THE BUILDING AGENCY NSW

Pre Inspection Building And Timber Pest Report

Inspection Date: 4 Nov 2026

Property Address: 35 Hilltop Avenue Blacktown 2148



Complies with Australian Standard AS 4349.1 — 2007 Inspection of Buildings Part 1: Pre-Purchase Inspections – Residential Buildings and AS 4349.3 — 2010 Inspection of buildings - Timber Pest Inspections.

Contents

Inspection Details 3

General description of property 4

Accessibility 8

Property Inspection Report

Summary 10

Significant Items 11

Additional comments 12

Conclusion 26

Timber Pest Inspection Report

Summary 28

Significant Items 29

Conclusion 32

Risk management options 32

Definitions to help you better understand this report 34

Terms on which this report was prepared 36

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:	35 Hilltop Avenue Blacktown 2148
Date:	4 Nov 2026

Client

Name:	Mcgrath Blacktown
Email Address:	
Phone Number:	

Consultant

Name:	Jodi Mawad
Email Address:	accounts@thebuildingagency.com.au
Licence / Registration Number:	ABN 27 644 142 683
Company Name:	The Building Agency NSW Pty Ltd
Company Address:	Top Ryde City NSW
Company Phone Number:	0419447575

General description of property

Building Type:	Detached house
Storeys:	Single storey
Building age (approx):	55 Years
Smoke detectors:	1 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Towards the front of a medium block
Gradient:	The land is sloping
Site drainage:	The site appears to be adequately drained
Access:	Reasonable pedestrian and vehicular access
Main utility services:	Electricity, Sewerage, Mains water, Gas
Occupancy status:	Occupied
Furnished:	Fully furnished
Strata or company title properties:	Unknown
Orientation of the property:	See attached Property and Floor Plan Sketch Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Brick piers, Bearer and joist system floor, Floorboards, External timber stairs
Main building – wall construction:	Fibre-cement sheeting, Timber framed, Internal gypsum plasterboard
Main building – roof construction:	Timber framed, Pitched roof, Finished with roofing tiles
Other timber building elements:	Architraves, Doors, Skirting, Kitchen joinery/vanities laundry joinery, Internal Timber Floorboards, Handrails/Balustrades, Timber fencing , Timber decking
Other building elements:	Front entry porch, External concrete stairs, Carport, Balcony , Garage
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 -

1. This report must be read in conjunction with D5 Conclusion - Assessment of the overall condition of the property
It is strongly recommended that a full inspection in accordance with AS4349.3 or AS 3660.2 (timber pest inspection) is carried out at no more than 12 monthly intervals. The report must be read in full to clearly understand all items identified as defects in the report.

Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Detached	1	3	1	1	1	1	0	1	Dining
Totals	1	3	1	1	1	1	0	1	

Parking

TYPE	OFF STREET PARKING SPACES (UNCOVERED)	GARAGE (COVERED)	CARPORT (COVERED)
Attached	0	1	1
Detached	0	0	0
Totals	0	1	1

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: 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

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

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
- Backyard
- Roofspace inaccessible
- Outbuildings
- The site
- Driveway
- Landscaping
- External Fencing
- Manhole access to roof void obstructed.
- Subfloor space
- Roof space

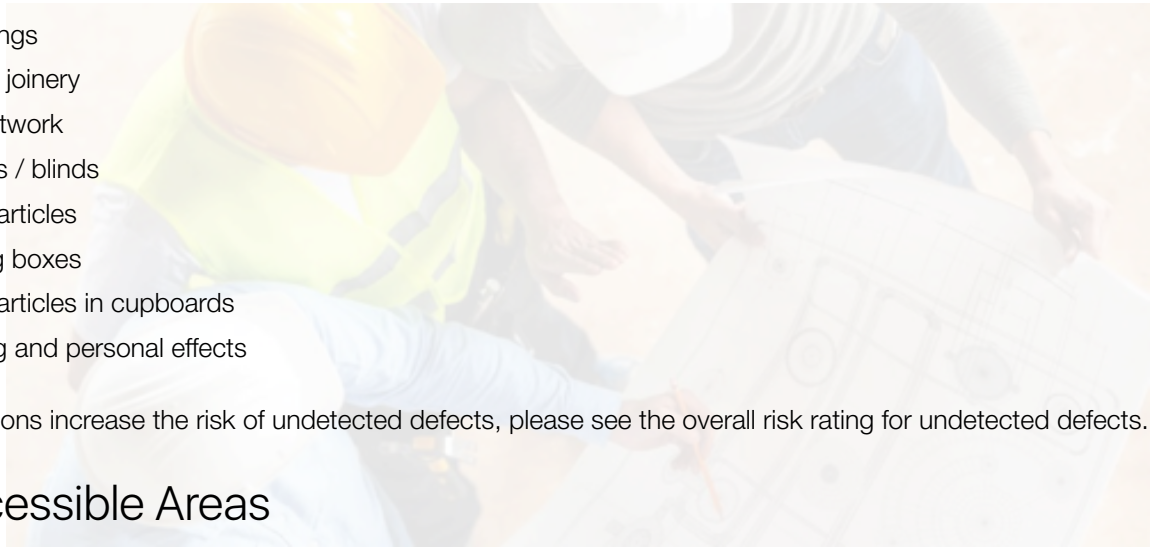
Areas not inspected

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
- Ceilings
- Fittings
- Floor coverings
- Flooring
- Furniture
- Wall linings
- Kitchen joinery
- AC ductwork
- Curtains / blinds
- Stored articles
- Packing boxes
- Stored articles in cupboards
- Clothing and personal effects



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

Inaccessible Areas

The following areas were inaccessible:

- Manhole to small to gain access
- Subfloor access blocked

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 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.

- Pest Technician
- Pest controller

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 - HIGH

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.

Serious Safety Hazard

No evidence was found

Major Defect

No evidence was found

Minor Defect

Minor Defect 1.01

Location: Exterior Wall

Finding: Timber - exposed to weather wood rot

External timbers that are frequently exposed to harsh weather conditions require adequate protection in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate. If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a qualified painting contractor.



Minor Defect 1.02

Location: Garage

Finding: Old deteriorated and unmaintained garage roof linings and exterior walls.





Additional comments

As no durable notice was noted on the electrical board, a thorough on site inspection should be inspected within the next no month to assess any termite activity as no evidence was found of any termite management system.
Due to the age and calibre of construction it will most definitely, A compliant Termite management system intended for new construction must be designed to perform effectively for the acceptable service life of the building being 50 years.

For your information

For your information 2.01

Location: All External Areas

Finding: External overview

During the inspection of the property, it was observed that the original house is in reasonable condition overall; however, several areas in the external sections exhibit signs of wear and deterioration that warrant attention. Notably, there are instances of minor cracking in the external walls and some weathering of the paint, which may compromise the integrity of the building over time. These issues are consistent with the expectations outlined in AS 4349.1-2007, which emphasizes the importance of maintaining external surfaces to prevent moisture ingress and further deterioration. To address these defects, it is recommended that a qualified contractor assess the extent of the cracking and weathering, followed by appropriate remedial actions such as repairing the cracks, repainting the affected areas with high-quality exterior paint, and ensuring proper drainage around the foundation to mitigate future issues. Regular maintenance and monitoring of these external areas will help preserve the property's condition and longevity.







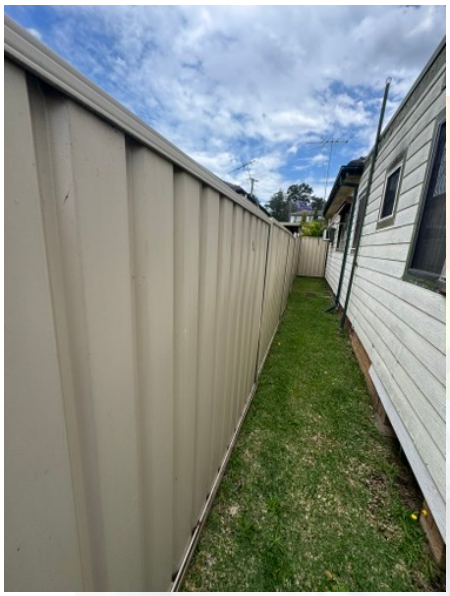








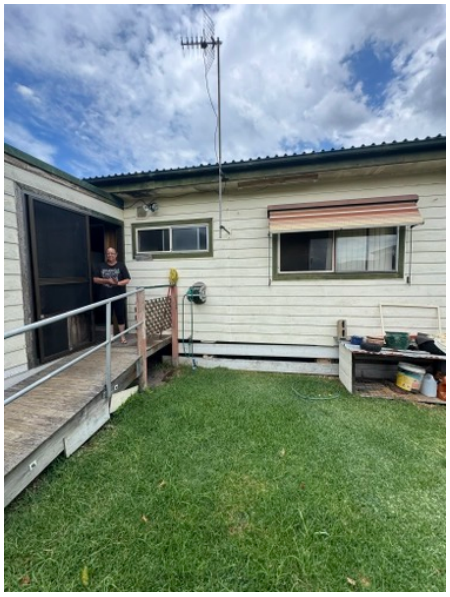
















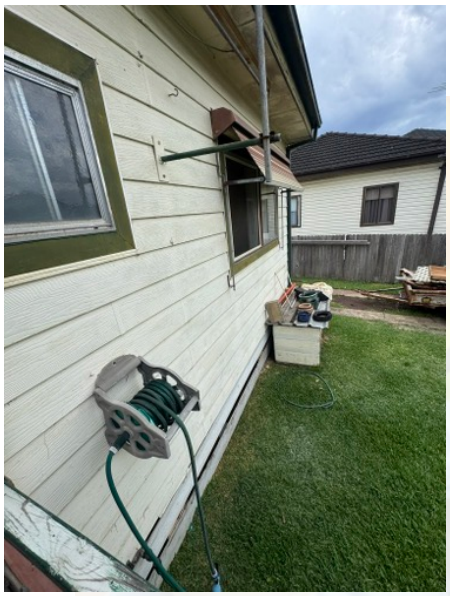




































For your information 2.02

Location: All Internal Areas

Finding: Internal overview

Internal areas

Upon inspection, the internal areas of the property were assessed for any visible defects or issues. The following areas were thoroughly inspected, and no significant defects or concerns were identified:

1. Living Room:The living room appeared to be in good condition, with no visible cracks, water damage, or structural issues observed.

2. Kitchen:The kitchen was in good condition, with all fixtures and appliances appearing to be functioning properly.

3. Bedrooms:Each bedroom was inspected, and no significant defects or structural problems were found. The flooring and walls were generally in good condition.

4. Hallways and Passageways:Hallways and passageways were checked, and no notable defects or safety concerns were identified.

5. Doors and Windows:All doors and windows were examined, and they appeared to be in proper working order without any major issues.

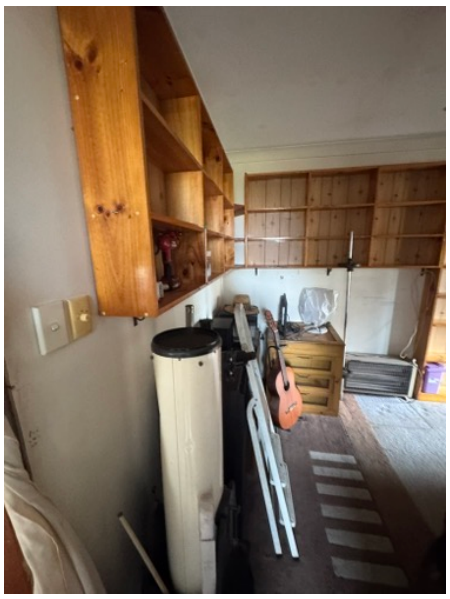
6.Flooring and Carpets:The flooring and carpets throughout the property were generally well-maintained and free from visible damages.

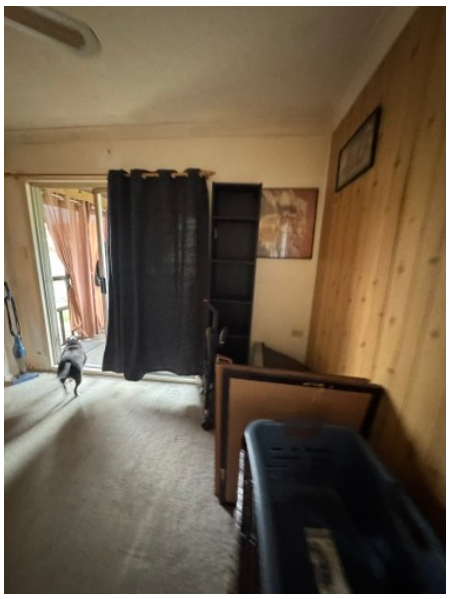
7. Ceilings and Walls:Ceilings and walls were examined for any signs of water damage, cracks, or structural concerns, and no major issues were found.

It is important to note that while no significant defects were identified during the inspection, regular maintenance and periodic checks are recommended to ensure the continued condition and safety of the property.

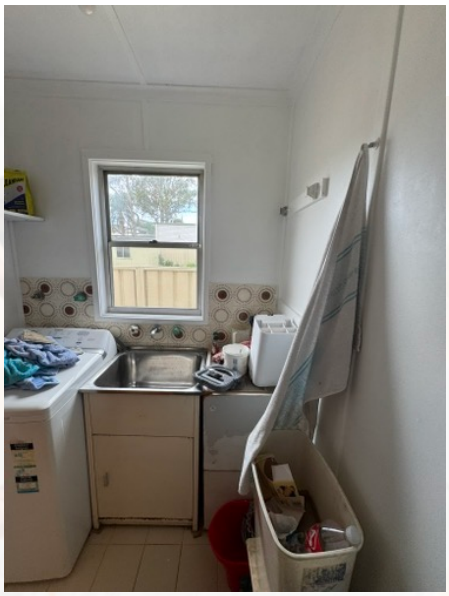








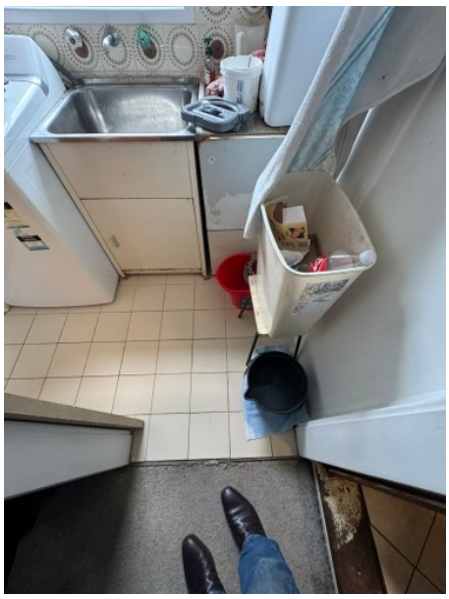


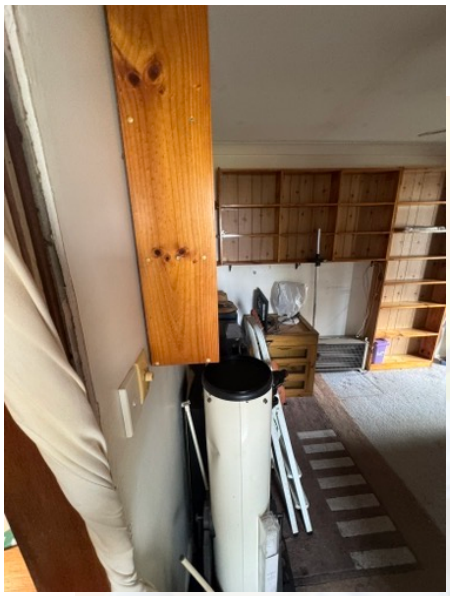




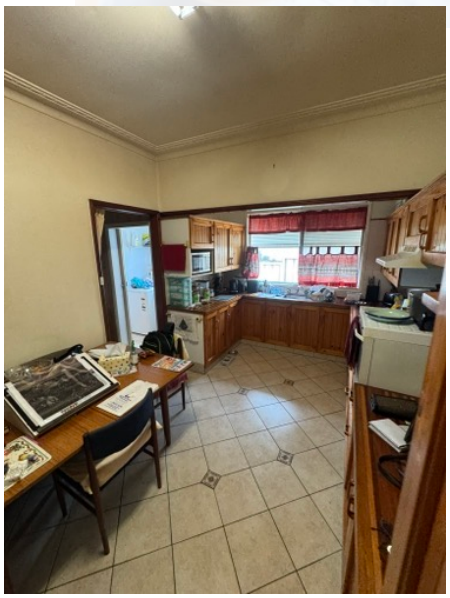


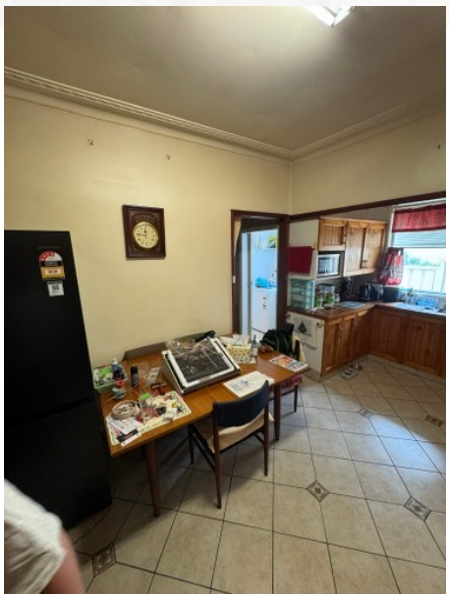


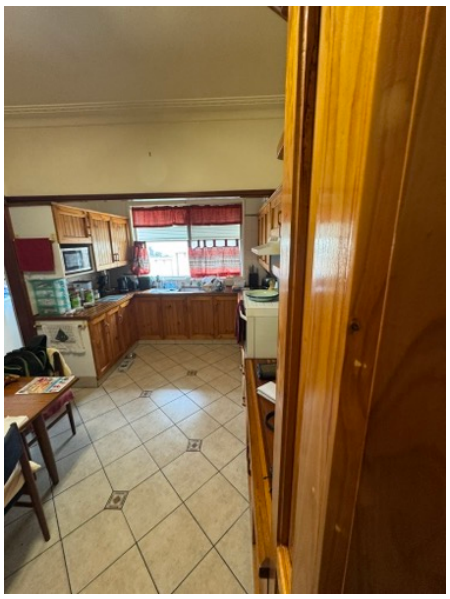


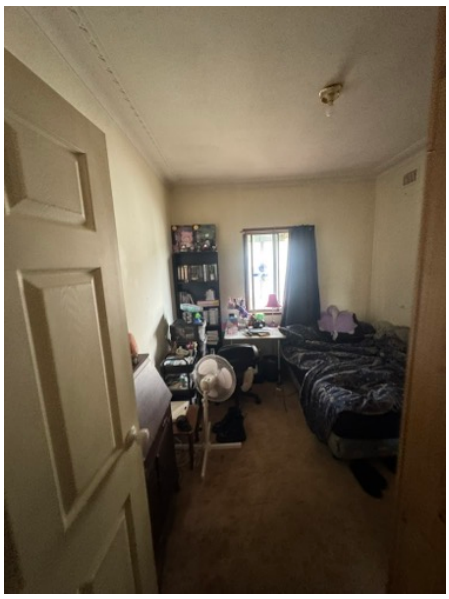


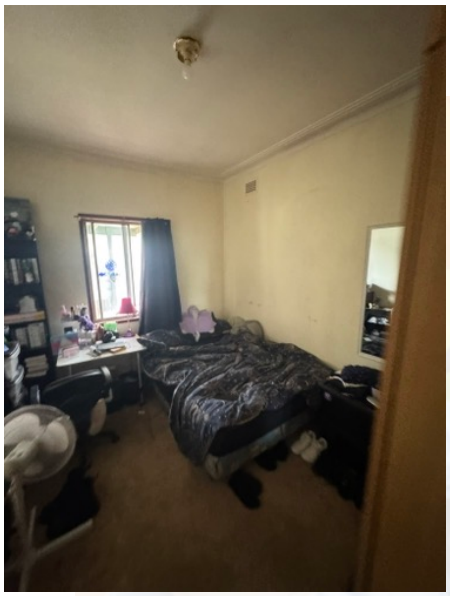


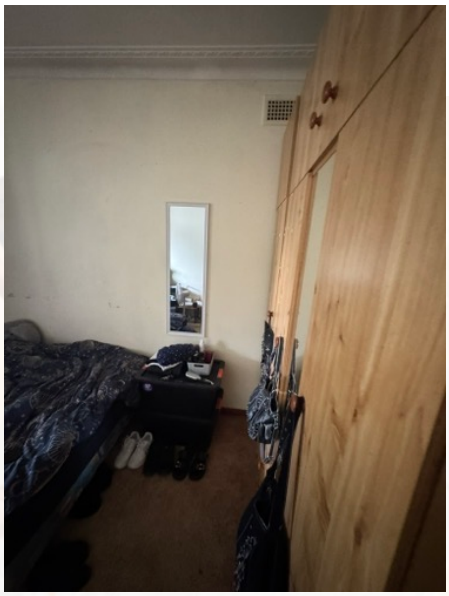


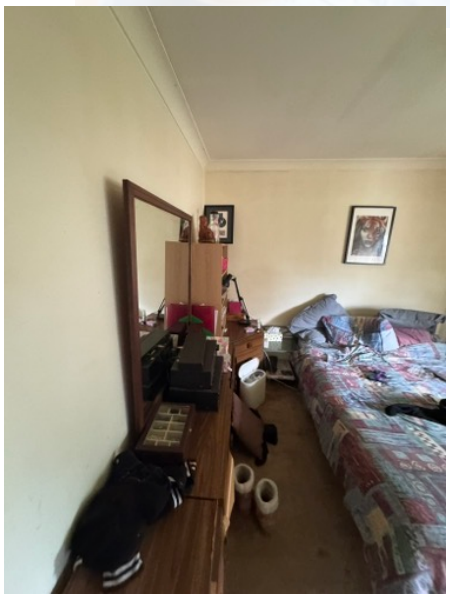




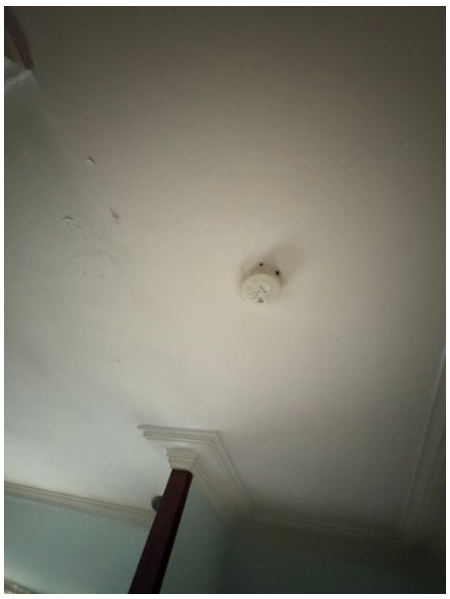


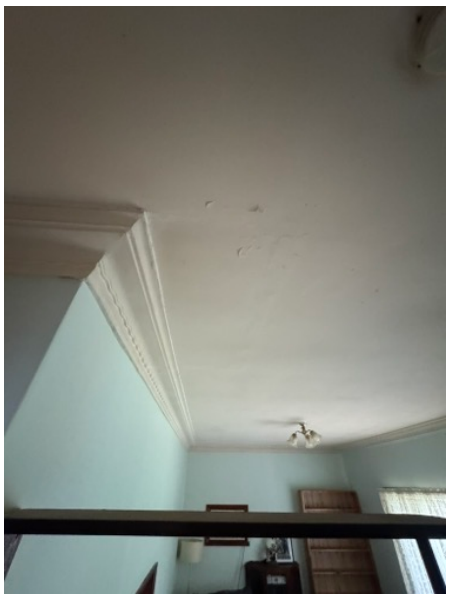


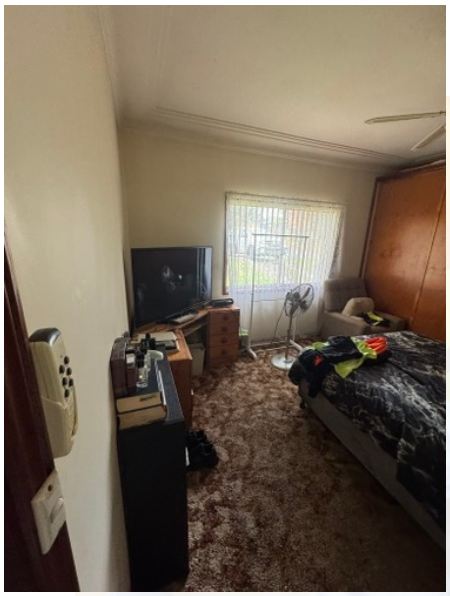


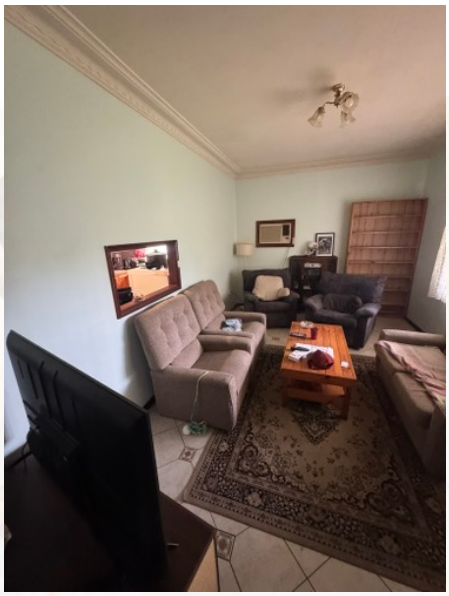
















For your information 2.03

Location: Bathrooms

Finding: Bathrooms - original condition.

Bathrooms – Original Condition

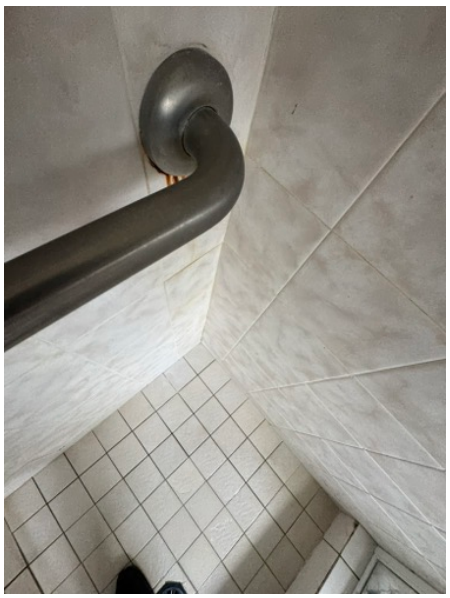
Observation:
The bathrooms appeared to be substantially original or of an older installation, with fixtures, fittings, wall and floor finishes generally consistent with the age and period of the dwelling.

Note / Description:
Due to the apparent age of the bathrooms, the condition and effectiveness of concealed waterproofing membranes, plumbing connections and associated substrates could not be confirmed during this visual inspection. Older wet areas may have limited or deteriorated waterproofing and should be considered a potential maintenance and renovation item.

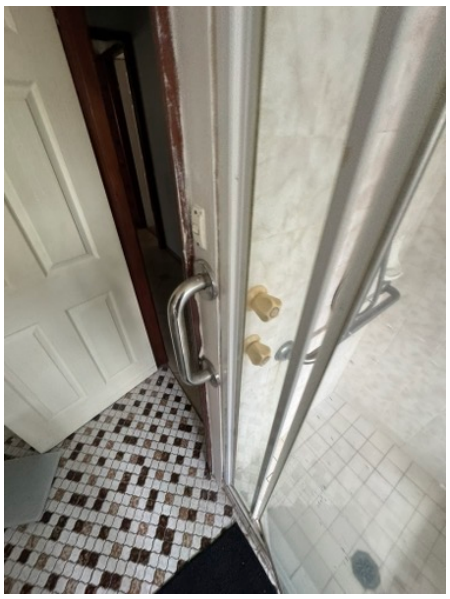
Recommendation:
The purchaser should allow for future refurbishment or complete renovation of the bathrooms, including assessment of the plumbing, drainage, waterproofing and underlying substrates once finishes are removed.

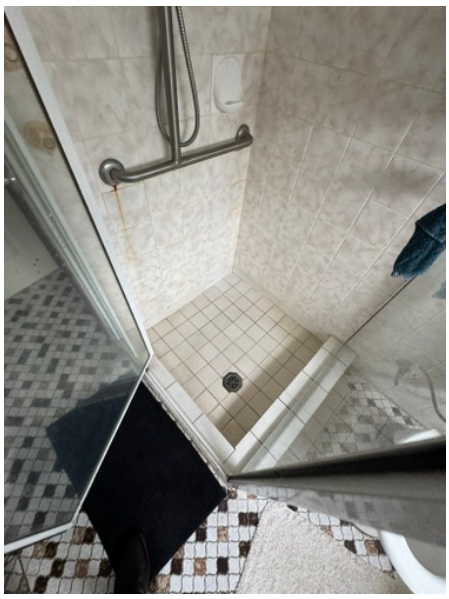


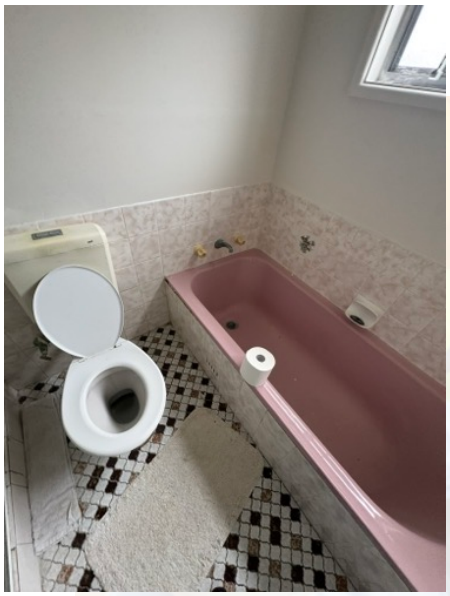


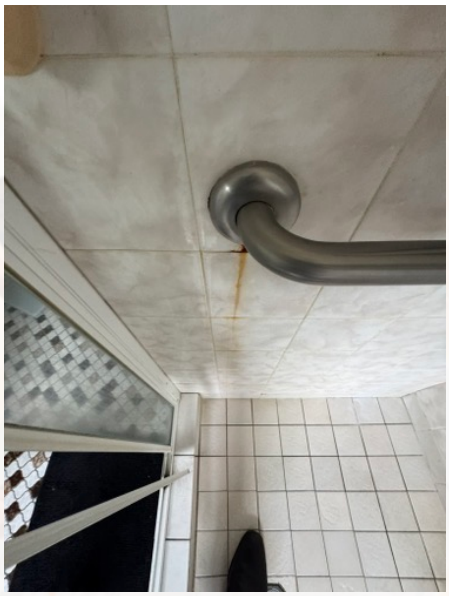






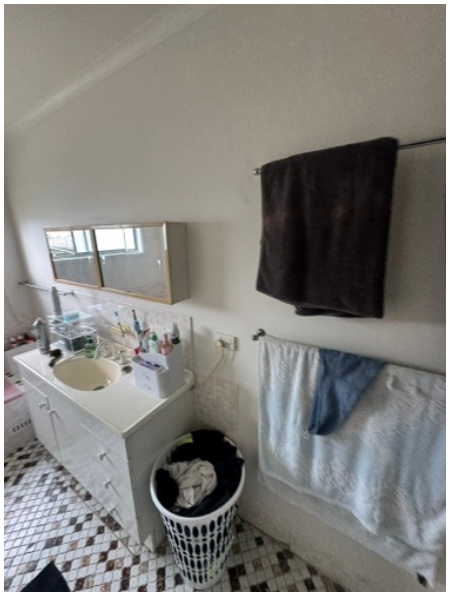














Conclusion

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:

Original

Building consultant's summary

BUILDING REPORT:

The building when compared to others of similar age and construction at the time of inspection, is in original condition with some minor defects identified. All inspected areas were accessible for inspection although expected obstructions were present which you should take note of.

PLEASE READ EVERY DEFECT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.
The following report is general advice only on a building condition based on visual inspection.

Please see disclaimer statement below:

1. The particulars contained in this property report are set out as a general outline only for the guidance of purchasers and tenants and do not constitute an offer or contract.
2. All descriptions,dimensions,references to conditions and necessary permission for use and occupation and other details relating to the Property are based upon information and opinions given by third parties and are not necessarily accurate. interested parties must not rely on them as statements or representations of fact and should satisfy themselves by their own enquires,in inspection or otherwise as to the correctness of each item.
3. The Building Agency PTY LTD and each of their associates and every person involved in the preparation of this property Report expression disclaim any liability on any grounds whatsoever for any direct or consequential loss or damage(Wether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in this Property Report not with standing any negligence, default or lack of care.

PEST REPORT :

A durable notice was not found to the external switchboard but evidence was found of any Termite management system. A re-inspection must be evaluated within the next 30 days due to the property having different external Timbers throughout the structure of the property.

A Timber Pest Management Plan has not been implemented to this property nor is there any visible durable notice situated anywhere in the meter board. No live or previous termite activity was found throughout the property. It is recommended that a pest management program be implemented immediately and maintained for this property by engaging a Pest Management Technician. A full inspection should be carried out in accordance with AS4349.3 or AS 3660.2 carried out at no more than 12 monthly intervals or as required by the pest management plan. This report must be read in full to clearly understand all items identified as defects listed within the report.

Subject to this the pest assessment is therefore medium - high risk.

TERMITE LIVE ACTIVITY : No

PREVIOUS TERMITE ACTIVITY : No

PLEASE READ EVERY DEFECT INDIVIDUALLY AND ASK FOR ANY CLARIFICATION THAT YOU MAY REQUIRE.

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

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:

MODERATE - HIGH

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

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

No evidence was found

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

No evidence was found

OBSERVATIONS



For your information 3.01

Location: Main Switch Board

Finding: Durable Notice - Missing

A durable notice is missing from the meterbox. The application of a post-construction chemical termite barrier is highly recommended for all properties with timber building elements. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property. A durable notice should be placed in the meter board to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place which puts this property at very high risk. The client should consider gaining further advice from a licensed termite/timber pest technician as to the costs and procedures involved with implementing and maintaining a pest management system for this

Note/Description: Given the age of the house, implementing proper termite management is crucial to prevent potential damage from these pests. Here are some precautions to consider:

1. Regular Inspections: Schedule regular termite inspections by a qualified pest control professional. These inspections should be conducted at least annually to detect any termite activity early.

2. Monitoring Stations: Install termite monitoring stations around the property to detect termite presence before they reach the house. These stations can help identify signs of termites and guide treatment decisions.

3. Barrier Treatments: Consider installing physical or chemical termite barriers around the foundation of the house. These barriers can deter termites from entering the structure.

4. Proper Drainage: Ensure that the property's drainage systems are functioning effectively. Proper drainage can prevent moisture buildup, which attracts termites.

5. Wood-to-Ground Contact: Minimize direct contact between wood and the ground. Termites often use soil as a pathway to reach wood in a house. Elevate wood structures, such as decks, from the ground.

6. Vegetation Management: Trim shrubs, trees, and vegetation away from the house's exterior. Overhanging branches and dense vegetation can provide a bridge for termites to access the house.

7. Sealing Cracks: Seal any cracks or gaps in the foundation and exterior walls. Termites can exploit these entry points.

8. Regular Maintenance: Maintain the house's exterior, including repainting and repairing damaged wood. Well-maintained wood is less appealing to termites.

9. Moisture Control: Address moisture issues promptly, as termites are attracted to damp environments. Repair leaks and improve ventilation as needed.

10. Professional Advice: Consult with a termite management specialist who is familiar with the local termite species and their behavior. They can provide tailored recommendations.

Recommendations: Engage a qualified pest control expert with experience in termite management for older properties. They can assess the specific risk factors of the property, recommend appropriate treatments, and provide ongoing guidance to ensure effective termite prevention. Additionally, refer to local regulations and guidelines related to termite management for your area.



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.

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. No 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 Months

Risk management options

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

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

——————— 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

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

SERVICE As requested by the Client, the inspection carried out by the Building Consultant ("the Consultant") was a 'Standard Property Report'.

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility,

(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and

(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS
The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.

2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).

3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.

4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.

6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS
The Client acknowledges that this Report does not cover or deal with:

(i) any individual Minor Defect;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) lighting or energy efficiency;
(viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(ix) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(xi) a review of environmental or health or biological risks such as toxic mould;
(xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

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

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant ("the Consultant") was a "Pre-Purchase Standard Timber Pest Report".

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION 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 (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

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

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

(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; and

(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.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. 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.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of

insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (Hylotrupes bajulus) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1.This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

