



# Pre Purchase Building & Pest Inspection 100 Redgate road



Property Address: 100 Redgate Road South Golden Beach 2483

Inspection Date: 21 Jan 2026

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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

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Property Address: 100 Redgate Road South Golden Beach 2483

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Date: 21 Jan 2026

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## Client

Name: John & Carole Cannon

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Principal Name: John & Carole

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Email Address: nickdunn@mcgrath.com.au

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Phone Number:

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## Consultant

Name: East Coast Pre Purchase Inspections Dale Battersby

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Email Address: southbyronbuildingservices@gmail.com

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Company Name:

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Company Address:

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Company Phone Number:

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# General description of property

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Building Type: Dual occupancy

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Storeys: Single storey

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Gradient: The land is relatively flat

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Site drainage: The site appears to be well drained

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Access: Easy pedestrian and vehicular access

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Occupancy status: Occupied

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Furnished: Fully furnished

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Orientation of the property: The facade of the building faces north  
Note. For the purpose of this report the façade of the building contains the main entrance door.

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Weather conditions: Dry

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## Primary method of construction

Main building – floor construction: Brick piers, Brick foundation walls, Timber poles / stumps, Suspended timber framed, External timber stairs, Timber deck, Balcony, Patio, Verandah

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Main building – wall construction: Timber framed, External weatherboards

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

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

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Other building elements: Carport, Garage, Pergola, Pool, Shed, Verandah

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Overall standard of construction: Acceptable

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Overall quality of workmanship and materials: Acceptable

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Level of maintenance: Well maintained

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## Special conditions or instructions

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

The recent examination of the property revealed several areas requiring attention to ensure structural integrity and prevent potential pest infestations. The master bedroom door latch displayed wear and misalignment, suggesting a need for adjustment or replacement to ensure proper functionality and privacy. The barn presented conditions conducive to termite attacks, with vegetation touching the structure, necessitating the removal of foliage and installation of termite barriers. The absence of a termite treatment system was noted, and the installation of such a system was recommended for long-term protection. In addition, minor defects such as rust on roof fixtures and edges, as well as patched sheets on the secondary dwelling's roof, indicate the need for proactive replacement to prevent further deterioration. The presence of aged boards on the front deck and a cracked tile near the barn's entrance indicates a need for maintenance to preserve both aesthetics and safety. Further, structural concerns, such as the deteriorated door jamb and old water leak signs in the subfloor, underscore the importance of timely repairs and professional assessments to avert future issues. Addressing these considerations assures the sustained value and safety of the property.

# Inspection Agreement

AS 4349.1-2007 and 4349.3-2010 require 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:                      No

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## Terminology

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

<b>Damage</b>	The building material or item has deteriorated or is not fit for its designed purpose
<b>Distortion, warping, twisting</b>	The item has moved out of shape or moved from its position
<b>Water penetration, Dampness</b>	Moisture has gained access to unplanned and / or unacceptable areas
<b>Material Deterioration</b>	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
<b>Operational</b>	The item or part does not function as expected
<b>Installation</b>	The installation of an item is unacceptable, has failed or is absent

## Scope of inspection

### BUILDING 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.

### TIMBER PEST INSPECTION

This Visual Timber Pest Inspection & Report is in accordance with Australian Standard 4349.3 -Inspection of Buildings Part 3: Timber Pest Inspections. This Report only deals with the detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

# Accessibility

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Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

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

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 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. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means 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.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

## Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof exterior
- Roof space
- Subfloor space
- Outbuildings

## 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:

- Ceilings
- Curtains / blinds
- Fittings
- Floor coverings
- Furniture
- Stored articles in cupboards
- Stored articles in wardrobes
- Cladding
- Vegetation

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

# Summary

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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 Serious Safety Hazard

**Not Found**

Evidence of Major Defect

**Not Found**

Evidence of Minor Defect

**Found**

## 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:

**LOW**

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

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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.

## Serious Safety Hazard

No evidence was found

## Major Defect

No evidence was found

## Minor Defect

### Minor Defect 1.01

**Location:** Roof exterior

**Finding:** The roof's got some rust taking hold, mostly around the fixtures and edges. While it's not urgent right now, it would be wise to consider swapping out those rusty parts sooner rather than later to prevent further damage. A good idea might be to replace the affected sections and apply a protective coating to the entire roof. Taking care of this now could save you from bigger headaches down the line.





## Minor Defect 1.02

**Location:** Secondary Dwelling Roof Exterior

**Finding:** One of the sheets on the secondary dwelling's roof exterior has been patched with silicon, indicating potential wear or damage. While this is a temporary fix, it might not hold up against weather conditions over time. I'd recommend considering a replacement of the affected sheet to ensure the roof remains secure and waterproof. Taking this step will help prevent future leaks and maintain the integrity of the roof.





## Additional comments

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There are no additional comments

For your information

### For your information 2.01

**Location:** Master bedroom

**Finding:** The door latch in the master bedroom is visibly worn and appears slightly misaligned, which might be impacting its functionality. This can lead to issues with locking and closing securely, compromising privacy. It would be a good idea to have a handyman realign the latch and check for any potential wear that might require replacement. This small fix will ensure the door operates smoothly and maintains the overall comfort of the room.





## For your information 2.02

**Location:** Granny Flat Area Inside The House

**Finding:** It looks like there's a small crack in one of the tiles near the door frame. While it doesn't appear to be a current concern, it's a good idea to keep an eye on it for any changes. A simple remedy could be to reapply some sealant to ensure it's secure. Regularly checking the area will help catch any potential issues early on, so you can address them before they become a bigger problem.



## For your information 2.03

**Location:** Front Deck

**Finding:** The front deck has a couple of boards showing signs of aging, indicating they may soon require replacement or some maintenance. These boards are starting to wear, which is typical over time, but it's a good idea to consider replacing them sooner rather than later. To keep the deck in good condition, a targeted replacement of these aging boards would be beneficial. Regular treatment and sealing of the entire deck can also help prolong its lifespan and maintain its appearance.



## For your information 2.04

**Location:** External Bathrooms

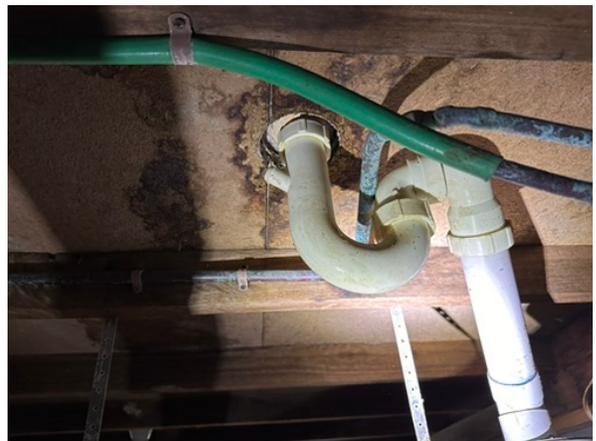
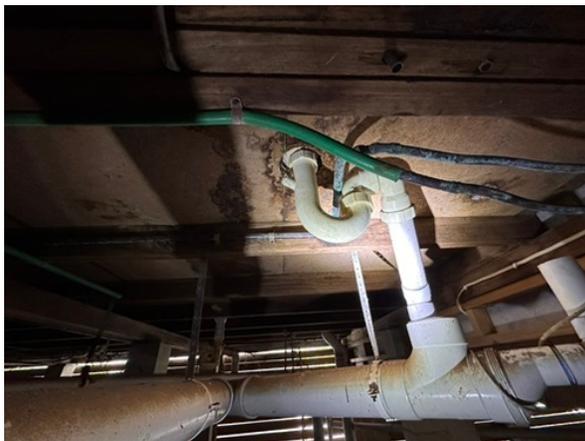
**Finding:** The bottom of the door jamb in the external bathrooms is showing noticeable signs of deterioration, possibly due to moisture exposure. This can lead to further structural weaknesses if not addressed promptly. To remedy this, it's advisable to remove any damaged material and replace or reinforce the area with water-resistant wood or composite materials. Additionally, applying a sealant or protective coating can help prevent future damage. Regular maintenance and inspections will ensure the longevity of the repair.



## For your information 2.05

**Location:** The Secondary Dwelling Subfloor

**Finding:** In the secondary dwelling subfloor, there are noticeable signs of an old water leak, though it appears to be dry now. It seems the leak was around the plumbing area, likely corrected over time. While it's not actively leaking, it's smart to replace any affected materials to prevent mold or structural issues down the line. It would be beneficial to have a professional assess the plumbing to ensure nothing's been overlooked and to keep everything in tip-top shape.



## For your information 2.06

**Location:** Barn

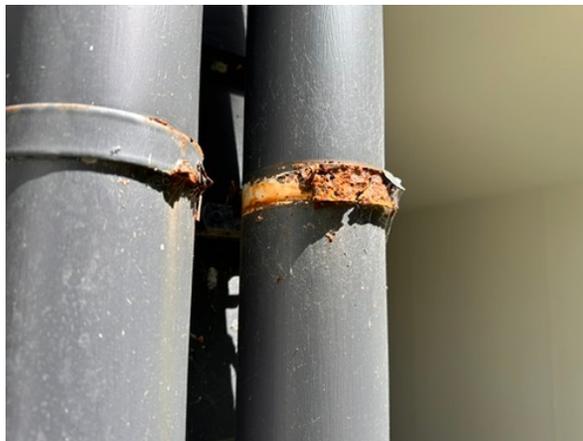
**Finding:** The barn has a cracked tile in a high-traffic area, which could potentially worsen with regular use. This type of defect not only detracts from the aesthetic appeal but also poses a tripping hazard. To fix this, consider replacing the cracked tile promptly. Choose a durable tile that matches the existing ones for a seamless look. Consulting a professional for installation could ensure it withstands future wear and tear, maintaining both the safety and charm of the space.

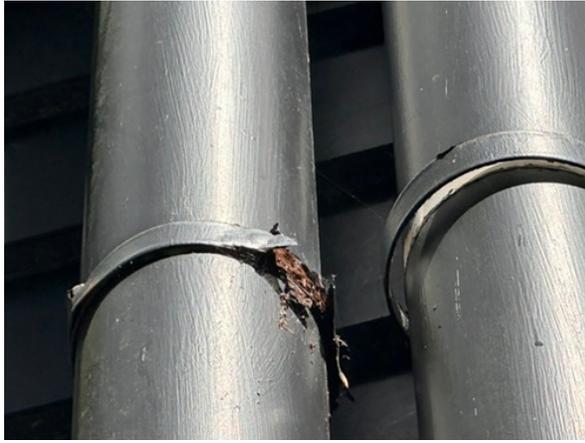


## For your information 2.07

**Location:** Barn

**Finding:** The barn is experiencing an issue with rusted out downpipe brackets, which need replacing. It's a pretty straightforward fix, but important to address sooner rather than later to prevent further damage. I recommend getting a professional to replace these brackets with new, rust-resistant ones to ensure the downpipes are securely attached and functioning properly, safeguarding the surrounding structure.





## Conclusion

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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 findings from the inspection highlight several key areas that require attention to maintain the integrity and safety of the property. In the master bedroom, the door latch is worn and misaligned, potentially compromising privacy, suggesting that a realignment or replacement by a handyman would be prudent. The barn lacks a visible barrier on one side, with vegetation offering an easy path for termite access, necessitating clearance and installation of a termite barrier. While no termite treatment system is currently in place, proactive measures through consultation with pest control professionals are advisable to ensure long-term protection. Additionally, small cracks have been observed in tiles near the door frame and in the barn's high-traffic area, requiring monitoring and possible reseal or replacement. The front deck exhibits aging boards in need of replacement and regular maintenance. Rust on the roof around fixtures suggests timely part replacement to avoid further damage. External bathroom door jamb deterioration due to moisture demands repair using water-resistant materials. The secondary dwelling's roof sheet has a temporary silicon patch, warranting replacement for sustained weather protection, and plants close to the exterior should be trimmed to prevent termite risk. An old, dry water leak in the secondary dwelling's subfloor suggests replacing damaged materials.**

**Lastly, rusted downpipe brackets in the barn should be replaced to safeguard structural integrity. Addressing these issues will ensure the structure remains secure and protected.**

# Summary

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**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 active (live) termites	<b>Not Found</b>
Evidence of termite activity (including workings) and/or damage	<b>Not Found</b>
Evidence of a possible previous termite management program	<b>Found</b>
Evidence of chemical delignification damage	<b>Not Found</b>
Evidence of fungal decay activity and/or damage	<b>Not Found</b>
Evidence of wood borer activity and/or damage	<b>Not Found</b>
Evidence of conditions conducive to timber pest attack	<b>Found</b>
Next inspection to help detect a future termite attack is recommended in	<b>1 Years</b>

## Undetected timber pest defect risk assessment

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

### **LOW**

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

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

For further information including advice on how to help protect against financial loss due to timber pest attack.

# Significant Items

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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.

## Timber pest attack

### **ACTIVE (LIVE) TERMITES**

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found

### **TERMITE WORKINGS AND/OR DAMAGE**

No evidence was found

### **CHEMICAL DELIGNIFICATION**

No evidence was found

### **FUNGAL DECAY**

No evidence was found

### **WOOD BORERS**

No evidence was found

## Conditions conducive to timber pest attack

### **LACK OF ADEQUATE SUBFLOOR VENTILATION**

No evidence was found

### **THE PRESENCE OF EXCESSIVE MOISTURE**

No evidence was found

### **BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES**

### Conditions conducive to timber pest attack 3.01

**Location:** Barn

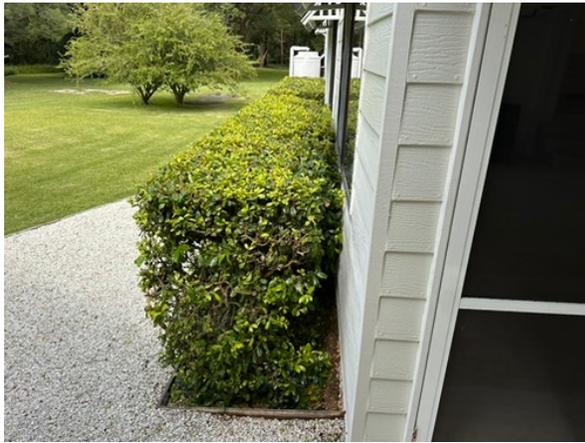
**Finding:** The barn currently lacks a visible barrier on one side, where grass and leaves are directly against it—offering an easy path for termites. To address this, it's recommended to clear vegetation and leaves away, creating a gap of at least 100mm . Installing a physical or chemical termite barrier will further protect the structure, preventing termite entry and potential damage.



### Conditions conducive to timber pest attack 3.02

**Location:** Secondary Dwelling Exterior

**Finding:** The secondary dwelling's exterior has plants up against the house, causing a potential termite risk. This close contact can act as a bridge for termites to access the structure. To mitigate this, it's recommended to trim or remove these plants and ensure a clear visible barrier between vegetation and the exterior walls. This will help in preventing termite infestation and protect the integrity of the dwelling.



### **UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT**

No evidence was found

### **OTHER CONDITIONS CONDUCIVE TO TIMBER PEST ATTACK**

No evidence was found

## Serious Safety Hazards

No evidence of Serious Safety Hazards were found

## For your information

### **SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL**

No evidence was found

### **PREVIOUS TERMITE MANAGEMENT PROGRAM**

## **For your information 3.03**

**Location:** All areas

**Finding:** During the inspection, we couldn't find any evidence of an existing termite treatment system, and the client confirmed that none has been installed. While there are no signs of termites at present, it's wise to consider this as a good maintenance measure. Having a termite protection system is essential for safeguarding your home, as it's a cornerstone of property upkeep. To ensure peace of mind and long-term protection against potential termite infestations, we recommend consulting with a licensed pest control professional to explore suitable termite treatment options.

# Conclusion

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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.

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended.
3. Yes - removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 1 Years

# Risk management options

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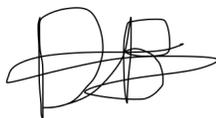
To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Signature of consultant -



# Definitions to help you better understand this report

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----- PROPERTY INSPECTION 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

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."

----- TIMBER PEST INSPECTION REPORT -----

"Timber Pest Attack" Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" Telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"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. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Client" The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

"Timber Pest Detection Consultant" A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

"Building and Site" The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

"Timber Pests" One or more of the following wood destroying agents which attack timber in service and affect its

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (a) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

## **Terms on which this report was prepared**

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----- PROPERTY INSPECTION REPORT -----

### 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

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 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

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.

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.

----- TIMBER PEST INSPECTION REPORT -----

#### Service

1. This agreement is between the Timber Pest Detection Consultant ("the Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Pre-Purchase Standard Timber Pest Report ("Report") to you outlining their findings and recommendations 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 inspection which includes whether the inspector has identified any Timber Pest issues and advice as to the nature and extent of those 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 this Report

other party can rely on the Report nor is the Report intended for any other party.

#### Scope of this Report

4. This Report is limited to the findings 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 detection or non-detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible to the Inspector at the time of inspection.

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.

#### Inspection Limitations

7. 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.

8. 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 Inspector will not inspect common property areas.

9. The Inspection is not in respect of a particular type of timber pest. Any analysis of a specific timber pest is to be at the request of the Client in which the Inspector would present their findings in a Special-Purpose Inspection Report separate from this Report.

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 timber pest attack, including but not limited to, timber pest attack 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 timber pest attack, including but not limited to, timber pest attack 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;

(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 obstructions 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 information or advice related to timber pest preventative, treatment, rectification, or maintenance options for an attack by Timber Pests; and

(b) an environmental risk assessment or biological risk associated with Timber Pests (e.g. toxic mould), occupational health and safety issues.

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 or management proposal 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

## 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 Inspectors knowledge, constructed in accordance with ordinary timber pest management and maintenance practices that ensure it does not attract or support a timber pest infestation during its life.

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.

16. The Inspector does not guarantee or warrant the absence of Timber Pests in their Report. The Client acknowledges that certain species may be more difficult to identify than others or require regular inspection or testing to help monitor infestation of the species or susceptibility of the timber, including but not limited to the following species:

(a) Drywood termites. This species has extremely small colonies and is difficult to detect; and

(b) European House Borer (*Hylotrupes bajulus*). It is difficult to detect an attack or infestation of this species as the galleries of boring larvae rarely break through the affected timber surface.

## Acknowledgements

17. The Client acknowledges that the 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.

18. The Client acknowledges that this Report does not assess the structural integrity of the building or site.

19. 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.

20. 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 unless specified otherwise.

21. 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.

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.