

Building & Pest Inspection Report

Inspection Details

Date / Time of Inspection:

Type of Report: Building & Pest Inspection

Address of Property:

Client Details

Client Name:

Client Email Address:

Client Phone:

Real Estate Agent Details

Agent Name:

Company:

Mobile:

Email Address:

Inspector Details

Inspector Name:

Inspector Office:

Inspector Phone:

Inspector Email Address:

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APBI

Building & Pest Inspection Report

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Australian Property & Building Inspections offers property inspection services for your property, by highly qualified inspection experts. Each of the inspectors agrees to comply with and are performance managed against APBI's Code of Conduct. For further information about your report call 1300 657 546 or for further information on our code of conduct please visit <https://www.apbi.com.au/code-of-conduct>

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1. Description of property inspected

Brief description of the building and other structures on the property:

Type:	Domestic	Freestanding House
Bedrooms:	4	
Bathrooms:	3	
Ensuites:	1	
Car Park:	Double	
Height:	Two Story	
Building:	Cavity Brick	
Piers:	-	
Floor:	Timber	
Roof:	Tile	
Age:	-	

Image of property:



Weather at time of inspection?

Fine

Was the property furnished at time of inspection?

Yes

Please note: To conduct an inspection in accordance with AS 4349.1 the property would be vacant of all furnishing to enable a thorough visual inspection.

Was there evidence of any extensions at time of inspection?

Yes

Comment: Rear addition, rear decks.

Services connected to property

Electricity: Yes

Comment:

Gas: Yes

Comment:

Water: Yes

Comment:

Sewer: Yes

Comment:

Drainage: Yes

Comment:

Smoke Detector: No

Comment:

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2. Definitions

Definition of terms used to describe the current state of repair for each item inspected

Condition Visually Fine:	When the Inspector has viewed the subject area and sees no major defect, and sees no safety hazard.
General Advice/Minor Defect	A general impression regarding the extent of minor defects. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of normal ongoing property maintenance.
Major Defect	A defect of sufficient magnitude where repair works must be carried out, in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Repairs should be carried out by a suitably qualified or licenced trades person. A Major Defect where unsafe conditions are immediately present and which must be repaired at the earliest opportunity.
Unable to Inspect Due to access:	An area of the site where there is insufficient, unsafe or unreasonable access.
Not Applicable (N/A):	When the subject field doesn't make up any part of the inspected property.

Report Definition

Shower Recesses:	Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone or masonry sealant has been applied prior to the inspection. Such application is temporary waterproofing measure and may last for some months before leaking down. The tests of shower recesses are limited to running water within the recesses and visually checking for leaks. As shower are only checked for a short period of time, prolonged use may reveal leaks were not detected at the time of inspection. No evidence of a current leak during inspection does not necessarily mean that the shower does not leak.
Glass Caution:	Glazing in some buildings (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in high traffic areas should be replaced with safety glass or have shatterproof film installed.
Stairs & Balustrades:	The Australian Building Code 3.9 require that covering stairs, landings and balustrades ensure the safety of all occupants and visitors to a building. Those built prior to 1996 may not comply with the current standard. You must upgrade all such items.
Swimming Pools:	A pool is subject to a special purpose property report and is not applicable to this report.
Rooms Below Ground Level:	Rooms under the house or below ground level (whether they be habitable or not) may be subject to dampness and water penetration. Drains are not always installed correctly to these areas or could be blocked. It is common to have damp problems and water entry into these spaces, especially during periods of heavy rainfall and may not be evident on the day of the visual inspection. These rooms may also not have council approval. The purchaser should make their own enquiries to Council to ascertain if approval was granted.
Owners Corporation:	If the property is covered by an Owners Corporation (Strata Title) APBI recommend that an Owners Corporation search be conducted to ascertain their financial position, the level of maintenance afforded and any other relevant information that may impact your future ownership of the property.

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3. Inspection Agreement

Requirement for inspection agreement

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

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.

Purpose of inspection

The purpose of the inspection is to provide advice regarding the condition of the property at the time of the inspection.

Reasonable Access to the property at time of inspection?

No **Note:** Subfloor due to low clearance and ducts.
Roof space inspection was limited by low clearance, ducts and insulation in places.

Areas where reasonable entry is denied to the inspector or where reasonable access is not available are excluded from and do not form part of the inspection. Access limitations may include legal right of entry, locked doors, security system, pets, furniture or other obstructions. Physical access limitations may include height, narrow boundary clearance, thick vegetation, small roof or crawl space and adverse weather conditions. The report shall identify any area or item within the scope of the inspection that was not inspected and the factor that prevented inspection.

The extent of accessible areas shall be determined by the inspector at the time of inspection based on the conditions encountered at that time. The inspection shall include only accessible areas and items that are within the inspector's line of sight and close enough to enable reasonable appraisal.

Reasonable access includes a prerequisite that the minimum clearances specified in the table below are safely available. Dimensions for reasonable access:

- Roof Interior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder;
- Roof exterior: 400mm x 500mm access hole; 600mm x 600mm crawl space; and accessible from a 3.6m ladder placed on the ground

Supplementary notes:

- Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings or sealants to access covers.
- Sub-floor areas sprayed with chemicals are not to be inspected unless it is safe to do so.

Conditions

An inspection report may be conditional on:

- Prevailing weather conditions, recent occupancy and use of services that might affect observations.
- Information provided by the client or agents of the client.
- Deliberate concealment of defects.
- Any other relevant factor limiting the inspection.

Scope of inspection

What is not reported on, general exclusions detailed in AS 4349.1 - 2007

- Parts of a building that are under construction;
- The inspection is not intended to include rigorous assessment of all building elements in a property;
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures;
- Defects not apparent due to occupancy or occupancy behaviour e.g. non-use of a leaking shower;
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future;
- Unauthorized building work or of work not compliant with building regulations;
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters;
- Estimation of the cost of rectification of specific defects.

What is not reported on, specific exclusions detailed in AS 4349.1 - 2007

- Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment;
- The operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor

coverings, electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators);

- Soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

What is reported on

The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions.

The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection. The following areas shall be inspected where applicable:

- The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems;
- The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades;
- The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascia's and barges;
- The roof space: roof covering; roof framing; sarking; party walls; insulation;
- The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors;
- The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps; fencing (general & swimming pool); surface water (drainage effectiveness).

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4. Terms & Conditions

APBI Terms & Conditions

General

1. Australian Property and Building Inspections (APBI) has prepared this report in accordance with the guidelines of **Australian Standard 4349.1 – 2007 Inspection of buildings Part 1: Pre-purchase inspections - Residential Buildings** (the Standard) which covers the minimum requirements for the visual inspection of residential buildings and based on the inspection of the property by the Inspector named in the building inspection report.
2. The Report is prepared for the sole and exclusive use of the Client (person, persons or body) named in the Booking Confirmation and cannot be used or acted upon by any other party without the express permission of APBI.
3. The Terms and Conditions are available on the website: www.apbi.com.au and can change without notice.
4. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking and a payment for an inspection, accepts these Terms and Conditions.
5. The Client acknowledges that these Terms and Conditions take precedence over any oral or written representations made by APBI or the Inspector, to the extent of any inconsistency.
6. A report prepared in accordance with the Standard is not a certificate of compliance of the property with the requirements of any Act, regulation, ordinance, local law or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.

The Inspection

7. All inspections will be a **non-invasive visual** inspection and will be limited to those areas and sections of the property to which Reasonable Access (see below) is both available and permitted on the date and time of inspection.
8. The inspection is undertaken, and the Report prepared, by the Inspector on the assumption that the existing use of the Inspected Property will continue. As such, the Inspector will not assess the fitness of the Inspected Property for any other intended purpose. We advise you to verify any proposed change in use of the Inspected Property with the relevant authorities.
9. Where the Inspected Property is a unit or apartment (Strata Title), inspection will be limited to the nominated residence and does not include common property. i.e. Only those items listed on the title shall be reported.
10. The Inspected Property shall be 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.

Reasonable Access

11. The Standard provides that “safe and reasonable access” shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or, where these clearances are not available, areas within the inspector’s unobstructed line of sight and close enough to enable reasonable appraisal.
12. Minimum clearances are defined as at least 900mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available.
13. Reasonable access does not include removing screws and bolts to access covers. Nor does reasonable access include cutting or making access traps or moving furniture or stored goods.

Limitations

14. **No assessment or identification** is made of asbestos or asbestos related products, toxic mould, Methamphetamine or other harmful substances. Asbestos dust is a hazardous material and should not be disturbed. It is vital that asbestos is not sawn, sanded, drilled or water blasted, etc. For more information about the handling and disposing of asbestos contact your local council.
15. Our inspection does not assess the operation of appliances, alarms, security and communication systems, smoke detectors, heating and cooling systems, blinds (internal and external), soft furnishings, telephones, spa and pool equipment, building automation, electrically operated doors, plant and equipment. Any item not specifically noted in this Report is excluded from the inspection of the Inspected Property. We suggest that a licensed tradesperson be contacted for a separate report in respect of gas or electrical appliance and fittings.
16. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered. Nor do we assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc.
17. The Inspector can only make comment about the general, visible condition of electrical wiring and plumbing. We suggest that a licensed tradesperson be contacted for a separate report.

The Inspection Report

18. The Report must be read carefully and, in its entirety, to gain a complete understanding of the findings of the inspection of the Inspected Property. It will help you understand the limitations faced by an inspector and why it is not possible to guarantee that a property is completely free of defects.

19. This Report describes the visual assessment of the Inspected Property including: the relevant features of the Inspected Property within 30m of the building and within the boundaries of the site, the prevailing structural, soil and weather conditions at the date and time of the inspection.

20. The Report is a subjective assessment of the Inspected Property and therefore outlines the opinion of the Inspector on the general condition of the Inspected Property at the date and time of the inspection in relation to major defects or safety hazards and a general advice on minor defect items.

21. The Report does not cover any part of the building located beneath the ground surface or identify any unauthorised building work or of work not compliant with building regulations.

22. An estimate of the costs of rectification of defects is not required in accordance with the Standard.

23. Any maintenance and general advice items are intended as a helpful guide. The Report is not an exhaustive list of all maintenance and advice items.

24. The Report provides no guarantee and is not a warranty against problems developing with the Inspected Property in the future.

25. This Report is not a rigorous assessment of all building elements and does not cover all maintenance items. This Report also does not cover defects in inaccessible areas, defects that are not reasonably visible, defects that may only be apparent in certain weather conditions or defects that have not yet arisen due to prolonged periods of wet or dry weather or other subsequent events.

26. The Building or Pre-purchase Inspection Report does not identify the presence of timber pests, or any damage caused by timber pests (e.g. termites, borers, etc.). If you wish to include this, you will need to request a Timber Pest inspection report. If there is a concern regarding other types of pests then a fully qualified Pest Controller should be contacted.

Other matters

27. You should address legal and conveyancing matters such as title and ownership, or a solicitor or legal representative. Compliance issues in relation to the positioning of services, privacy, vehicle access, the siting of the buildings, zoning, permit or town planning issues or other legal matters should be directed to the relevant authority or to a solicitor or legal representative.

28. Unless otherwise notified, Australian Property & Building Inspections will make vendor or purchased reports available to prospective buyers. Please advise within 48 hours of receipt of this report if as a vendor you do not wish this report to be made available to prospective purchasers of the property.

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5. Hallways and general living spaces



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balustrade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

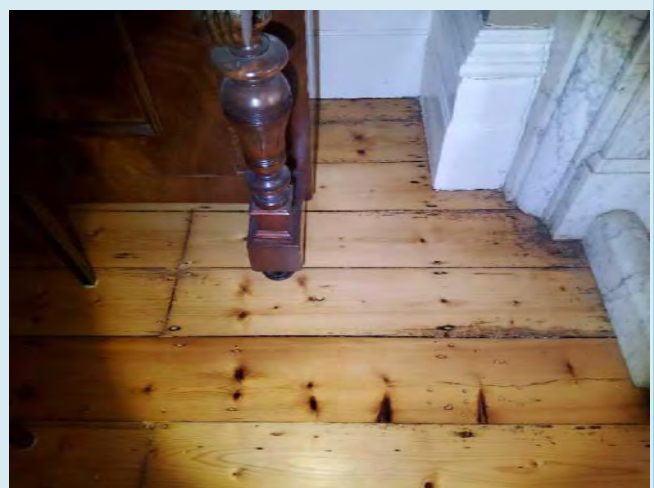
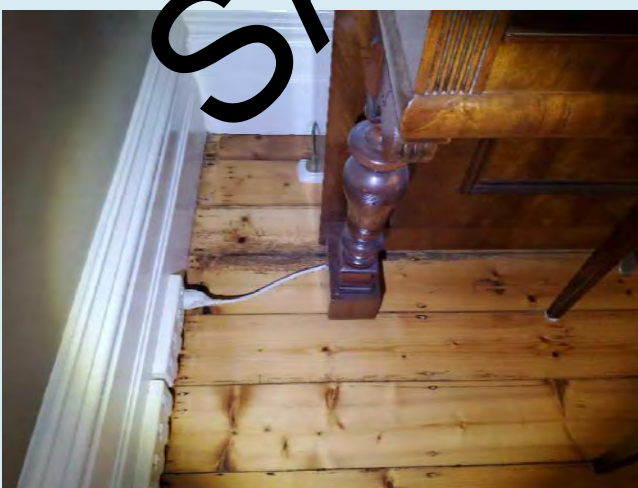
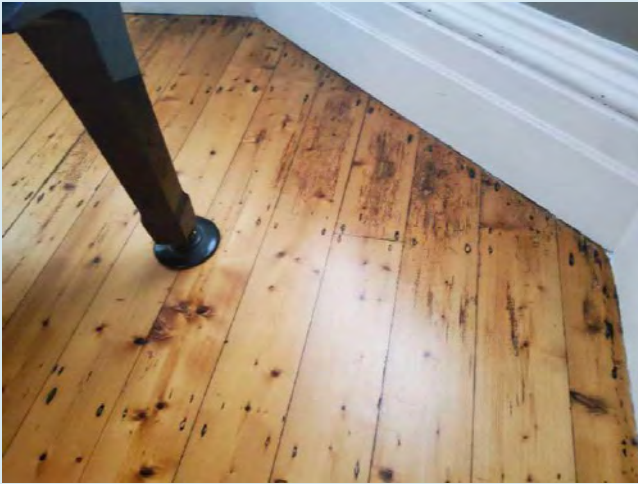
Hallways and general living spaces

Major Defect

Floor

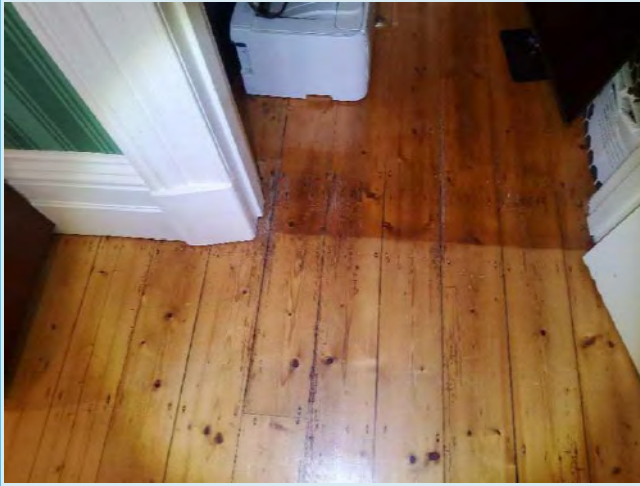
Comments

Living room - Furniture Beetle (borer) damage was found to floorboards, mainly near the west and south walls. Some floorboards appeared to have been replaced. Borer damage ranged from minor to very heavy. Heavily damaged floorboards should be replaced to avoid further damage and possible collapse. Recommend obtaining further information if possible from the vendors regarding past borer treatments and any warranty. See also the Timber Pest section of the report.



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Hallways and general living spaces	
Major Defect	Floor
Comments	
Dining room - Minor, patchy borer damage found to several floorboards, see comment above and the timber pest section of the report.	



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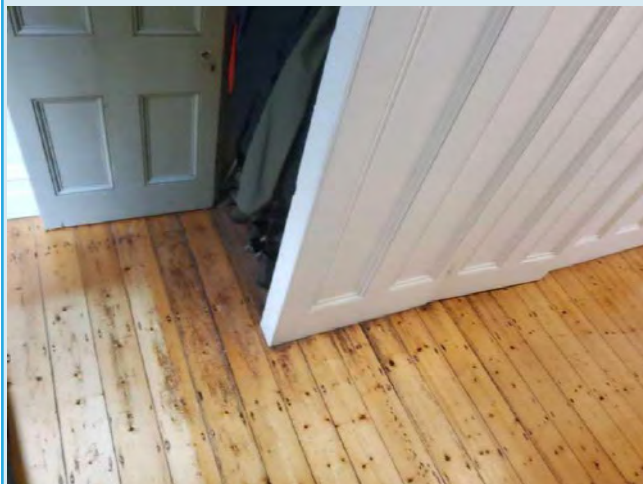
Hallways and general living spaces

Major Defect

Floor

Comments

Minor to heavy borer damage found to floorboards at the end of the hallway, and inside cupboards below the stairs. Heavy damage should be replaced to avoid further damage. See comments above, and the timber pest section of report.



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Hallways and general living spaces

General Advice/Minor Defect

Floor

Comments

Slightly springy flooring in places. Blocking the stumps below the floor may be required in future. Contact a restumping contractor for more advice.



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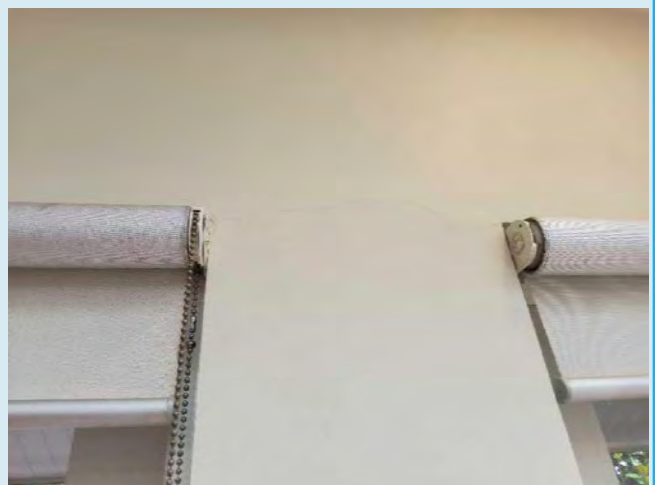
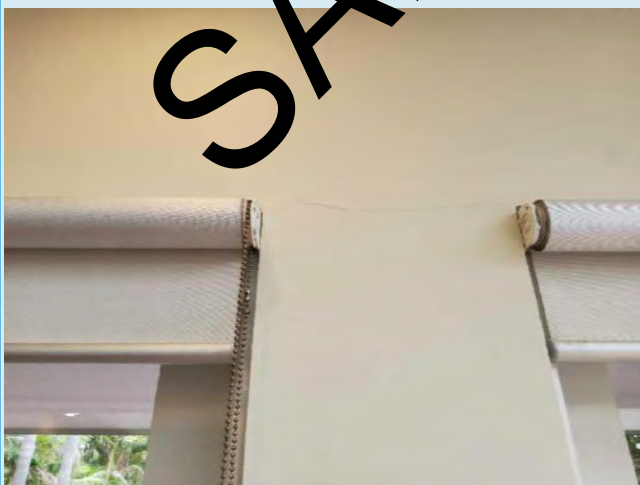
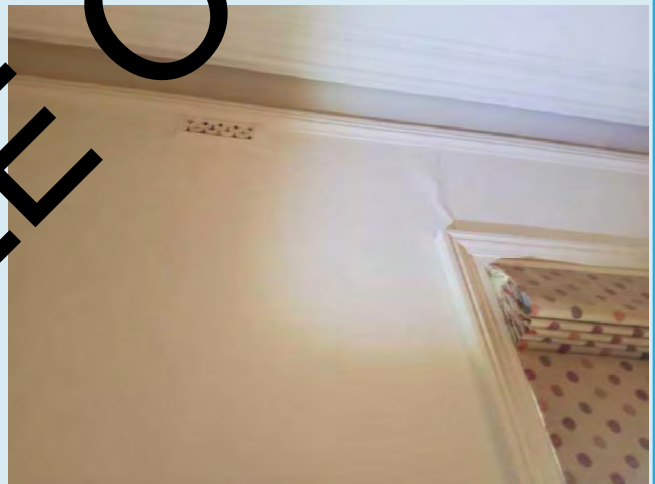
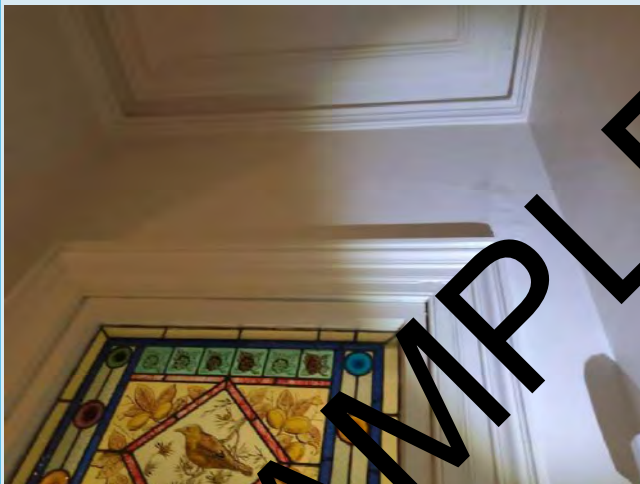
Hallways and general living spaces

General Advice/Minor Defect

Walls

Comments

There are slight cracks to walls in a few places throughout, consistent with the age and type of construction and typical of minor settlement of footings over time.
Patch and paint as required to improve appearance.
Monitor cracks for any deterioration over time, and contact a structural engineer if cracks worsen significantly.



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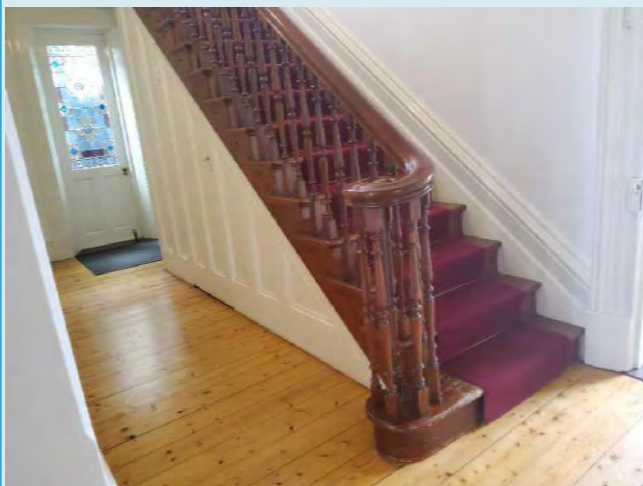
Hallways and general living spaces

General Advice/Minor Defect

Balustrade

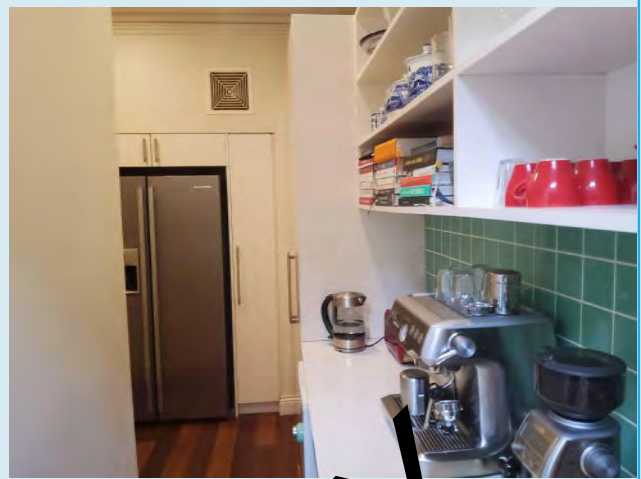
Comments

The lower baluster posts are loose, the balustrade sways slightly under pressure. Recommend maintenance repair soon to avoid further damage.



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6. Kitchen



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets / Drawers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Benchtops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink/Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances (Oven, Range Hood, Dishwasher)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Kitchen	
General Advice/Minor Defect	Appliances (Oven, Range Hood, Dishwasher)
Comments	
Range hood light not working. Recommend maintenance repair.	




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7. Laundry



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trough/Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

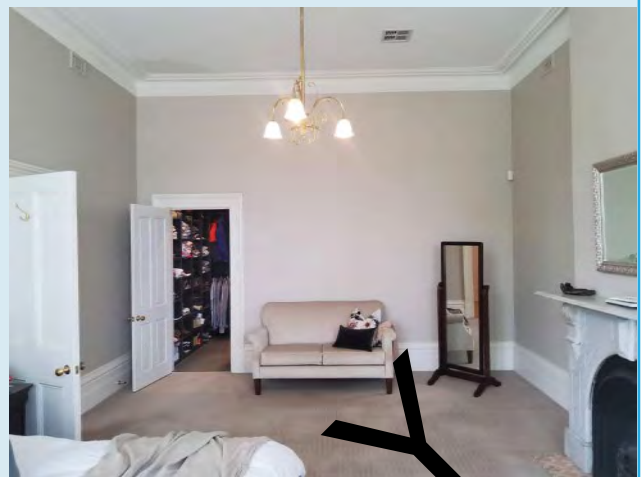
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Laundry	
General Advice/Minor Defect	Cabinets
Comments	
Minor wear and tear deterioration in places.	
	

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8. Bedrooms

8.1. Bedroom 1

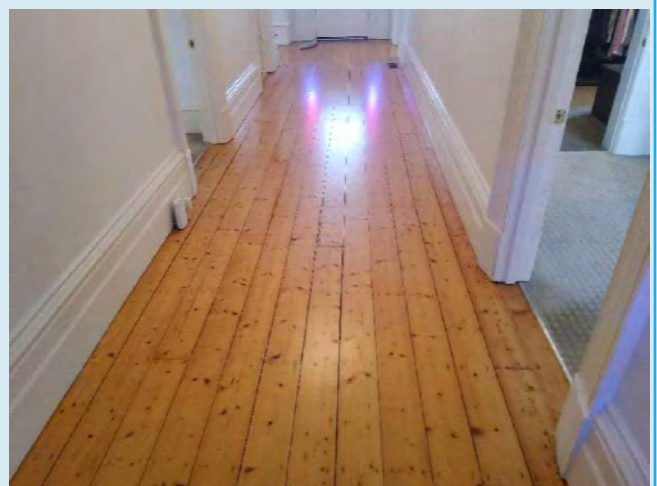
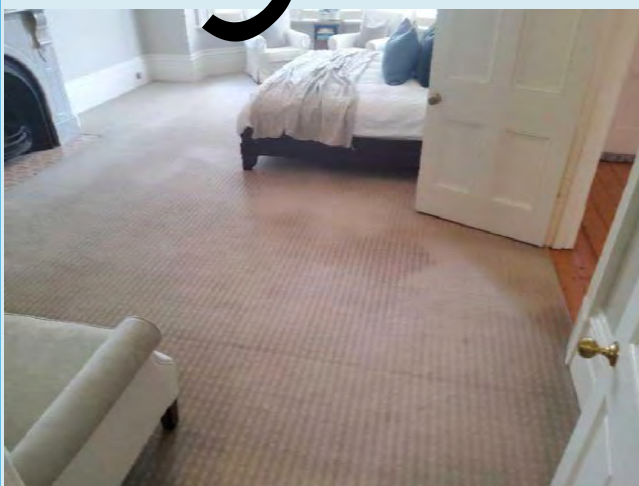



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Bedroom 1	
General Advice/Minor Defect	Floor

Comments


All upper level flooring was creaking slightly underfoot, bedroom floorboards covered by carpet. Recommend replacing carpets and a carpenter assess and rectify any loose nails or floorboards. Note that boiler damage or other damage may have occurred and further repairs may be required.



Bedroom 1	
General Advice/Minor Defect	Floor
Comments	
Hearth tiles are damaged in a few places.	
	

Bedroom 1	
General Advice/Minor Defect	Windows
Comments	
The windows are painted closed. To make openable for natural ventilation, contact a window repair contractor.	
	

SAMPLE ONLY

Bedroom 1	
General Advice/Minor Defect	Smoke Detectors
Comments	
Install a smoke detector outside the bedrooms for safety.	
	

SAMPLE ONLY

8.2. Bedroom 2



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bedroom 2

General Advice/Minor Defect

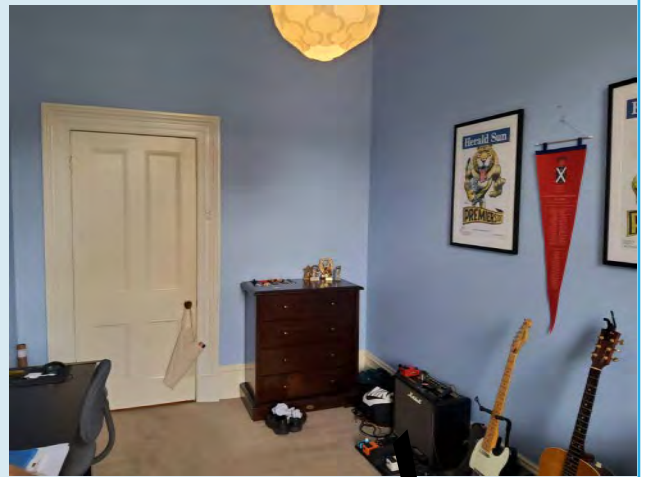
Floor

Comments

Loose carpets, slight creaks to floorboards underfoot.



8.3. Bedroom 3



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bedroom 3

General Advice/Minor Defect

Floor

Comments

Loose carpets, slight creaks to floor boards underfoot.



8.4. Bedroom 4



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bedroom 4

General Advice/Minor Defect

Floor

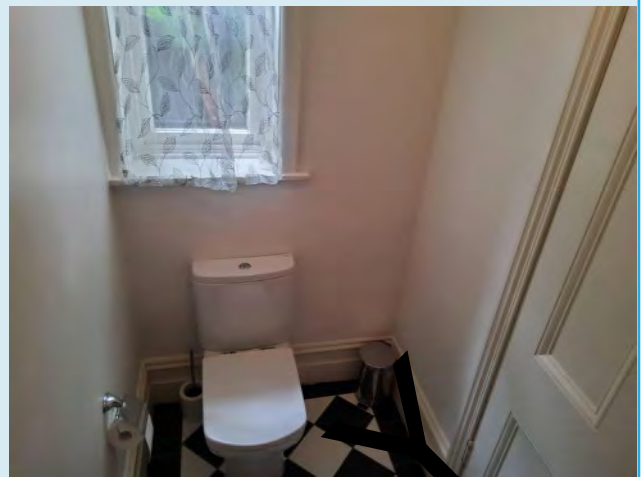
Comments

Loose carpets, slight creaks to floorboards underfoot.



9. Bathrooms

9.1. Bathroom 1




	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Recess	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shower Screen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shower Rose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


9.2. Bathroom 2



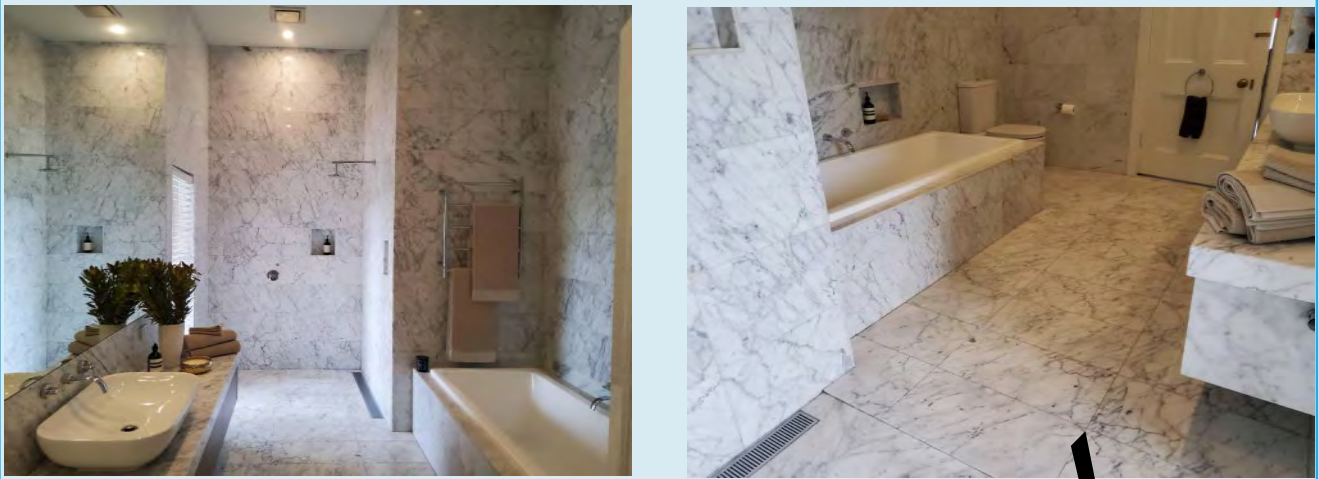
	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Recess	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

Bathroom 2	
General Advice/Minor Defect	Windows
Comments	
Window has been screwed in place and painted closed.	
	

Bathroom 2	
Major Defect	Floor
Comments	
Minor, patchy borer damage found to several floorboards. See the hallways and living spaces comments and timber pest section of the report.	
	

9.3. Bathroom 3

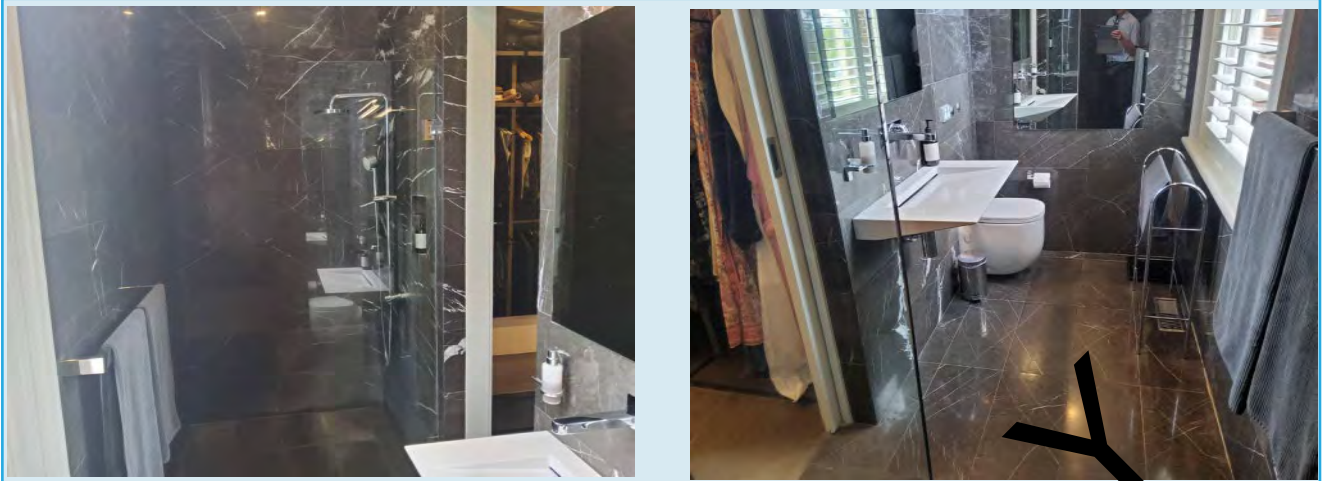


	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due Access	Not Applicable
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Recess	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

10. Ensuite

10.1. Ensuite 1



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Recess	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Screen	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Rose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixer Taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sealant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

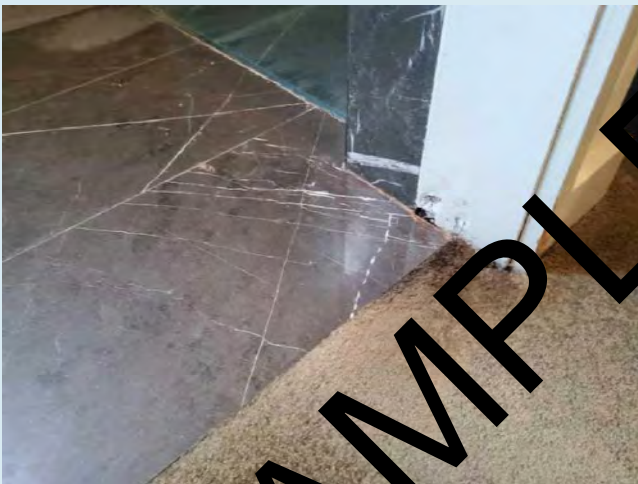
Ensuite 1

Major Defect

Shower Screen

Comments

Shower screen was not sealed to the floor and can be moved. Moderate water damage noted to the bottom of the timber frame alongside.
Recommend a maintenance contractor seal and secure the screen glass to prevent water escaping from this area and further damage to other areas.



SAMPLE ONLY

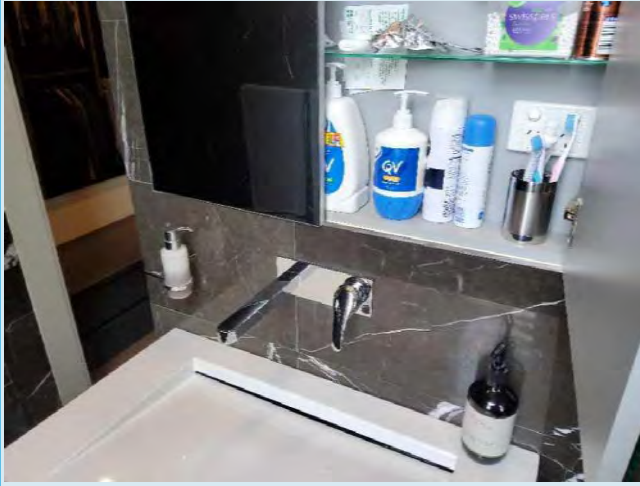
Ensuite 1

General Advice/Minor Defect

Cabinets

Comments

Mirror doors to cabinet were jamming. Recommend maintenance repair.



SAMPLE ONLY

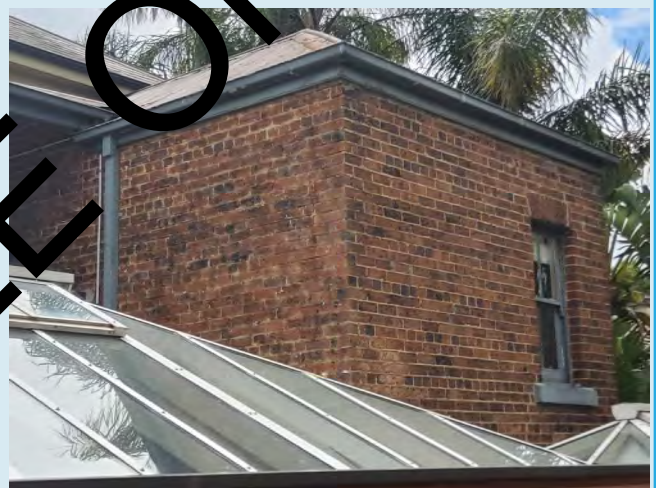
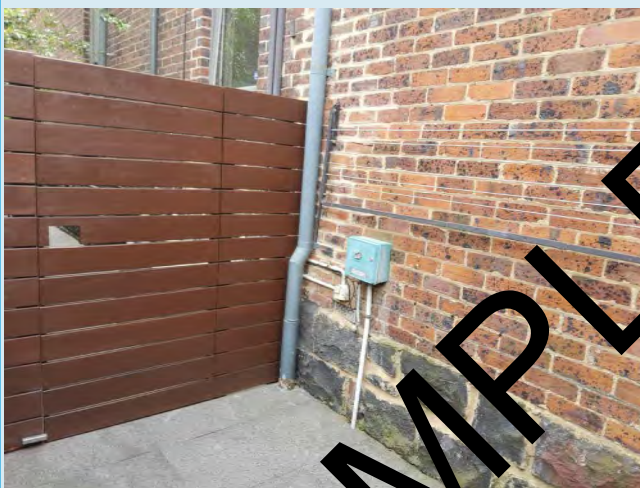
11. External of property > Exterior

	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia, Eaves, Bargeboards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Down Pipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck, Verandah, Balcony, Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handrails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pergola	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways and Paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage/Car Port	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

Comments

Widespread mortar patching noted to right side brickwork. No major damage was visible. Monitor all cracks and previously repaired walls for any further movement over time and if found contact a structural engineer.



SAMPLE ONLY

External > Exterior

General Advice/Minor Defect

Walls

Comments

Slight cracks noted to front masonry wall.



SAMPLE ONLY

Comments

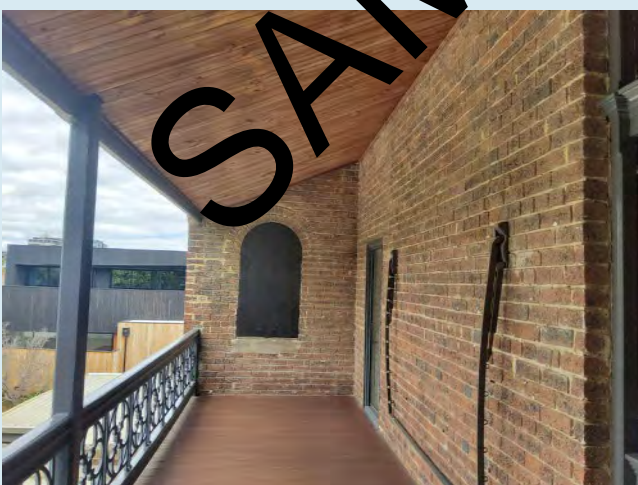
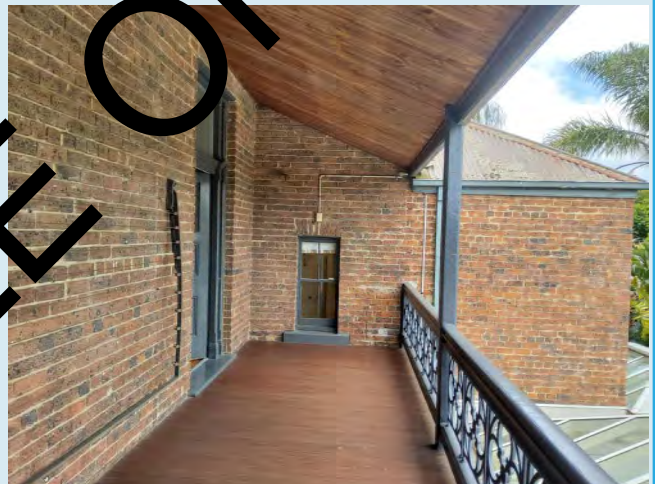
Some mortar patching noted to left side brickwork, stepped cracks and evidence of lateral movement of lower brickwork section below stepped crack. Monitor all cracks and previously damaged walls for any further movement over time and if found contact a structural engineer.



SAMPLE ONLY

Comments

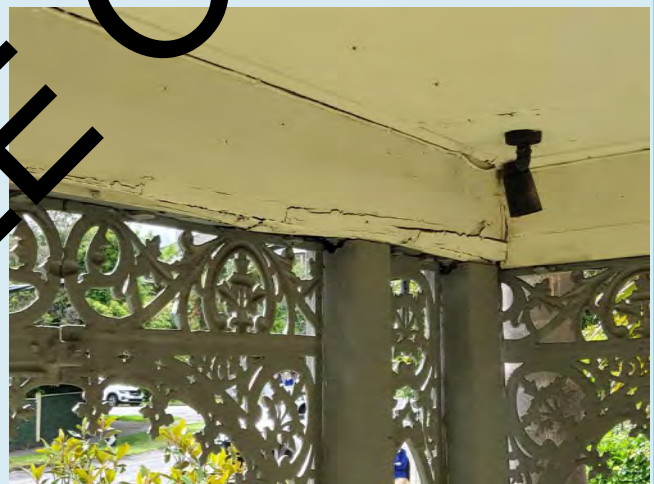
Slight stepped crack noted to rear wall, and the left corner. Other areas appeared visually fine.



SAMPLE ONLY

Comments

Major structural damage - the front verandah front beam was damaged with heavy fungal decay. The front verandah posts appear bowed outwards and to the left side in this corner, and the verandah floor has pulled away from the wall approximately 8mm. Recommend a builder be engaged to replace heavily damaged timbers. The verandah floor may need to be rebuilt to remove damaged timbers.





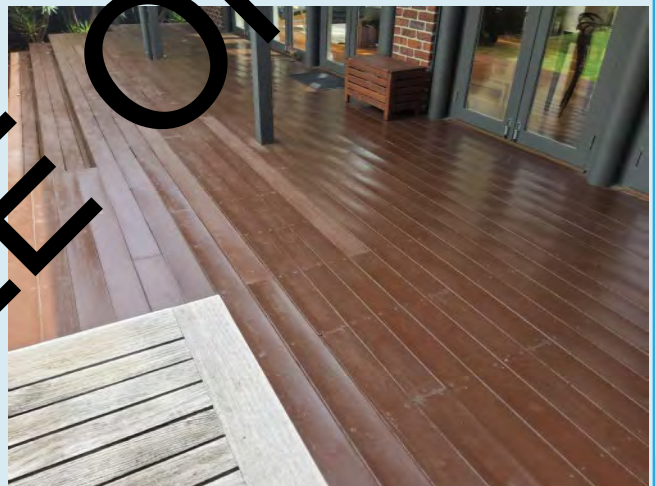
External > Exterior

Major Defect

Deck, Verandah, Balcony, Patio

Comments

Rear deck floorboards were cupping, and damaged due to tight installation, and not painted underside. Recommend a qualified decking contractor rectify or replace floorboards to avoid long term damage and trip hazards.



External > Exterior

General Advice/Minor Defect

Handrails

Comments

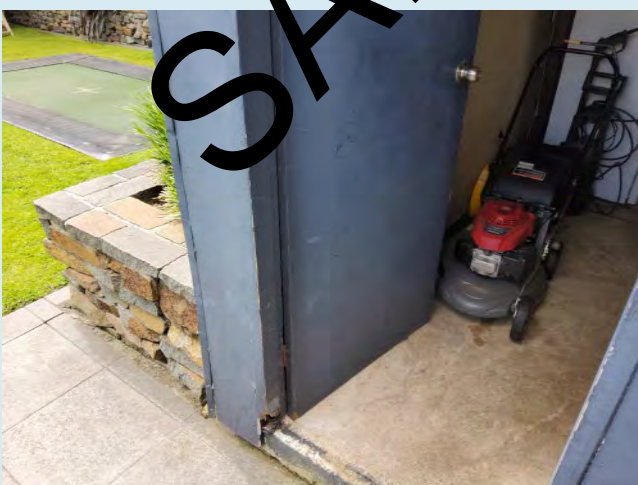
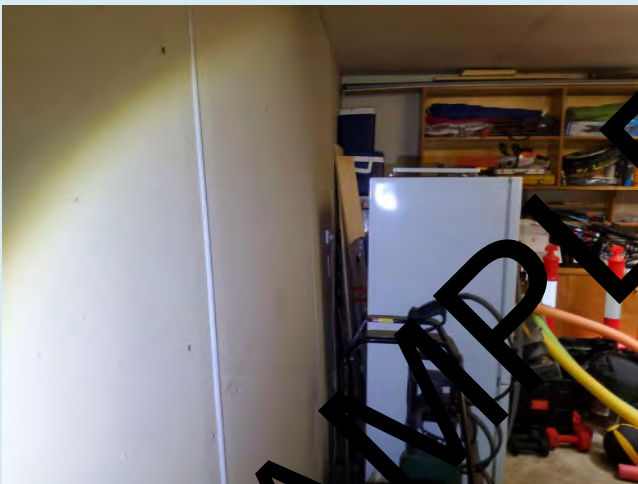
Front verandah handrails were slightly loose, and had minor decay at ends. Recommend repair when the front verandah is rectified.



SAMPLE ONLY

Comments

The front wall of the garage is concealed, but significantly bowed and heavy fungal decay found at the bottom of the wall suggests this was structurally damaged. Recommend replacing the wall with durable water resistant materials or remove the garden bed alongside to avoid ongoing damage. Left side wall was concealed, also has high garden beds and may also need repair or rebuilding.



External > Exterior

Major Defect

Fence

Comments

The left side fence was leaning, with heavy fungal decay in places. Recommend replacing the fence soon.



External > Exterior

General Advice/Minor Defect

Site Drainage

Comments

Water drains through gaps between the rear deck floorboards. Recommend a qualified plumber assess drainage and rectify if required.



12. External of property > Roof areas

Roof Type: Conventional timber framed



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to inspect due to Access	Not Applicable
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valleys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flashings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pointing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

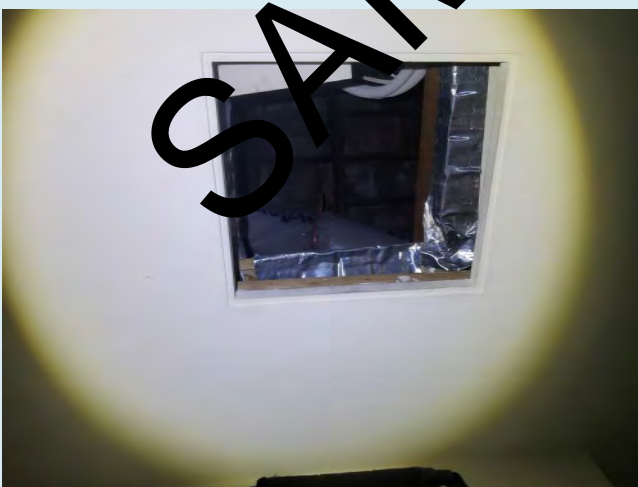
External > Roof Areas

Unable to Inspect Due to Access

Roof Space

Comments

Roof space inspection was very limited - low clearance, insulation and ducts. Timber structure appeared fine where visible from the access trap.



SAMPLE ONLY

External > Roof Areas

Unable to Inspect Due to Access

Roof

Comments

Upper level roof was unable to be safely accessed due to height restriction over 3.6m from the ground. This slate roof has a box gutter in the middle, so I recommend a further assessment by a qualified slate roofing contractor and roof plumber.



SAMPLE ONLY

External > Roof Areas

Condition Visually Fine

Roof

Comments

Lower level glazed roofs, gutters and flashing appeared visually fine.



SAMPLE ONLY

13. External of property > Sub floor areas



	Condition Visually Fine	General Advice/Minor Defect	Major Defect	Unable to Inspect Due to Access	Not Applicable
Sub Floor Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SAMPLE ONLY

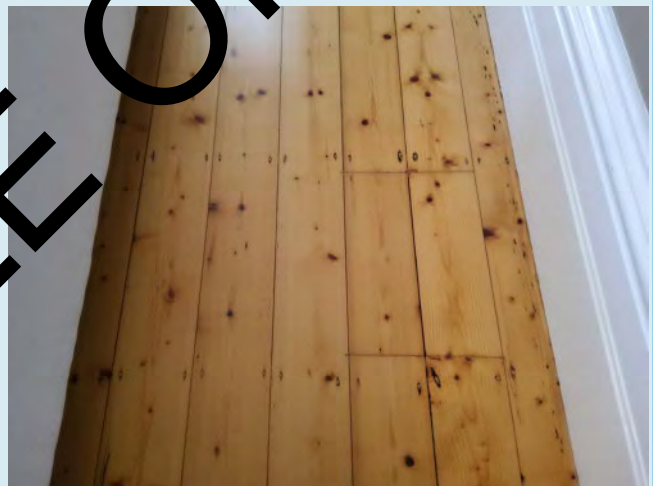
External > Sub Floor Areas

Unable to Inspect Due to Access

-

Comments

The subfloor area was unable to be inspected due to low clearance and obstructing ducts. Internal floorboard access traps have been sealed closed. Recommend a carpenter cut removable access traps in flooring for adequate assessment.



SAMPLE ONLY

Comments

Subfloor ventilation is likely to be limited due to small vents. Recommend a subfloor ventilation contractor be engaged to improve subfloor ventilation via larger vents or an extraction fan system.



SAMPLE ONLY

External > Sub Floor Areas

Condition Visually Fine

-

Comments

Concrete stumps and timber framing below the deck appeared visually fine where accessible.



SAMPLE ONLY

14. Timber pest areas inspected

Requirement for timber pest inspection agreement

This report is the result of a Visual Inspection Only. Inspection of the subject property and this report has been completed with reference to AUSTRALIAN STANDARD AS 4349.3 - 2010 Inspection of buildings Part 3: Timber Pest Inspections. The report is intended to be read as a whole, please read our detailed inspection information 3.5 Scope of Inspection, which includes a number of important disclaimers.

Important Note

It is strongly recommended that a full pest inspection be undertaken every 6-12 months. Regular inspections DO NOT stop timber pest attack, but are designed to limit the amount of damage that may occur through early detection.

Areas Inspected

Where applicable and where there is reasonable access, the following areas are examined during our inspection:

- Interior and exterior of structures
- Roof cavity
- Garage or carport
- Subfloor
- Retaining walls and garden borders
- Garden and storage sheds
- Structures, fences and trees within 50m of the building within the boundaries of the property
- Pergolas and decks

Report on Areas Inspected

Our visual inspection is undertaken to identify the following timber pests:

- Subterranean termites activity or damage
- Borer activity
- Wood decay (rot) fungi damage

SAMPLE ONLY

15. Timber pest inspection findings and recommendations

	Condition Visually Fine	Activity or Damage Advice on Item	Action Recommended	Major Structural Defect	Unable to Inspect Due to Access	Not Applicable
Dwelling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Frames	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cavity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sub Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage/Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden Borders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pergola	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SAMPLE ONLY

Timber Pest checklist findings

Activity or Damage Advice on Item



Interior


Comments

Evidence of Furniture Beetle borer damage (Anobium spp.) Was found to floorboards in several areas throughout the house. Some borer emergence holes were found, suggests borers were active. These borers damage timber slowly over a long period of time, but to the point of complete collapse. Recommend a pest control contractor be engaged to advise on treatment options and costs. The most reliable method of control is to replace the borer-damaged timbers and reduce conditions conducive to reinfestation, i.e. maximise subfloor ventilation, minimise damp conditions below the house.



SAMPLE ONLY

Timber Pest checklist findings	
Unable to Inspect Due to Access	Interior
Comments	
Upper level floor boards in the bedrooms were covered by carpet. As there was borer damage in an upper level bathroom floorboards, further borer damage may be present that was concealed, and may only be revealed when carpets are lifted.	
	

Timber Pest checklist findings	
Activity or Damage Advice on Item	Door Frame
Comments	
Localised heavy fungal decay was found to the base of ensuite door jamb, near the shower recess, due to water seepage from the shower. See ensuite area comments.	
	

Timber Pest checklist findings

Unable to Inspect Due to Access

Roof Cavity

Comments

Roof space inspection was limited by low clearance, insulation and ducts. Timber structure appeared fine where visible at the time of inspection.



SAMPLE ONLY

Timber Pest checklist findings

Unable to Inspect Due to Access

Sub Floor

Comments

The subfloor area was unable to be inspected due to low clearance and ducts.



Timber Pest checklist findings

Condition Visually Fine

Sub Floor

Comments

Timber framing below the deck appeared visually fine.



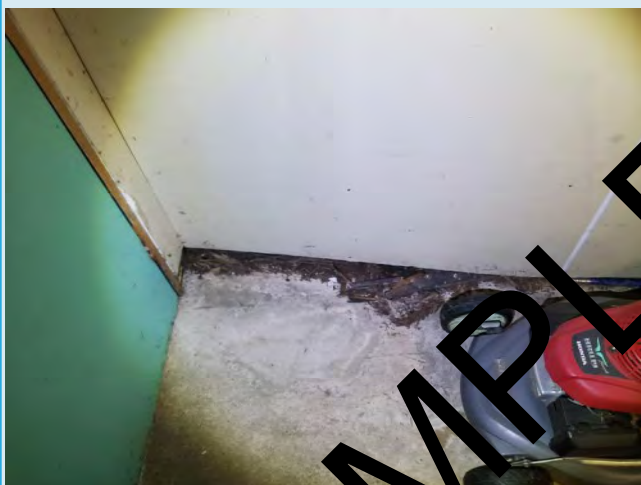
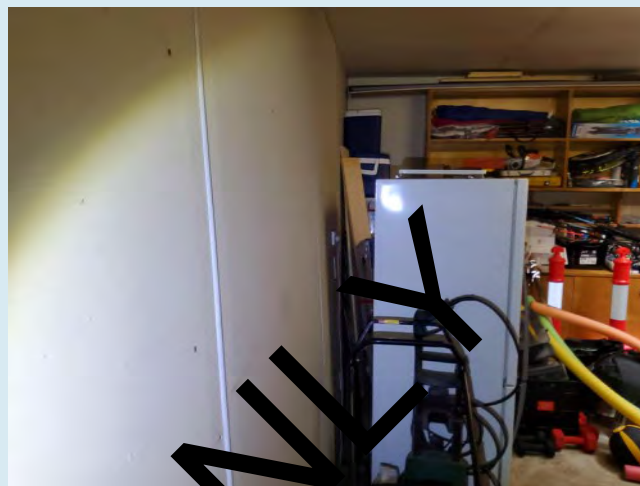
Timber Pest checklist findings

Major Structural Defect

Garage/Carport

Comments

Very heavy fungal decay found to lower timber wall frames visible at the front of the garage. See garage comments in the building section of report.



SAMPLE ONLY

Timber Pest checklist findings	
Activity or Damage Advice on Item	Fence line
Comments	
Heavy fungal decay in places, see the fences comments in building section of the report.	



Timber Pest checklist findings	
Action Recommended	Retaining walls
Comments	
Garden beds alongside garage timber walls frames increase the risk of ongoing timber pest infestation. Recommend rebuilding the garage walls with durable materials or removing garden beds.	



SAMPLE ONLY

Timber Pest checklist findings

Action Recommended

Sub Floor

Comments

Subfloor ventilation is limited due to small vents and increases the risk of ongoing timber pest infestation (borers, termites and fungal decay). Recommend a subfloor ventilation contractor be engaged to improve subfloor ventilation via larger vents or an extraction fan system.



Timber Pest checklist findings

Major Structural Defect

Roof

Comments

The front verandah beam had heavy fungal decay and evidence of structural movement, which should be rectified as soon as possible. See the building section comments.



16. Timber pest conducive conditions

Areas Conducive

Timber Pest attacks are likely to occur if the following items are not considered and planned for:

- Hot water system overflow should be directed away from building or to a drain
- External timbers in contact with the building may allow termites to enter undetected
- Landscape timbers should be removed or replaced with treated timbers
- Weepholes in brick work need to be free from soil

Note: See all comments above.

Report on Drainage

A visual inspection is undertaken to identify potential drainage problems:

- Concrete slab
- Stumps
- Other

Note: Poor subfloor drainage increases the likelihood of termite attack. If drainage is considered inadequate, a plumber or other building expert should be consulted.

Note:

Report on Ventilation

A visual inspection is undertaken to identify potential ventilation problems:

- Concrete slab
- Stumps
- Other

Note: Ventilation of the sub-floor region is important in minimising the opportunity for subterranean termites to establish themselves. If found to be inadequate, remedial measures should be taken. You should explore arranging the installation of high air flow vents and/or improve the cross flow of air within the subfloor, so as to produce ventilation equivalent to 8400 sq mm net ventilation area per lineal metre on external and internal walls.

Note: Inadequate subfloor ventilation.

SAMPLE ONLY

Evidence of Possible Termite Treatment

A visual inspection is undertaken to identify evidence of possible termite treatment:

- Concrete slab
- Stumps
- Other

**Note: No evidence of termite treatment or borer treatment was found.
Recommend contacting the vendors for any information on past treatments.**

Subterranean Termite Treatment Recommendation

At the time of the inspection it is our opinion that the need for a treatment, in accordance with Australian Standard 3660.1 to control or prevent subterranean termites from infesting and causing damage to the property is:

- High
- Moderate
- Low

Overall Degree of Risk of Timber Pest Infestation

Considering all of the relevant factors, it is our opinion that the overall degree of risk of termite infestation to the property is:

- High
- Moderate
- Low

Note: The overall degree of risk of Timber Pest Infestation is a subjective assessment by the inspector at the time of the inspection, taking into account many factors which include, but are in no way limited to, location and proximity to bushland and trees and/or other timber structures, the presence of evidence of timber pest damage or activity close to the inspected structure or within the inspected structure, conducive conditions that raise the potential of timber pest attack, such as timbers in contact with soil, inaccessible areas, slab on ground construction etc, or other factors that, in the inspector's opinion, raise the risk of future timber pest attack.

It should be noted that if the risk factor is high, this is not meant to deter a purchaser from purchasing the property; it is simply to make them aware that increased vigilance is warranted and any recommendations regarding reducing conducive conditions or frequency of inspections should be observed.

With reference to the degree of pest infestation noted above, it is recommended that pest inspections be completed by a qualified pest inspection every six to twelve months

SAMPLE ONLY

17. Timber pest Terms & Conditions

General

1. Australian Property and Building Inspections (APBI) has prepared this report in accordance with the guidelines of Australian Standard AS 4349.3-2010 Inspection of buildings Part 3: Timber pest inspections (the Standard).
2. The Report is prepared for the sole and exclusive use of the Client (person, persons or body) named in the Booking Confirmation and cannot be used or acted upon by any other party without the express permission of APBI.
3. These Terms and Conditions are available on the website: www.apbi.com.au and can change without notice.
4. The Client, having been provided with the opportunity to read these Terms and Conditions following the making of a booking and a payment for an inspection, accepts these Terms and Conditions.
5. The Client acknowledges that these Terms and Conditions take precedence over any oral or written representations made by APBI or the Inspector, to the extent of any inconsistency.
6. Timber Pest Inspections will be carried out within and around existing buildings and structures.
7. A copy of the Australian Standards may be obtained from Standards Australia.
8. No responsibility is accepted, or warranty implied, for any timber damage that may occur as the result of past, current or future termite activity as termites can gain access to a structure at any time.

The Inspection

9. All inspections will be a non-invasive visual inspection and will be limited to those areas and sections of the property to which Reasonable Access (see below) is both available and permitted on the date and time of Inspection.
10. The Report will state timber damage found as 'low', 'moderate' or 'high'. This information is not the opinion of an expert, as the inspector is not qualified to give an expert opinion.
11. The inspector may use a probe, donger or screwdriver to tap and sound some timbers.
12. The inspector may use a moisture meter to check moisture levels in walls that back onto wet areas such as showers etc. Other than these areas the moisture meter will not be used on other surfaces except where the visual inspection indicates that there may be a need to further test the area.

Reasonable Access

13. The Standard provides that "safe and reasonable access shall be determined by the inspector at the time of the inspection, based on the conditions encountered at the time of inspection. An inspector shall only inspect areas where safe, unobstructed access is provided and where the minimum clearances are available or where these clearances are not available, areas within the inspector's unobstructed line of sight and close enough to enable reasonable appraisal.
14. Minimum clearances are defined as at least 600mm vertical and horizontal clearance for roof space and sub floor area access. The interior and exterior roof must be accessible from a 3.6 metre high ladder for reasonable access to be available.
15. Reasonable access does not include removal of screws and bolts to access covers. Nor does reasonable access include cutting or making access traps or moving furniture or stored goods.

Limitations

16. The inspector cannot see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. Insulation in the roof void may conceal the ceiling timbers and make inspection of the area unsafe.
17. No item of furniture or fixtures will be removed, moved or modified during the inspection and items and conditions covered by such furnishings and fixtures are not inspected or considered.
18. If the property to be inspected is occupied then you should be aware that furnishings or household items may be concealing evidence of Timber Pests, which may only be revealed when the items are moved or removed. In some cases, the concealment may be deliberate.
19. The inspection will not involve any invasive inspection including cutting, digging, gouging, force breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal possessions.
20. If you need an invasive inspection a fully qualified Pest Controller would need to be engaged. After an invasive Timber Pest Inspection is carried out, you may need to arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required.
21. Whilst trees on the property up to a height of 2m have been visually inspected, where possible and practicable, for evidence of termite activity it is difficult to ascertain whether termite nests are present. This is because they are generally well concealed and located either underground or in trees. We recommend that any trees on the property are inspected and drilled by a fully qualified Pest Controller.

Determining Extent Of Damage

22. Termites can attack any structure. Periodic maintenance should include measures to minimise possibility of infestation in an around the property.
23. Some factors leading to infestation may include when the concrete slab is covered by soil or garden debris, soil filled area or areas with less than 400mm clearance, foam insulation at foundations, poor drainage, leaking pipes, damp areas, formwork

timbers, scrap timbers, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls, garden pathways, or turf abutting or concealing the edge of a concrete slab and retaining walls. The Report will not and cannot state the extent of any timber pest damage.

24. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either, within the structures or the grounds of the property, then damage may exist in concealed areas, e.g. framing, then you should assume that there may be some structural or concealed damage within the building(s).

25. If Timber Pest activity and/or damage are found then an invasive inspection is strongly recommended. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timber. You agree that neither we nor the APBI Inspector is responsible or liable for the repair of any damage whether disclosed by the report or not.

Other Matters

26. If you are the purchaser and not the owner of the property to be inspected then you should obtain a statement from the owner as to any timber pest activity or damage to the property known to them and what, if any, treatments have been carried out to the property. It is important to obtain copies of any paperwork issued and the details of any repairs carried out. Ideally the information obtained should be given to the inspector prior to the inspection being conducted.

27. Unless otherwise notified Australian Property & Building Inspections will make vendor purchased reports available to prospective buyers. Please advise within 48 hours of receipt of this report if, as a vendor, you do not wish this report to be made available to prospective purchasers of the property.

Understanding

28. If there is anything that you do not understand then, prior to the commencement of the inspection, you must contact us by phone or in person and have us explain and clarify the matter to your satisfaction. Your failure to contact us or cancel the requested inspection means that you have read these terms and conditions and that you do fully understand the contents.

Note: Additional inspection requirements requested by you may incur additional expense regarding the cost of the inspection.

Definitions

You should read and understand the following definitions of words used in this agreement and the Report. This will help You understand what is involved in a Timber Pest Inspection or a Termite Inspection, the difficulties faced by an inspector and the contents of the Report with which we will provide you following the inspection.

Access hole means a hole in the structure allowing entry to an area.

Active means live timber pests were sighted during the inspection.

Client means the person(s) who requests the report. If ordered by the client's Agent then it is agreed that the Agent represents the client and has the authority to act for and on behalf of the client.

High moisture readings mean a reading on a moisture meter that is higher than the norm for other parts of the structure. Such high reading should be investigated by invasive means as the presence could indicate a leak or may indicate timber pest activity and damage.

Inactive means that no active (see definition above) timber pests were detected but evidence such as workings, damage, mudding or exit holes is found at the time of the inspection.

NOTE: Where visual evidence of inactive termite workings and/or damage is located, it is possible that termites may still be active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and inspections over time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Property means the structures, gardens, trees, fences etc up to thirty (30) metres from the exterior walls of the main building but within the boundaries of the land on which the main building is erected. Unless You specifically order in writing that structures, gardens, trees and fences etc outside the thirty (30) metres from the exterior walls of the main building be inspected no such inspection will be carried out.

Reasonable Access means only areas to which reasonable access is available are inspected. The Australian Standard AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

Roof Void - the dimensions of the access hole should be at least 500mm x 400mm, and, reachable by 3.6 M ladder, and there is at least 600mm x 600mm of space to crawl;

Roof Exterior - must be accessible by a 3.6M ladder

Subfloor - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor; The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods.

Report means the report issued to you following the inspection of the property.

Termites means Subterranean and Dampwood termites (white ants) and does not include Dry wood termites.

18. Report findings - summary

This Building Inspection summary provides you with a “snapshot” of the items the inspector considers of greatest significance for you, in respect of the building only, when considering this property. Please refer to the Definitions and the complete Report for detailed information regarding visible defects. Note that this Summary is not the complete Report and that in the event of an apparent discrepancy the complete Report overrides the Summary information.

Report Summary

**The 19th Century house is ageing, and has a newer rear extension. Walls appeared substantially solid but had some cracks in places, evidence of typical settlement of bluestone footings.
Heavy fungal decay and structural damage was found in the front verandah and garage, which should be repaired or rebuilt as soon as possible.
A number of other repairs and further investigations are recommended in the comments above.**

Timber pest report summary

**Structural damage - fungal decay - was found in the front verandah and garage timber, and should be rectified as soon as possible.
Borer damage was found to floorboards in several areas. Some heavily damaged floorboards should be replaced. Most of the upper level floorboards were covered by carpets, and may also have some damage needing repairs.
There was no evidence of termites at the time of inspection.
Please see all comments above.**

Major Defects noted

Yes

A summary of any major defects found. A defect of sufficient magnitude where rectification has to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building.

**Verandah, garage, fences, subfloor ventilation, rear deck floorboards, internal timber floors, ensuite shower screen.
See all comments above in body of the report.**

Major Structural Defects Noted

Yes

A major defect in any internal or external primary load bearing component of the building which seriously affects the structural integrity of the building requiring rectification to be carried out without undue delay to avoid: unsafe conditions, posing a threat to life or serious injury; loss of utility, whereby the defect is such that the whole of the relevant part of the building can no longer serve its intended function; or further substantial deterioration of the building. In the case of cracking, a serious structural defect denotes severe cracking as defined by Category 4, Appendix C – Australian Standard AS 2870-2011.

Verandah, Garage.

19. Australian Property And Building Inspection

The Australian Property & Building Inspections is a national organisation that promotes quality building inspections. APBI engages with trade qualified builders with a minimum of 10 years residential and commercial building experience to complete property inspections. Each home and building inspection completed is then detailed in a report that is completed to Australian Standards AS4349.0, AS4349.1 and/or AS4349.3. APBI currently has 17 offices nationally who are supported by a national call centre located at Level 6, 350 Collins Street, Melbourne. Our office locations follow:

Victoria

- Melbourne
- Geelong
- Mornington Peninsula
- Ballarat

New South Wales

- Sydney
- Parramatta
- Neutral Bay (North Sydney)
- Bathurst

Queensland

- Brisbane
- Gold Coast
- Sunshine Coast

South Australia

- Adelaide

Western Australia

- Perth
- Fremantle

Tasmania

- Hobart

Northern Territory

- Darwin