional): Kitchen**

**Details (Optional):**

**Defect Rating: Minor Defect**



Kitchen; Are the tiles free of cracking, drumminess, or loose/missing grout/sealant?

**Drummy tiles**

**Location (Optional): Kitchen**

**Details (Optional): Future consideration may need to be given to replace drummy floor tiles**

**Defect Rating: Minor Defect**



All rooms; Are all rooms free of any other damage or defects?

**No**

**Location (Optional): Internal**

**Details (Optional): Photo 1- Damaged floor tile to garage/hall door step**

**Generally all floor tiles to Dining and hallway have drummy areas. Consideration will need to be given to future replacement**

**Defect Rating: Minor Defect**



## Part 12: Other Inspections & Reports Required

### Recommendations for Further Inspections:

As Per Report

## Part 13: Cracking to Building Members

Is there cracking to the Building Members: **No**

**If cracks have been identified in the table below, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.**

Regardless of the appearance of the cracks a Pre Purchase Building Inspector carrying out a Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings,
- (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre Purchase Inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

| <b>Areas Inspected</b>          | <b>Location</b> | <b>Description of the Cracking Defect at the time of the Inspection.</b> |
|---------------------------------|-----------------|--|
| <b>Concrete Slabs</b>           |                 |  |
| <b>Suspended Concrete Slabs</b> |                 |  |
| <b>Masonry Walls</b>            |                 |  |
| <b>Piers</b>                    |                 |  |
| <b>Retaining Walls</b>          |                 |  |
| <b>Other Areas</b>              |                 |  |

**IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/or considered in your decision process, prior to purchase.**

## Part 14: Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Major Defects** in this Residential Building as compared with similar Buildings is considered:

**None**

**The incidence of Minor Defects** in this Residential Building as compared with similar Buildings is considered:

**Typical**

**The overall condition** of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

**Average**

**Overall Condition Comments:**

**The overall condition of is consistent with dwellings of the same age & construction. There may be areas/members requiring repair or maintenance.**

**Please Note:** This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.**

We take this opportunity to thank you for your instructions and we look forward to working with you again.



Timothy Charles Crawford, Licence number 25204  
**Eastcoast Pre Purchase Inspections**

## Definitions

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**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.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.



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40967815248

## Visual Timber Pest Inspection and Report in Accordance with AS 4349.3-2010



### Purpose Of Inspection:

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

### INSPECTOR DETAILS

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|                          |              |
|--------------------------|--------------|
| Name Of Inspection Firm: | PEST-A-GON   |
| Contact Phone:           | 0437 451 952 |
| Technician Name:         | Tim Callan   |
| Report Prepared Date:    | 12/11/2024   |

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Only structures, fences &/or trees within 30m of the building but within the property boundaries were inspected.

## CONTACT DETAILS

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Inspection Requested By:

info@pest-a-gon.com.au  
1/15 CRANE STREET  
BALLINA NSW

**Inspection Requested For:**

Same as Inspection Requested By

**Cost Billed To:**

Same as Inspection Requested By

**Contact For Access:**

Same as Inspection Requested By

## INSPECTION DETAILS

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Type of inspection:

Pre-Purchase Timber Pest Inspection AS  
4349.3-2010

Timber Pest Inspection Agreement No:

Date of Agreement:

06/11/2024

Property Inspected Details:

1/15 CRANE STREET  
BALLINA NSW

Inspection Date/Time:

12/11/2024 9:11 AM

Weather Condition(s):

Overcast, Intermittent Rain

Non-Standard Tools Used (Thermal Imaging  
Camera):

Model No. Flir e8

Standard Tools Used:

Binoculars, Compass, Knife, Ladder (3.6m),  
Magnifying Glass (x10), Moisture meter,  
Powerful Torch, Sounding Device, Stepladder  
(2.1m), Screwdriver

If it is more than 30 days from the inspection date, we recommend a new inspection and report.

## TIMBER PEST REPORT- SUMMARY

The Summary section is not the complete Report and therefore cannot be relied on completely. The full report must be read together with the summary.

### ACCESS

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**Are there any Area(s) and/or Section(s) to which Access should be gained?** Yes

### TIMBER PEST ACTIVITY

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|  |                  |
|--|------------------|
| <b>Were active subterranean termites (live specimens) found in any of the structures inspected?</b>              | No               |
| <b>Were active subterranean termites (live specimens) found on the site?</b>                                     | No               |
| <b>Was visible evidence of subterranean termite workings or damage found in any of the structures inspected?</b> | No               |
| <b>Was visible evidence of subterranean termite workings or damage found on the site?</b>                        | No               |
| <b>Was visible evidence of borers of seasoned timbers found in any of the structures inspected?</b>              | No               |
| <b>Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected?</b>         | No               |
| <b>Are further inspections recommended?</b>  | No               |
| <b>Were any major safety hazards related to Timber Pest Activity and/or Damage identified?</b>                   | No               |
| <b>Degree of risk of subterranean termite infestation:</b>   | Moderate to High |

**STRUCTURE(S) INSPECTED:**

**1 STRUCTURE NAME: 1/15 crane**

STRUCTURAL DETAILS

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|                          |   |
|--------------------------|---|
| <b>Structure Type:</b>   | Single Storey, Unit   |
| <b>Orientation:</b>      | East  |
| <b>Areas Inspected:</b>  | Attached Garage, Bathroom, Bedroom 1, Bedroom 2, Bedroom 3, Dining Room, Ensuite, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Walls Exterior<br><b>Areas NOT Inspected:</b> No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow <b>blocks/posts, etc.</b> |
| <b>Furnished:</b>        | Yes   |
| <b>Foundations:</b>      | Slab on Ground  |
| <b>Exterior Walls:</b>   | Brick Veneer  |
| <b>Roof Structure/s:</b> | Pitched Roof  |
| <b>Roof Covering/s:</b>  | Concrete tile   |
| <b>Flooring:</b>         | Concrete Slab   |



Unit 1

INSPECTION ZONE

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|  |    |
|--|----|
| <b>Is there a Termite Inspection Zone Present?</b> | No |
|--|----|

**A Termite Inspection Zone** is an unobstructed space which the termites must cross or pass around in order to gain access to a building or structure. As a consequence their presence should be revealed during a visual inspection.

ACCESS ISSUE - Roof Void

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**Access Issue Type:** Restricted Access

**Reason(s) Why:** Insulation



INSULATION

**Important:** If a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas. 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.

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

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#### CONDUCTIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY

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**Subfloor Conditions:** None

**Exterior Conditions:** Airconditioning/Hotwater System Issues Present, Drainage Issues Present, Moisture Present, Timber on Ground Present  
Air conditioning overflow against dwelling  
Stored timber against dwelling  
Leaking down pipes and gutters

**Interior Conditions:** Moisture Present, Mould Present  
Both bathrooms are leaking and mould growth starting to appear

**Roof Void Conditions:** None

**Vegetation Against Structures:** None



Air con overflow against dwelling



Stored timber against walls



Leaking down pipes



Leaking gutters



Thermal imaging of internal wall with no abnormalities



Extremely high moisture behind en-suite in toilet wall



Extremely high moisture behind en-suite



Previous moisture damage in bathroom door frames



Extremely high moisture in bathroom door frame



Broken down pipe base

**2: SITE IMPROVEMENTS:**

SITE CONDUCTIVE CONDITIONS PRESENT

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**Conductive Conditions Present:**

Yes. Vegetation on or near structures, Poor Site Drainage

STRUCTURE TIMBER PEST ISSUES

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No structure termite issues were identified on the day of inspection.

SITE ACCESS ISSUES

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No site access issues were identified on the day of inspection.

SITE TIMBER PEST ISSUES

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No site timber pest issues were identified on the day of inspection.

**FINAL DETAILS**

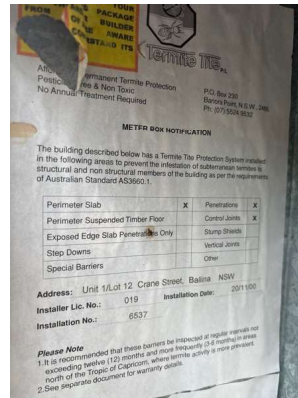
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**Is there a Termite Management Sticker?**

Yes

**WARNING:** This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accordance with 'Australian Standard 3660' be carried out to reduce the risk of further attack.

**Image of Termite Management Sticker**



**Type of Treatment:**

Pre-Construction

**Environmental Termite Pressure:**

Level of Termite Pressure: High  
Overall Degree of Risk of Timber Pest Infestation: Moderate to High

SAFETY HAZARDS

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**Major Safety Hazards:**

No Major Safety Hazards Related to Timber Pest Activity and/or Damage were Identified

RECOMMENDATIONS

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**Termite Management Recommendation:**

A termite management system has been installed by another company. It is recommended you consult that company for full details of the system installed.

**Frequency of Further Inspections:**

6 months

**Other Inspections Recommended:**

No

FUTURE INSPECTIONS: AS 3660.2-2000 recommends that inspections be carried out at intervals no greater than annually and that, where timber pest "pressure" is greater, this interval should be shortened. Inspections WILL NOT stop timber pest infestation; however, the damage which may be caused will be reduced when the infestation is found at an early stage.

Warning: In order for you to make a more informed decision regarding the purchase of the property, any other recommended inspections should be carried out PRIOR TO CONTRACTS

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BEING EXCHANGED.

#### GENERAL COMMENTS

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Both bathrooms appear to be leaking see building report  
Remove stored Timbers against dwelling to reduce termite food source  
Drainage needs further investigation by lic person  
Contain air con overflow to reduce moisture buildup while unit is in operation  
Regular termite inspections required

#### SIGNED BY INSPECTOR

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Inspector Name: **Tim Callan**

License Number: **5069714**

Date: 12/11/2024

Signed:



#### TERMS AND CONDITIONS

1. The Inspector inspected all timber structures such as, decking, extensions, patios, dividing fences, retaining walls constructed with timber, tree stumps within 30 metres of the main building and inside the property boundary.
2. The inspection and report are provided in accordance with the Australian Standards (as amended from time to time) to provide a report on timber pest activity.
3. Where the client has requested a pre-purchase Timber Pest Inspection, the Inspection was conducted in accordance with the Australian Standard AS 4349.3-2010 Inspection of buildings - Timber pest inspections.
4. Where the client has only requested a termite Inspection only, the inspection was carried out in accordance with AS3660.2-2017 - Termite management;
5. This report is an assessment of areas which the Inspector can see and access to determine the existence or evidence of activities of Timber Pests namely Subterranean and dampwood termites, borers of seasoned timber and timber decay, rot (fungal decay).
6. Any restricted areas, structures, furniture which prevent or hinder visual inspection was not moved. The inspector did not undertake any invasive digging, cutting, separated, or pulled apart to gain access.
  - (a) No items of property, such as furniture, stored goods, equipment, clothing, toys etc were moved during the inspection.
  - (b) The inspector did not move items or undertake any invasive digging, cutting, unscrewing, separation of or pulling apart to gain access.
- 7.

(a) The client acknowledges that a building has many concealed areas and there is no access to some roof areas or areas between floors or eaves because they are simply too low. Floor coverings can be restricted by furniture and belongings. The Inspector did not inspect areas which did not have the minimum space required for inspection as follows:

(b) The client acknowledges there are areas of a building that will not allow physical access. Examples defined as follow: Roof void clearance - 600mm x 600mm, Underfloor clearance - 600mm x 600mm. The dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl

(c) The inspection of Flooring may be restricted by floor covering, furniture or stored items. Examples: Carpets, cupboards, lounges, beds, packing boxes etc.

8. The client acknowledges that some timber pest issues may not be visible and reported on because of weather conditions existing at the time of the inspection.

9. The Inspection did not include the following:

(a) any areas which cannot be seen or where further examination is required;

(b) areas which are obstructed or areas which cannot be assessed readily and safely;

(c) areas which are obstructed or areas which cannot be assessed readily and safely;

(d) Serviceability damp defects including rising damp and condensation;

(e) Body Corporate common property;

(f) Mould;

(g) Asbestos materials;

(h) Magnesite materials;

(i) Foundations footings

10. The Inspector is not required to provide any estimate of repairs and if such estimates are given then it is given as a guide and not to be relied on in determining the likely costs of repairs. The Client shall engage a Builder, engineer, and other trades to obtain proper quotations for any repairs.

11. Mediation. In the event of any claim, dispute or other matter arising out of or relating to this Agreement, the parties shall attempt to resolve any dispute amicably at a meeting to be attended by a person nominated by the Australian Mediations Association Limited. The parties shall bear equally the costs of the mediation.

12. Other than inspections conducted in the Australian Capital Territory (ACT) third parties cannot rely on this report; see The Civil Law (Sale of Residential Property) Act 2003 ACT as amended establishes a process for the making and exchange of contracts for the sale of residential property in the ACT. The Act details documents that must be obtained and made available to the buyer for inspection before a residential property is offered for sale. These documents include building inspection and Timber Pest inspection reports. The aim is to enhance consumer protection by giving buyers all the relevant information about the property they intend to

purchase.

Building inspectors are also required to advise when reports on a property have been prepared for an intending seller. This information is then recorded in a public register.

13. WARNING: It is recommended that the client engages the relevant consultants or builders to investigate and rectify all defects raised in this report otherwise the defects may deteriorate and cause further damage or problems.

#### 14. Exclusions

The Inspection report does not include the following:

(a) the detection of Drywood termites (e.g. *Cryptotermes brevis*) as Drywood termites typically live entirely inside a piece of timber with no visible evidence.

(b) An assessment of the extent or degree of damage caused by Timber Pests as this can only be determined by further invasive investigations by other consultants including plumbers, builders, and Engineers.

(c) the detection of non-timber destroying pests on the property such as bedbugs, cockroaches, fleas, rodents etc. Accordingly, these are not defined as Timber Pests and so are not covered within the scope of Inspection.

(d) The inspection does not include any preventative advice or action plans.

#### 15. Glossary

The following definition is to assist you to understand the report:

##### Subterranean Termites

Subterranean termites also commonly known as "white-ants" are a highly destructive timber pest of the Order Isoptera capable of causing major structural timber damage to buildings.

##### Dampwood Termites

Dampwood termites known as *Termopsisida* infest wood or timber with a high moisture content.

##### Wood Decay Fungi

Wood-decay fungus is a specie of fungus that digests moist wood, causing it to rot.

##### Wood Borers

Borers or beetles are small insects that consume wood. They bore into timber and form extensive tunnels over the period of months or years.

##### Visible Evidence

There are clear signs or evidence of timber and/or timber damage resulting timber pest activity

##### No Visible Evidence

The Inspector did not detect any visible signs or indication of the presence or activity of timber pests

#### High Risk

Having regard for the building structure, immediate environment, and the conditions conducive to timber pests at the site the risk of one or all the following at this site is a high possibility. The types of risk identified in high risk statements often include hidden timber pest damage, hidden timber pest activity and potential for future timber pest infestation.

#### Serious Safety Hazard

A matter or element regarded as posing an immediate or imminent risk to life, health, or property.

#### 16. Further Notations

The Report is not to be taken as a guarantee, it is the opinion of the Inspector regarding the existence, or possible existence, of any timber pest infestation and possible damage.

This is not a report on the structure of the building or works required for repairs. If and if the client requires such a report then the client should engage the appropriate consultant to obtain the reports.

#### 17. Access Comments

Reasons areas did not have reasonable access

##### Sub Floor level

Example:

No inspections of those parts of sub floor area because insufficient clearance

##### Roof Void

Example:

No inspections in those parts of roof cavity due to existence of ducting or insulation materials or insufficient clearance

##### Visual inspections

No inspections of areas because of Visual obstruction -reasons

Areas Obstructed not inspected because of existence of :

Example: carpet, cupboards & furniture

#### 18. Advice on reduction of the risk of Timber pests

- Inspect surroundings of your home - keep vegetation, trees plants or garden beds well away from building weep holes and building lines.
- Repair leaks or moisture issues such as: inadequate drainage, leaking taps or pipes or poor ventilation.
- Do not accumulate materials under the house as they reduce ventilation space.
- Ensure that there is no timber on the ground in proximity of the dwelling house or structure.
- When building or renovating be aware there are building materials and methodologies that help reduce termite risk.
- Arrange for timber pest inspection at least once a year and adopt their recommendations.