



122 Forest Way, Belrose, New South Wales

**Pre-Purchase Standard
Property & Timber Pest Report**

**Building and Pest Inspection - RBI Pre-Purchase Standard Property & Timber
Pest Report 2023 Version. 3.0 | Standard Report**

8th May 2025

Inspection Date:	8th May 2025
Property Address	122 Forest Way, Belrose, New South Wales

SERVICE

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means 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.

"Timber Pest Detection Consultant" means 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.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

PROPERTY REPORT

PURPOSE OF INSPECTION

The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION

This Report only covers or deals with any evidence of: Structural Damage; 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 & 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.

"Structural Damage" means 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.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means 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.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means 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.

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

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

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means 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" means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness 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 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 - 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.

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, 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. A visual only inspection may be of limited use to the Client, particularly where the cause/source of a defect cannot be determined by visible inspection only. In addition to a visual inspection and in order to thoroughly inspect the Readily Accessible Areas of the property the consultant may carry out necessary non invasive 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, insinkerator, 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.

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 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.

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

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

"Timber Pest Damage" means 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" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means 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" 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means 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;
- (c) 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.

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 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 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 absence of these termites is given.
4. European House Borer (*Hyloterpes 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.

SPECIAL CONDITIONS OR INSTRUCTIONS

Special conditions or instructions

There are no special conditions or instructions.

THE PARTIES

Pre-engagement inspection agreement number (if applicable):

13365028

Name of Client:

Yuliia Bree

Client's email:

julia231088@gmail.com

Client's telephone number:

0449 606 427

SECTION A RESULTS OF INSPECTION - SUMMARY

This Summary is not the Report. The following Report MUST be read in full in conjunction with 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.

PROPERTY REPORT - SUMMARY

In respect of significant items:

Evidence of Serious Safety Hazards

Was not observed

Evidence of Major Defects

Was not observed

Evidence of Minor Defects

Was observed - see Section D, item D22

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

Moderate-High. See Section C for details

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 the implementation of a preventative maintenance program see Section G "Important Notes".

Ensure all joins to the wet areas are sealed to reduce the risk of water leaks and penetration.

Ensure all exposed timbers are painted/sealed to prevent the risk of deterioration.

Recommend undertaking any rectification works to roof top and exterior walls that may allow possible water ingress.

If, in the course of this report, any: Magnesite; and/or cracks and/or evidence of repaired cracks to:

- masonry construction,
- concrete slabs, or
- load bearing walls are observed,

the inspector must recommend a structural engineer be instructed to inspect and provide appropriate advice and recommendations.

Additionally, if in the course of this report any External Timber Structures are observed (i.e. deck, balcony, pergola etc.), the Report must recommend:

- a detailed analysis of the condition and structural stability of the External Timber Structure by a structural engineer;
- if people are likely to use the External Timber Structure, that care is taken not to overload the External Timber Structure.

Please note this is a requirement from our insurer.

TIMBER PEST REPORT - SUMMARY

In respect of significant items:

Evidence of active (live) termites	Was not found
No live termites were observed during the course of this visual only inspection. Obstructions and conducive elements present on the property can prevent visual detection of existing termite activity and/or an active (live) termite presence. This report is limited to the non-invasive visual assessment of termite activity and/or damage subject to the limitations of AS 4349.3. This report is NOT a certificate of clearance regarding the current or historic presence of termites and/or damage within the inspected property. We recommend that you follow the advice given in the body and summaries of the report with respect to further invasive pest investigations and treatments.	
Evidence of termite activity (including workings) and/or damage	Was not found
No live termites or termite activity was observed during the course of this visual only inspection. Obstructions and conducive elements present on the property can prevent visual detection of existing termite activity and/or an active (live) termite presence. This report is limited to the non-invasive visual assessment of termite activity and/or damage subject to the limitations of AS 4349.3. This report is NOT a certificate of clearance regarding the current or historic presence of termites and/or damage within the inspected property. We recommend that you follow the advice given in the body and summaries of the report with respect to further invasive pest investigations and treatments.	
Evidence of a possible previous termite management program	Was not found
The next inspection to help detect any future termite attack is recommended in	1 month
Evidence of chemical delignification damage	Was not found
Evidence of fungal decay activity and/or damage	Was found - see item E7
Evidence of wood borer activity and/or damage	Was not found
Evidence of conditions conducive to timber pest attack	Was found - see items E9 - E13
Evidence of major safety hazards	Was not found
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. See Section C for details
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 see Section G "Important Notes".	Recommend installing a chemical barrier immediately.
	Recommend making all timbers to not be in contact with the ground.
	Recommend removing all plants and gardens close to the building.
	Recommend removing all conducive conditions for termites listed in the report.

SECTION B GENERAL

The records of the appropriate local authority should be checked, by the Client, to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

Where sufficient visual evidence is observed to warrant additional investigation, the Inspector will conduct moisture, infra-red or radar investigation with a Termatrac T3i All Sensor instrument.

GENERAL DESCRIPTION OF THE PROPERTY

Building type:	Detached house
Number of storeys inspected:	Single storey.
Approximate building age:	65 years
Approximate year when the property was extended (if applicable):	Not applicable
Smoke detectors:	1 fitted, but not tested
Siting of the building:	Towards the front of a small block.
Gradient:	The land is relatively flat.
Site drainage:	The site appears to be poorly drained.
Proximity to Bushland (i.e. State or National Park)	Greater than 100m
Access:	Reasonable pedestrian and vehicular access Off-street parking
Main utility services:	The following services were connected: Electricity Sewer Water
Occupancy status:	Occupied and fully furnished
Orientation (to establish the way the property was viewed):	The facade of the building faces southeast
Note: For the purpose of this report the façade of the building contains the main entrance door.	
Prevailing weather conditions at the time of inspection:	Dry

Primary method of construction

Main building - floor construction:	Suspended timber frame
Main building - wall construction:	Brick veneer Timber cladding Timber frame
Main building - roof construction:	Metal sheeting Timber frame

Other (timber) building elements:	Architraves
	Cabinets
	Cladding
	Decking
	Doors
	Fascias/Barges
	Flooring
	Mouldings
	Reveals
	Skirtings
	Windows
External Timber Structures (Decking, Veranda, Pergolas, Balconies, Stairs or Retaining Walls)	

If your property contains any external timber structures we recommend:

- (a) a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer, and;
- (b) if people are likely to use the external timber structure, you take care not to overload that structure.

Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

Incomplete Construction

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
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Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

Accommodation & significant ancillaries

Room:

Room Type	Quantity
Bathroom/Ensuite	2
Bedrooms	4
Dining Room	1
Kitchen	1
Laundry	1
Living room	2
Family room	1

Parking and External Structures/Features:

Parking/Feature Type	Quantity
Attached Garage	2
Off street Uncovered	1

SECTION C ACCESSIBILITY

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & 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, and are accessible by the safe use of a 3.6m 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.

(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 & 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 & 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 30 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
	The site including fences
	Parts of the subfloor

STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	No
Was the inspection limited to assessing the interior or exterior of a particular unit?	No

OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects:
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Obstruction Photos



Showing example of landscaping and gardens



Showing example of landscaping and gardens



Showing example of stored items



Showing example of stored items



Showing example of furniture and stored goods throughout the property



Showing example of furniture and stored goods throughout the property



Showing example of furniture and stored goods throughout the property



Showing example of the cabinetry



Showing example of wall, floor and ceiling coverings

Inaccessible areas

Were there any normally accessible areas that did not permit entry?

There was no inspection of:

Inaccessible Area Photos



Showing example of parts of the property restricted due to proximity to the boundary/structures.



Showing example of low clearances/obstructions preventing reasonable access to parts of the property. Please refer to pre-engagement agreement for reasonable access., (Subfloor)



Showing example of low clearances/obstructions preventing reasonable access to parts of the property. Please refer to pre-engagement agreement for reasonable access., (Subfloor)



The roof space was not inspected due to the skillion roof design, which does not provide sufficient clearance or access for safe entry.

Undetected defect risk assessment

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

Moderate-High

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Additional comments:

Recommend further inspection once vacant and obstructions removed.

Recommend further inspection once safe access is gained to all areas of the property.

SECTION D PROPERTY REPORT

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 (see also Section G 'Important note').

SERIOUS SAFETY HAZARDS

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations and all other specialised or legislated fittings and fixtures should be carried out by a suitably qualified person.

D1 Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:

No evidence was found

INSIDE CONDITION - MAJOR DEFECTS

D2 Ceilings

No evidence of Major Defect was found

D3 Internal Walls

No evidence of Major Defect was found

D4 Floors

No evidence of Major Defect was found

D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

No evidence of Major Defect was found

D6 Kitchen and Laundry

No evidence of Major Defect was found

D7 Bathroom

No evidence of Major Defect was found

D8 Other internal secondary and finishing items	No evidence of Major Defect was found
D9 Roof space	Not inspected due to construction design
D10 Subfloor space	No evidence of Major Defect was found

OUTSIDE CONDITION - MAJOR DEFECTS

D11 External walls	No evidence of Major Defect was found
D12 Windows	No evidence of Major Defect was found
D13 External doors (including patio doors)	No evidence of Major Defect was found
D14 Platforms (including verandahs, patios, decks and the like)	No evidence of Major Defect was found
D15 Other external primary elements	No evidence of Major Defect was found
D16 Other external secondary & finishing elements	No evidence of Major Defect was found
D17 Roof exterior (including roof covering, penetrations, flashings)	No evidence of Major Defect was found
D18 Rainwater goods	No evidence of Major Defect was found
D19 The grounds	No evidence of Major Defect was found
D20 Walls & fences	No evidence of Major Defect was found
D21 Outbuildings (including sheds, free-standing structures, retaining walls, etc.)	No evidence of Major Defect was found

MINOR DEFECTS

D22 Minor defects: There are _____ Minor Defects. Monitoring and normal maintenance must be carried out (see also Section F 'Important note').	Quite a few
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Minor Defect Photos



Some movement and/or cracking to parts of the concrete paths and landscape paving around the property. Recommend engaging a builder to conduct repairs required to reduce the risk of further deterioration.



The perimeter of the patio tiles is not properly finished with drip edge flashing or protective trim, leaving the exposed edges vulnerable to water runoff. Without this protection, moisture can seep into the substrate beneath the tiles, potentially causing long-term damage such as delamination, staining, or structural deterioration. It is advisable to install suitable edge treatment to ensure effective water shedding and durability.



The perimeter of the patio tiles is not properly finished with drip edge flashing or protective trim, leaving the exposed edges vulnerable to water runoff. Without this protection, moisture can seep into the substrate beneath the tiles, potentially causing long-term damage such as delamination, staining, or structural deterioration. It is advisable to install suitable edge treatment to ensure effective water shedding and durability.



The flashing where the shed roof abuts the garage wall is insufficient, creating a risk of water ingress at the junction. Without adequate flashing, rainwater can penetrate the connection point, potentially leading to water damage, deterioration of building materials, and reduced weatherproofing. Installation of properly detailed flashing is recommended to ensure a watertight seal and long-term protection.



The shed roof has no gutters or downpipes installed, resulting in uncontrolled water runoff, which has contributed to visible rust and deterioration of the roofing material. This lack of proper drainage can accelerate roof damage and may also lead to water pooling around the base of the shed, potentially affecting the structure. It is recommended that appropriate guttering and downpipes be installed to manage stormwater effectively and prevent further deterioration.



The laundry door jamb is split, with visible movement at the hinge point. This damage may compromise the door's alignment, functionality, and long-term stability. Repair or replacement of the affected section of the jamb is recommended to ensure the door operates correctly and remains securely fixed.



Water is leaking from the shower enclosure.



The laundry tub is not adequately sealed to the surrounding surface, creating a risk of water penetration that may lead to damage to cabinetry, walls, and flooring over time. Additionally, there is no splashback installed, leaving the area vulnerable to moisture exposure and potential deterioration. To prevent water ingress and maintain the integrity of surrounding materials, it is recommended to properly seal the tub junction and install a suitable splashback.



A cracked tile was observed on the bathtub surround, which may allow moisture to penetrate behind the tiling and potentially lead to water damage or deterioration of the substrate. It is recommended to replace the damaged tile and ensure proper sealing to maintain waterproofing integrity.



Showing examples of paint/finishing defects



The patio door in the master bedroom is rubbing against the carpet due to the carpet floor being higher than the door clearance allows. This can hinder smooth operation of the door and may cause wear to both the carpet and door over time. Trimming the door or adjusting the flooring or threshold may be required to resolve the issue.



The bathroom door latch does not properly engage with the strike plate, causing the door to fail to remain securely closed.



The insulation to the firebox is deteriorated and damaged, affecting its ability to function as intended. Assessment and replacement by a qualified technician is recommended to ensure proper performance.



Sections of the sealant to the roof exterior, intended to provide a watertight seal, are deteriorated and loose. This may allow moisture ingress and should be rectified by a licensed roofing contractor.

SECTION E TIMBER PEST REPORT

Where relevant the inspector may comment on an existing termite management program and whether it is current or expired. The inspector may also comment on the absence of any evidence of an existing termite management program. The inspector's observations of current termite management programs or otherwise does not guarantee the effectiveness of a property's existing termite treatment program.

The following items were reported on in accordance with the Scope of Inspection

TIMBER PEST ATTACK

E1 Active (live) termites	No evidence was found
Additional Comments	Recommend making all timbers to not be in contact with the ground. Recommend removing all conducive conditions throughout the property. Recommend ensuring an adequate and warranted termite protection system is installed.
E2 Subterranean termite management proposal	A Proposal is recommended
Additional Comments	No current Termite Management System identified. Recommend installing a chemical termite barrier immediately to reduce the risk of termite entry into the building. Recommend conducting regular inspections due to the property's full reliance on visual barriers to detect termite entry.
E3 Termite workings and/or damage	No evidence was found
Additional Comments	No active termites found in these items at the time of the inspection. Recommend engaging a pest technician to monitor the property to ensure there are no active termites concealed and to prevent possible further termite attack.
E4 Previous termite management program	No evidence was found.
E5 Frequency of future inspections: The next inspection to help detect termite attack is recommended in:	1 month, Until a chemical termite barrier has been installed
E6 Chemical delignification	No evidence was found.
E7 Fungal decay	The following evidence was found:
The extent of any visible damage appears:	Localised
Additional Comments	Ensure all exposed timbers are painted to maximise the life of the timbers. Recommend making all timbers to not be in contact with the ground. Recommend repairing or replacing all damaged timbers. Recommend further invasive investigations by a builder into the extent of any damage and any rectification works required to reduce the risk of further deterioration. Due to the nature of wood rot and moisture related damage, all damage areas may not be visible at the time of the inspection.

Fungal Decay Photos



Wood rot to parts of the fences



Wood rot to external mouldings

E8 Wood borers	No evidence was found.
Additional Comments	No active borers identified at the time of the inspection. Recommend engaging a pest technician to monitor the property to ensure there are no concealed active borers and to reduce the risk of property damage.

CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation	No evidence was found
This report cannot and does not make comment on defects that may have been concealed; the assessment of detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. in the case that shower recess tests may be made on shower recess to detect leaks (if water is connected). The test may not reveal leaks or show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary water proofing measure and may last for some months before breaking down. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of the inspection. Consequently, no evidence of a current leak during an inspection does not necessarily mean that there is not a leak.	

E10 The presence of excessive moisture	The following evidence was found
the extent of excessive moisture conditions appears to be:	Localised
Additional Comments	

Excessive Moisture Photos



AC unit overflow/s, recommend diverting away from the building or to a suitable drain

E11 Bridging or breaching of termite barriers and inspection zones	The following evidence was found
The extent of any bridging/breaching appears to be:	Localised

Bridging Photos



Subfloor air vents are in contact with the ground. Recommend exposing a minimum of 75mm underneath them to reduce the risk of termite attacks/water ingress to the building causing footing and moisture related issues.



Subfloor air vents are in contact with the ground. Recommend exposing a minimum of 75mm underneath them to reduce the risk of termite attacks/water ingress to the building causing footing and moisture related issues.



Timber/s in contact with ground - recommend exposing 75mm under timbers to allow for visual inspection zone and to prevent the risk of wood rot and termite attack.



Leaving formwork timbers in direct contact with the ground under a subfloor can significantly increase the risk of termite infestation and structural damage. Termites are drawn to timber, particularly when it is untreated and in contact with soil, as it provides both a food source and a favorable environment for them to thrive. Additionally, the timber can serve as a pathway for termites to access the building. To reduce this risk, any leftover timber in the ground should be promptly removed to eliminate potential food sources for termites.

E12 Untreated or non-durable timber used in a hazardous environment

No evidence was found

Due to the difficult nature of identifying timber species and treatment level of existing timbers, recommend engaging a timber specialist to investigate all exposed timbers or timbers in contact with the ground due to hazardous environments.

E13 Other conditions conducive to timber pest attack

The following evidence was found

Other Conducive Condition Photos



Mulch was observed in direct contact with the external walls of the structure. Organic mulch retains moisture and can create conditions conducive to subterranean termite activity by providing both a food source and a moist environment. Additionally, it can obscure visual inspection of the foundation and weep holes, making early detection of termite activity more difficult. It is recommended to maintain a clearance of at least 150 mm between mulch and the foundation or siding, and to avoid piling mulch directly against the structure.



Garden beds and vegetation in direct contact with external walls create a moisture-rich environment and provide concealed access for termites. Recommend removing to reduce the risk of infestation.



Sections of grout/sealant to the wet areas are missing/loose/cracked which could lead to water leaks and potential damage. It is advisable to consult a plumber and/or a waterproofing technician to address this issue promptly and effectively.

MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards

No evidence was found

Due to the nature of a visual inspection it is recommended to engage a builder to further investigate areas around observed timber pest activity or damage to determine if there is any concealed items that could pose a safety hazard.

SECTION F 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.

PROPERTY REPORT

In the inspector's opinion, the incidence/degree of severity of Major defects encountered through the property, in comparison to the buildings of average condition and approximately the same age that have been reasonably well maintained, was considered:

Below Average

Below Average means that the major defects observed to the property, have a lower occurrence and/or degree of severity when compared to other properties of a similar age and construction type.

In the inspector's opinion, the incidence/degree of severity of Minor defects encountered through the property, in comparison to the buildings of average condition and approximately the same age that have been reasonably well maintained, was considered:

Above Average

Above Average means that the Minor defects observed to the property, have a higher occurrence and/or degree of severity when compared to other properties of a similar age and construction type.

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:

Average

Average means that the overall condition of the property to the visibly accessible areas observed are in similar condition when compared to other properties of a similar age and construction type

You agree that if your property contains any external timber structures we recommend:

(a) a detailed analysis of the condition and structural stability of the external timber structure by a structural engineer, and;

(b) if people are likely to use the external timber structure, you take care not to overload that structure.

TIMBER PEST REPORT

Treatment of Timber Pest Attack is required.	Yes, as detailed in Section E
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 - see Item E2
Removal of Conditions Conducive to Timber Pest Attack is necessary.	Yes, as detailed in Section E
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	1 month, Until a chemical treatment barrier system has been installed.

SECTION G IMPORTANT NOTES

PROPERTY REPORT - IMPORTANT NOTE

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. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

Ensure all joins to the wet areas are sealed to reduce the risk of water leaks and penetration.

Ensure all exposed timbers are painted/sealed to prevent the risk of deterioration.

TIMBER PEST REPORT - 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:

Recommend exposing a minimum of 75mm under weep holes

Recommend installing a chemical barrier immediately

Recommend contacting the termite management system installer to check if the installed system is still warranted. If it is not, recommend installing a chemical barrier immediately.

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 barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier 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.

SECTION H ADDITIONAL COMMENTS

Additional comments	There are no additional comments
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Additional Inspections Recommended

Air Conditioning

Appliances Inspection

Asbestos (if your house was built after 2003, it is unlikely that it would have any asbestos containing materials)

Council Compliance

Electrical

Fire Alarm/smoke Alarm technician

Geo Technical

Mould Hygienist

Plumbing

Pool Safety Inspection

Structural Engineering

Surveying

If, in the course of this report, any: Magnesite; and/or cracks and/or evidence of repaired cracks to:

- a) masonry construction,
- b) concrete slabs, or
- c) load bearing walls are observed,

then We recommend a structural engineer be instructed to inspect and provide appropriate advice and recommendations.

Additionally, if, in the course of this report any External Timber Structures are observed (i.e. deck, balcony, pergola etc.), We recommend that You conduct:

- a) a detailed analysis of the condition and structural stability of the External Timber Structure by a structural engineer;
- b) if people are likely to use the External Timber Structure, that care is taken not to overload the External Timber Structure.

SECTION I ANNEXURES TO THIS REPORT

Annexures to this report

There are no annexures to this report

SECTION J CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

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Inspector's Signature:



Date of Issue:

8th May 2025

END OF REPORT