



PEST AND BUILDING PRE-PURCHASE REPORTS

DISCLAIMER:

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

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

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



PEST-A-GON
4 Silkwood rd
Lennox Head NSW 2478
Tel: 0427683890
info@pest-a-gon.com.au
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

Name Of Inspection Firm:	PEST-A-GON
Contact Phone:	0437 451 952
Technician Name:	Tim Callan
Report Prepared Date:	03/07/2025

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

Inspection Requested By: McGrath Realestate
info@pest-a-gon.com.au
4 George st
Bangalow 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

Type of inspection: Pre-Purchase Timber Pest Inspection AS
4349.3-2010

Timber Pest Inspection Agreement No:

Date of Agreement: 03/07/2025

Property Inspected Details: 4 George st
Bangalow NSW

Inspection Date/Time: 03/07/2025 01:26 PM

Weather Condition(s): Sunny

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

Are there any Area(s) and/or Section(s) to which Access should be gained? No

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found in any of the structures inspected? No

Were active subterranean termites (live specimens) found on the site? No

Was visible evidence of subterranean termite workings or damage found in any of the structures inspected? No

Was visible evidence of subterranean termite workings or damage found on the site? No

Was visible evidence of borers of seasoned timbers found in any of the structures inspected? No

Was evidence of damage caused by wood decay (rot) fungi found in any of the structures inspected? No

Are further inspections recommended? No

Were any major safety hazards related to Timber Pest Activity and/or Damage identified? No

Degree of risk of subterranean termite infestation: Moderate to High

STRUCTURE(S) INSPECTED:

1 STRUCTURE NAME: 6 George

STRUCTURAL DETAILS

Structure Type:	Single Storey
Orientation:	North
Areas Inspected:	Bathroom, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Decking, Dining Room, Ensuite, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Walls Exterior Areas NOT Inspected: 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 blocks/posts, etc.
Furnished:	Yes
Foundations:	Slab on Fill
Exterior Walls:	Full Brick
Roof Structure/s:	Pitched Roof
Roof Covering/s:	Metal
Flooring:	Concrete Slab

INSPECTION ZONE

Is there a Termite Inspection Zone Present? 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.

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.

CONDUCTIVE CONDITIONS TO TIMBER PEST INFESTATION AND/OR TERMITE ENTRY

Subfloor Conditions:

None

Exterior Conditions:

Drainage Issues Present, Timber on Ground Present, Tree Stump Present
Most down pipes are broken at base
Leaking gutter join
Stump in front yard
Non termite resistant garden edging

Interior Conditions:

Moisture Present
Moisture present behind main bathroom refer to building inspection

Roof Void Conditions:

None

Vegetation Against Structures:

None



Moisture behind main shower



Moisture behind main shower



Thermal imaging of internal wall with no abnormalities



Leaking gutter join



Broken down pipe



Stump in front garden



Non termite resistant garden edging

2: SITE IMPROVEMENTS:

SITE CONDUCIVE CONDITIONS PRESENT

Conductive Conditions Present:

Yes. Vegetation on or near structures, Tree and or Stumps on site, Site adjacent to wooded areas., Garden beds near or against structures, Garden Edging, Timbers on or in ground



Wooded areas

STRUCTURE ACCESS ISSUES

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

STRUCTURE TIMBER PEST ISSUES

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

SITE ACCESS ISSUES

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

SITE TIMBER PEST ISSUES

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

FINAL DETAILS

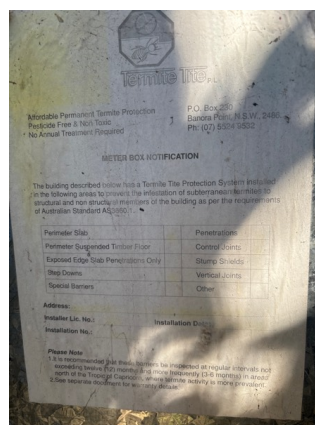
TERMITE MANAGEMENT STICKER

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

Major Safety Hazards:

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

RECOMMENDATIONS

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:

12 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 BEING EXCHANGED.

GENERAL COMMENTS

Remove non termite resistant timbers to reduce termite food source
Fix drainage to stop moisture buildup against dwelling
Moisture behind shower needs further investigation by lic person or refer to building inspection
Thermal camera inspection showed no abnormalities at time of inspection
Regular termite inspections required and termite management program recommended and can be quoted upon request

SIGNED BY INSPECTOR

Inspector Name:

Tim Callan

License Number:

5069714

Date:

03/07/2025

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 Termopsidea 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.

Building Inspection 4-6 George Street Bangalow

Inspection Date: 3 Jul 2025

Property Address: 4-6 George Street Bangalow 2479



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

Inspection Details

Property Address: 4-6 George Street Bangalow 2479

Date: 3 Jul 2025

Client

Name: Greg Bulmer

Principal Name: Greg

Email Address: Nickdunn@mcgrath.com.au shelleydickinson@mcgrath.com.au

Phone Number:

Consultant

Name: East Coast Pre Purchase Inspections Dale Battersby

Email Address: southbyronbuildingservices@gmail.com

Company Name:

Company Address:

Company Phone Number:

General description of property

Building Type: House

Storeys: Single storey

Gradient: The land is relatively flat

Site drainage: The site appears to be adequately drained

Occupancy status: Occupied

Furnished: Fully furnished

Weather conditions: Dry

Primary method of construction

Main building – floor construction: Slab floor (infill)

Main building – wall construction: Cavity brick, Timber framed

Main building – roof construction: Timber framed, Finished with sheet metal roofing

Other timber building elements: Architraves, Doors, Skirting, Timber decking

Other building elements: Shed, Verandah

Overall standard of construction: Acceptable

Overall quality of workmanship and materials: Acceptable

Level of maintenance: Reasonably maintained

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

The inspection of the property has revealed several areas that require attention, though none appear to compromise the immediate structural integrity. In the hallway, cracking in the Gyprock and cornice has been observed, attributed to the absence of expansion joints typical of the property's original construction. This is common for homes of this age and should be monitored over time. Notably, moisture was detected in the wall behind the shower, indicating that the sealant has been compromised; it is recommended that the area be resealed to prevent further water ingress. Similarly, the bathroom and kitchen require maintenance of grout and silicone, which, if left unattended, could lead to moisture seepage and subsequent damage. Additionally, Bedroom 2 and the screen door at the front entry exhibit minor operational issues due to binding, necessitating simple adjustments to ensure smooth function. The veranda's balustrade and a support post show signs of deterioration, with repairs advised to maintain safety and stability. External assessments have identified downpipes with signs of damage, risking suboptimal drainage, thus requiring prompt repair or replacement. Minor cracking in the brickwork at the rear of the house should be monitored, while the driveway's fence demands immediate post replacements to safeguard its structural integrity. Lastly, the villa board walls in the ensuite show horizontal cracks common with age that are primarily aesthetic, though monitoring for any developments is advised. Overall, while these issues range from minor defects to observations, addressing them will enhance both the functionality and longevity of the property.

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.

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.

Inspection agreement supplied: Sent

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

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
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior
- Building exterior
- Roof exterior
- Roof space

Areas not inspected

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

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Fittings
- Floor coverings
- Flooring
- Furniture
- Stored articles in cupboards
- Stored articles in wardrobes

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard	Not Found
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Evidence of Major Defect	Not Found
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Evidence of Minor Defect	Found
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Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Not Applicable

Undetected defect risk assessment

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

MODERATE

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

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

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Safety Hazard

No evidence was found

Major Defect

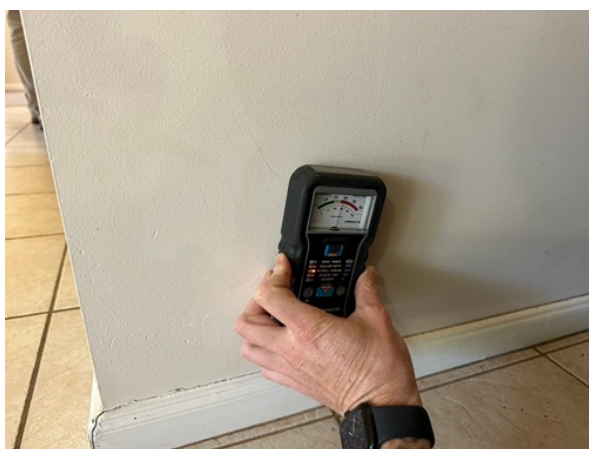
No evidence was found

Minor Defect

Minor Defect 1.01

Location: Bathroom

Finding: Moisture has been detected in the wall behind the shower, indicating a need for resealing. The issue appears to stem from compromised sealant, allowing water to penetrate the wall. Reapplying sealant around the shower area is recommended to prevent further moisture intrusion and potential damage. This is a straightforward fix that should resolve the problem efficiently.





Minor Defect 1.02

Location: Veranda

Finding: The veranda requires attention, with notable defects observed in the balustrade and one of the support posts. Several areas of the railing show signs of deterioration, including peeling paint and wood decay. Additionally, one of the structural posts exhibits damage near its base, which could affect stability. Immediate repair is recommended to prevent further degradation and ensure safety.



Minor Defect 1.03

Location: Various External Locations

Finding: The downpipes located in various external locations of the property show signs of damage and require attention. Visible issues include misalignment and potential blockage at the base, which could lead to inadequate drainage and water accumulation. Prompt repairs or replacement are recommended to avoid further deterioration and to ensure efficient water management around the property.



Additional comments

There are no additional comments

Observation

Observation 2.01

Location: Hallway

Finding: Cracking is present in the Gyprock and cornice along the hallway, attributed to the lack of expansion joints typical of its original construction method. This issue is common in properties of this age and does not immediately compromise structural integrity. However, monitoring is recommended to ensure no further deterioration.



Observation 2.02

Location: Bathroom

Finding: The bathroom exhibits areas where grout and silicone maintenance are required, particularly around the tiles and fixtures. These gaps, though minor, can lead to moisture seeping behind tiles if left unattended, potentially causing more significant damage over time. Proper resealing with grout and silicone is recommended to ensure the integrity of the bathroom surfaces and to prevent water infiltration. This is a straightforward fix and will help maintain the overall condition of the bathroom.



Observation 2.03

Location: Kitchen

Finding: In the kitchen, there is a noticeable absence of grout between some tiles and missing silicone along the countertop edges. These deficiencies can lead to water penetration, potentially damaging underlying structures and surfaces. It is recommended to reapply grout and silicone to prevent moisture ingress and ensure durability. Proper sealing will help maintain the kitchen's integrity and reduce the risk of future issues.

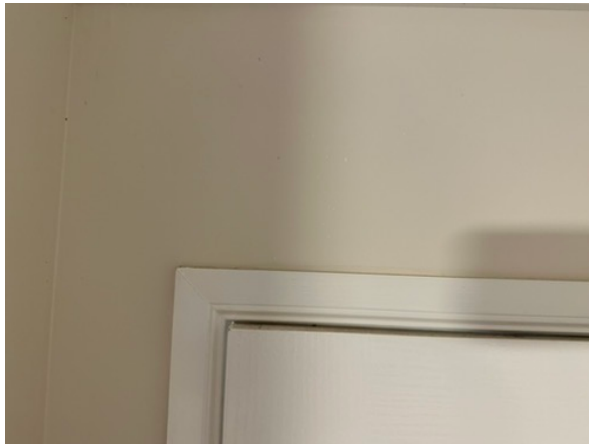


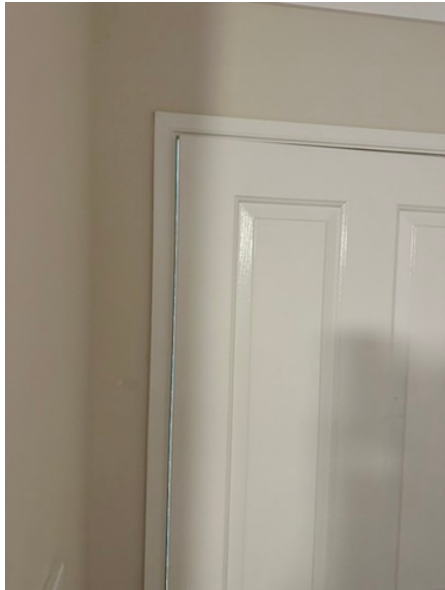


Observation 2.04

Location: Bedroom 2

Finding: In Bedroom 2, the door is binding slightly against the top of the door jamb. This is a minor defect that can be corrected with some basic maintenance. Adjusting the hinges or slightly trimming the door will likely resolve the issue, ensuring smooth operation. This straightforward fix will enhance functionality and prevent any future wear from continued friction.





Observation 2.05

Location: Ensuite

Finding: The floor tiles in the ensuite are missing grout in several areas. Although there is no moisture detected, attention to re-grouting is recommended to maintain the integrity of the tiling and prevent potential issues. This is considered a minor maintenance task that can be addressed with ease.





Observation 2.06

Location: Ensuite

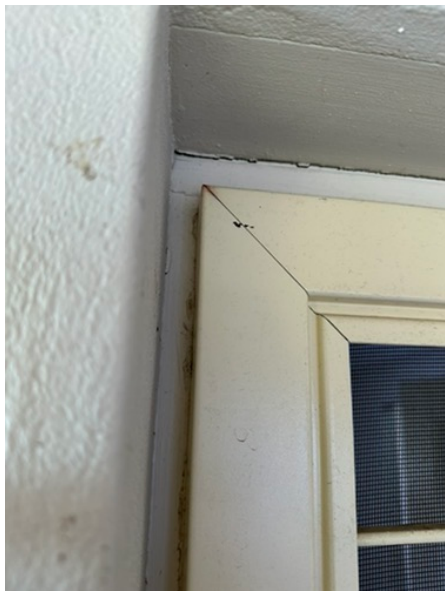
Finding: In the ensuite, horizontal cracks are present on the villa board walls. These cracks are in line with the property's age and the inherent characteristics of the sturdy villa board material. While not structurally concerning, addressing these cracks with minor repairs and repainting may be desirable for aesthetic reasons. Regular monitoring is suggested to ensure they do not develop further.



Observation 2.07

Location: Front Entry

Finding: The screen door at the front entry requires some maintenance, as it is currently binding at the top and coming into contact with the door jamb. This issue may affect the door's functionality and ease of use. Adjustments or minor repairs are recommended to ensure smooth operation and to prevent further wear on the door and surrounding structure.



Observation 2.08

Location: Backside Of The House

Finding: A crack is observed in the brickwork at the backside of the house. This appears to be related to the building's age, as there is no indication of movement around it, and all structures remain straight. At this stage, it is not a significant concern but warrants monitoring over time to ensure there are no changes that might indicate further issues.



Observation 2.09

Location: Driveway Fence

Finding: The driveway fence requires maintenance as two of the posts exhibit signs of deterioration and will need replacing. These posts appear weakened, potentially impacting the fence's stability and overall integrity. Immediate attention to replacing these posts will help maintain the fence's function and appearance over time.





Conclusion

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

In the opinion of this Consultant:

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

Average

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

Average

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

Above average

Building consultant's summary

The inspection reveals several areas within the property that require attention, categorized primarily under observations and minor defects. Cracking in the Gyprock and cornice along the hallway is noted, which is attributable to the lack of expansion joints typical of its original construction. While this doesn't compromise structural integrity, it is advised to monitor these areas for any signs of worsening. In the bathroom, moisture has been detected behind the shower wall due to compromised sealant, suggesting the need for resealing to prevent further moisture damage. Similar maintenance is required in the bathroom for grout and silicone around tiles and fixtures to avert potential water infiltration. In the kitchen, the absence of grout between tiles and missing silicone at countertop edges is observed and recommended to be rectified to prevent moisture ingress. Bedroom 2's door requires slight adjustments due to binding against the top of the door jamb. The ensuite's floor tiles need re-grouting, and minor cracks on villa board walls call for cosmetic repairs and regular monitoring. The screen door at the front entry needs adjustments to enhance functionality. More critically, attention is required for the veranda's balustrade and support post, showing signs of deterioration, necessitating immediate repair to ensure safety. Additionally, damaged downpipes need prompt repair or

replacement to secure efficient water drainage. A crack in the brickwork at the back of the house has been noted but doesn't currently pose a structural risk. Finally, the driveway fence requires maintenance to replace deteriorating posts. Addressing these observations and minor defects timely will aid in maintaining the property's overall condition and safety.

Definitions to help you better understand this report

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

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

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

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

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

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

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

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

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

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

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

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

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

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

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

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.”

Terms on which this report was prepared

Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector’s visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the

the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
 - (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
 - (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:
- (a) any individual Minor Defect;
 - (b) solving or providing costs for any rectification or repair work;
 - (c) the structural design or adequacy of any element of construction;
 - (d) detection of wood destroying insects such as termites and wood borers;
 - (e) the operation of fireplaces and chimneys;
 - (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
 - (g) lighting or energy efficiency;
 - (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
 - (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
 - (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
 - (k) a review of environmental or health or biological risks such as toxic mould;
 - (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
 - (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
 - (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

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17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.