

Pre Purchase Building and Pest Inspection

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Specialising in:

- Pre purchase building and pest inspections
- Pre sale inspections



Address:	1 Smith Rd
Day and Time Inspected:	Date: 16/7/2025 12:00pm
Weather and Temperature:	Degrees 22 Humidity 50%

General Description of Property

Types of building	Low Set
Storys	One

Building age Approximately	40 years
Smoke detectors	Fitted Not Tested
Siting of building	Central on Block
Gradient	Flat with Cut and Fill
Access	Good
Utility servies	Electricity
Occupied	NO
Furnished	NO

Construction type and materials

Subfloor	Concrete
Floor Coverings	Carpet /Tiles
Walls	Timber Framed
Cladding	Timber Boards
Internal linings	Plaster Board And Fibre Cement
Roof Construction	Timber Trussed
Roof cladding	Tin

Photos findings and general comments ;

1



Condition of driveway was mostly good/average some hairline cracking was noted see comment on Concrete Cracking – Driveways, Paths and Carports in report below.

2



Condition of driveway was mostly good/average some hairline cracking was noted see comment on Concrete Cracking – Driveways, Paths and Carports in report below.

3



Condition of colour bond fencing was average/poor there is damage to sheets, top rails and post are leaning.

4



Condition of small timber retaining walls at boundary of property are in poor condition

5



Some timber sleepers have been replaced, but overall condition of timber retaining is poor

6



Plastic cover to water meter is damaged

7



Some of the posts to timber retaining wall have almost completely degraded at base of post due to fungal decay and wet rot

8



The property has two large trees in front garden. The root systems of large trees can crack/damage underground services, concrete paths and driveways area should be monitored for movement.

9



Soil has been built up at base of colour bond fencing. This can cause sheets to rust at base. Recommend lowering level of soft landscaping.

10



Damage noted to colour bond fencing around the property

11



Condition of roller door on carport appeared mostly good

12



There are signs of wet rot and termite activity that requires repairs/ further investigation by a licensed builder

13



Some of the feature trim work to front porch requires additional fixings

14



Base of timber post at front of property have degraded and require repair/maintenance. Trade recommendation Carpenter/Painter.

15



Fascia boards to the roof and eaves have areas of wet rot and decay and require rectification/repairs

16



Condition of tiles at front porch seemed mostly good

17



Areas of wet rot and termite activity were noted to the front left-hand corner of the property that should be investigated further by a licensed builder

18



External tap at front of property requires maintenance leaks at top and penetration through wall has not been sealed correctly. Trade recommendation – Plumber.

19



Fascia boards to the roof and eaves have areas of wet rot and decay and require rectification/repairs

20



Neighbouring boundary retaining wall appeared to be in mostly good condition

21



Servicing pipes to split Aircon require maintenance/repairs and have degraded

22



Servicing pipes to split Aircon require maintenance/repairs and have degraded

23



It appears there is wet rot/termite damage to the right hand boundary cladding at base requires further investigation - rectification/repairs

24



Neighbouring boundary retaining wall appeared to be in mostly good condition

25



It appears there is wet rot/termite damage to the right hand boundary cladding at base requires further investigation - rectification/repairs

26



Fascia boards to the roof and eaves have areas of wet rot and decay and require rectification/repairs

27



Recommend cutting base of ost to allow for more visual clearance and to limit the potential ingress of water through base of posts

28



Rear fence in average condition

29



Recommend sealing end grain of patio roof beams to limit potential water ingress. Trade recommendation – Painter.

30



Rear walls of the property have holes drilled through cladding which required sealant/ patching

31



Trims to the laundry back door are damaged and require repairs. Trade recommendation – carpenter.

32



The condition of the rear patio concreting was average/poor there is multiple cracking to slabs. See note below on concrete cracking.

33



Gutter to rear patio roof is leaking and requires repairs. Trade recommendation – roof plumber.

34



Fascia boards to the roof and eaves have areas of wet rot and decay and require rectification/repairs

35



There was no pump for stormwater storage tank connected at the time of inspection

36



Areas of wet rot/termite damage noted to cladding boards behind water tank

37



Water tank is not connected to stormwater and discharges on ground

38



Carport structure has been constructed in an unconventional manner. Recommend ensuring this structure has council approval and has been engineered to an appropriate standard.

39



At the time of inspection, the roller door was not functioning properly. Recommend having door serviced/inspected.

40



Areas of the roof guttering required debris to be removed

41



Overall condition of roof was average/poor

42



Overall condition of roof was average/poor

43



Gutters to the carport structure are filled and required debris to be removed

44



Transparent polycarbonate sheets on patio roof are damaged/ degrading and cracked and require replacement. Trade recommendation – Roofer.

45



Some areas of the roof require additional sealant to be installed to stop potential water ingress into structure below

46



Some areas of the roof require additional sealant to be installed to stop potential water ingress into structure below

47



Condition of front door was average. Recommend sealing bottom edge of door to limit potential water ingress and swelling.

48



Bedroom in mostly average/good condition

49



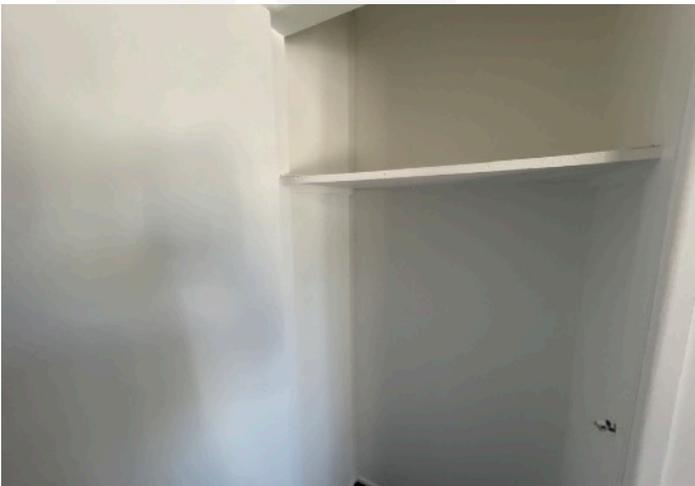
Bedroom door requires adjustment.
Trade recommendation – carpenter.

50



Widespread - Aluminium windows appear to be functional but would benefit from servicing of runners. Also, flyscreens are damaged to most windows and require replacement.

51



Built-in cupboard was in average/poor condition. Recommend installing new shelf. Also door requires new catch.

52



Condition of hallway was average

53



Condition of back bedroom was average

54



Built-in robe to bedroom was in average/poor condition. Door is damaged and requires repairs.

55



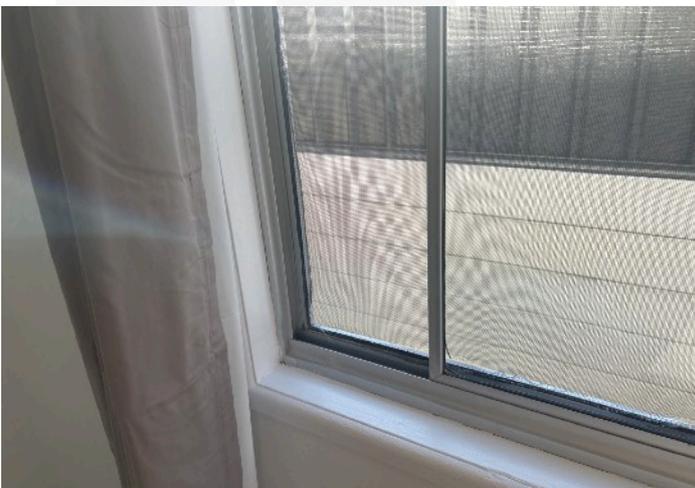
Hairline cracking was noted to bedroom ceiling. Trade recommendation – Plasterer.

56



Small office/bedroom at rear of property in average condition

57



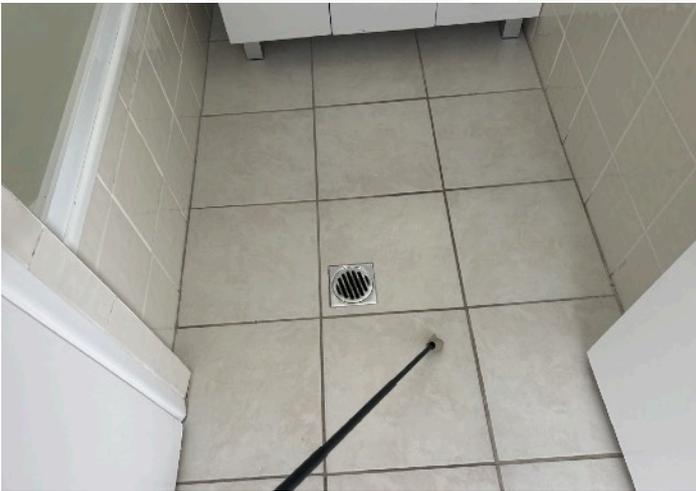
Widespread - Aluminium windows appear to be functional but would benefit from servicing of runners. Also, flyscreens are damaged to most windows and require replacement.

58



Condition of main bathroom was average/poor

59



Floor tiles are drummy and appear to have been laid on top of old tiles.

60



Bathroom vanity mixer and sink functioned no external leaks were detected

61



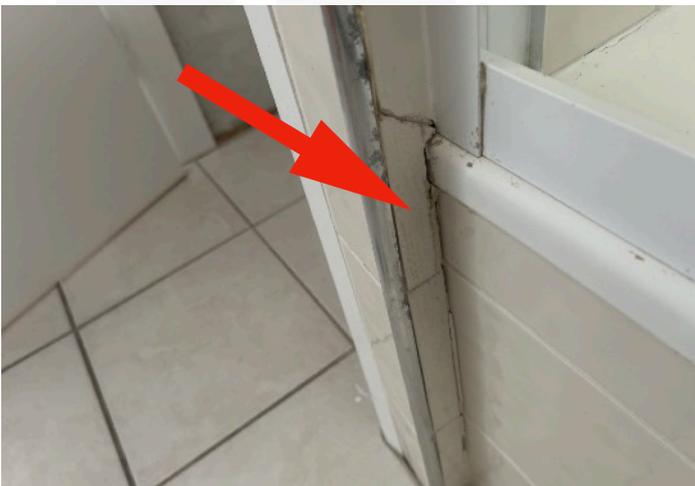
Blinds to bathroom window are rusted and degrading recommend replacing

62



Cupboard in bathroom was in poor condition. Recommend replacing shelving trade recommendation – carpenter.

63



There was cracked and damaged tiles to bath area. Likelihood of leaking shower/ inadequate waterproofing is high.

64



Showerhead was functioning at the time of inspection

65



Damage to tiling behind tap was noted, an area where potential water could ingress into wall. Trade Recommendation - Plumber

66



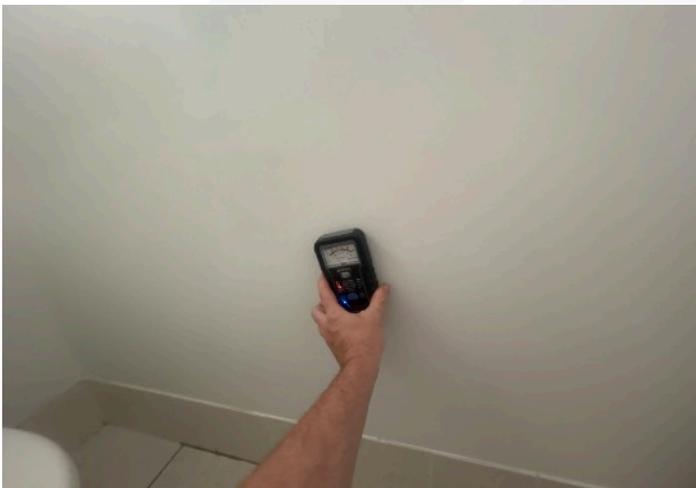
Bath spout functioned. Taps are damaged and require repair repairs. Trade recommendation – Plumber.

67



Moisture meter readings were taken behind wall surfaces of shower and at the time of inspection no high readings were found. Note showers had been vacant for some time. Meaning of potential leaks may not be picked up

68



Moisture meter readings were taken behind wall surfaces of shower and at the time of inspection no high readings were found. Note showers had been vacant for some time. Meaning of potential leaks may not be picked up

69



It appears there is water damage to cupboard in hallway was dry at the time of inspection but could be coming from bathroom/shower area. Area requires monitoring when bathroom is in use.

70



It appears there is water damage to cupboard in hallway. Was dry at the time of inspection but could be coming from bathroom/shower area. Area requires monitoring when bathroom is in use.

71



Toilet to the property was functioning at the time of inspection

72



Tiling is damaged to toilet area. Trade recommendation – Tiler.

73



Recommend installing lift off hinges to toilet door as a safety feature

74



Condition of laundry tub was poor taps were functioning at the time of inspection. No external leaks detected.

75



Picture shows that tiles have been laid on top of existing old tiles

76



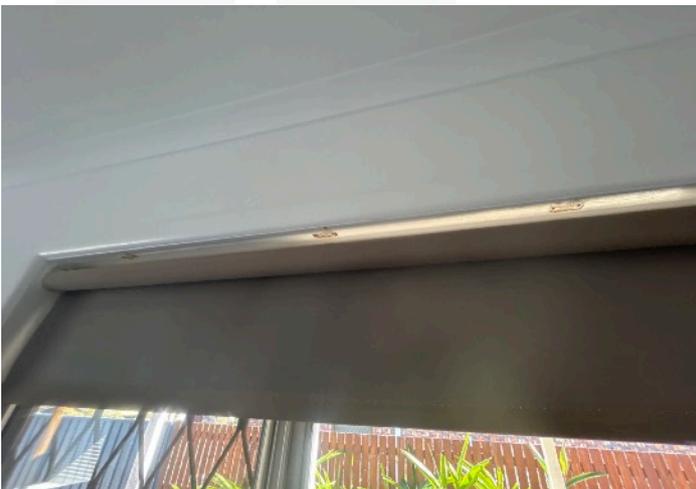
Laundry door is catching on tiles and has water damage to bottom of door. Recommend replacing with new door trade recommendation – carpenter.

77



Kitchen area was in average condition

78



Paint patching required to kitchen window reveals. Trade recommendation – Painter.

79



Rangehood was functioning at the time of inspection. Recommend venting Rangehood to external of property currently discharges into cabinet.

80



Kitchen sink and mixer functioned at the time of inspection. No external leaks were detected.

81



Condition of Benchtops was average/poor some areas showed signs of delamination/ water ingress

82



Dishwasher and oven appeared to be in mostly good condition – were not tested

83



damage was noted to some of the cabinetry in the kitchen

84



damage was noted to some of the cabinetry in the kitchen

85



Main living/dining area in average condition

86



Floor tiling is an average condition large gaps are left against wall/ window reveals

87



Skirting boards to the area have had termite damage. Recommend invasive inspection to determine the extent of the damage.

88



Skylight ducting is damaged and requires repairs

89



Recommend ducting bathroom fans to external of property

90



Internal roof was inspected and there is historic termite workings

91



Termite workings have damaged the structure of the timber frame. Further invasive investigation is recommended to determine the extent of the damage. Damaged appears to be widespread.

92



Termite workings have damaged the structure of the timber frame. Further invasive investigation is recommended to determine the extent of the damage. Damaged appears to be widespread.

93



Termite workings have damaged the structure of the timber frame. Further invasive investigation is recommended to determine the extent of the damage. Damaged appears to be widespread.

Inspectors overall concluding comments, items of significance and recommendations:

- 1. This property compared to one of similar age and style of construction is considered Poor (x) Average () Good ()**
- 2. MAJOR DEFECT - Historic termite workings were found in the structure that need to be invasively inspected to determine the extent of the damage to the framework.**
- 3. At the time of inspection, it was noted that the showers had not been in use for an extended period. As a result, current moisture meter readings may not accurately reflect the true condition of the wet areas. Signs of moisture observed in concrete floors and skirtings may be indicative of either historic or ongoing water damage. Without further invasive testing or extended monitoring over time, it is not possible to determine whether the moisture is residual from past leaks or related to an active issue. Furthermore, the age and style of the bathrooms increase the overall risk of potential water leaks, particularly in areas where waterproofing membranes may have deteriorated over time. Risk of leaking shower membranes/wet areas is considered high for this property.**
- 4. The adhesive bond beneath floor tiling in the bathrooms and other wet areas appears to have failed. When the adhesive bond fails tiles can lift and easily break. Foot traffic or other stresses can cause loose tiles to crack or break, especially in high-traffic areas. The loose tile may lift at the edges, creating a tripping hazard and further weakening the surrounding tiles. It is also appeared that tiles have been laid onto of old tiles adding to the risk of leaking wet areas and lifting tiles.**
- 5. Carport Structure - recommended obtaining evidence that structure has had council approval and is built to acceptable building standards.**
- 6. Recommend engaging a licensed plumber to investigate stormwater drainage to the property to connect stormwater downpipes to lawful point of discharge.**

7. **Obtain a current smoke alarm compliance certificate from license electrical contractor.**
8. **All comments regarding plumbing fixtures and fittings are general in nature and based solely on visible external conditions at the time of inspection. Observations are limited to any signs of leakage from the fixtures themselves or from exposed drainage traps and waste pipe connections. It is recommended that a licensed plumbing contractor carry out a comprehensive inspection to assess the overall condition and compliance of the plumbing system.**
9. **It is recommended that prior to purchasing any property, the potential owners obtain Electrical and Plumbing inspections by qualified contractors**

RESIDENTIAL BUILDING INSPECTION REPORT

Compliant with Australian Standard AS 4349.1 Property Inspection – Part 1: Residential Buildings

Important Considerations Regarding the Scope and Limitations of the Inspection and Report

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of inspection.

- **Scope of Report:** This report does not encompass every possible aspect of the building. It represents a reasonable effort to identify any visible or significant defects at the time of the inspection. What constitutes a "significant" defect may vary, depending largely on the building's age and type. It should be noted that this report does not serve as a Certificate of Compliance with any legislative requirements, including Acts, Regulations, or By-Laws. Additionally, this is not a structural assessment. Should structural concerns arise, the Client should seek advice from a qualified structural engineer.
- **Inspection Methodology:** The inspection was conducted visually and is restricted to areas and sections of the property that were fully accessible and visible on the date of the inspection. The inspection did not involve dismantling, moving, or disturbing any items or materials, such as furniture, floor coverings, insulation, stored possessions, appliances, or foliage. Furthermore, areas hidden from view, such as those inside walls, floors, roofs, or behind obstructions (e.g.,

stored items, fixtures), were not accessible. The inspector did not engage in any invasive procedures (e.g., digging, prying, or destructive probing) without the property owner's explicit written consent.

- **Limitations of the Report:** This report does not cover or comment on several potential issues, including, but not limited to: concealed defects, the assessment of defects influenced by current weather conditions (e.g., leaks or rising damp), undetectable or latent issues (such as in showers), the presence of timber pests, common property areas, health and safety concerns, environmental or heritage issues, proximity to flight paths or railways, noise levels, or illegal building or plumbing work. Additionally, matters concerning appliances, gas fittings, fire protection, and swimming pools (non-structural) fall outside the scope of this inspection. Consequently, this report does not guarantee that no issues exist in areas that were inaccessible during the inspection. If further detail is required on these topics, a Special-Purpose Property Report may be arranged.
- **Items Outside the Scope of Inspection:** The inspection does not cover certain areas or items as specified in AS 4349.1, including appliances, electrical systems, plumbing, and pools. If any defects were incidentally noticed in these areas during the inspection, they may be mentioned in the general remarks. For more detailed insights or concerns about these items, the Client is advised to consult a qualified expert in the relevant field.
- **Reporting on foundations:** This inspection is a AS4349.1-2007 visual inspection, and cannot conclusively state the condition of the foundations. Foundations can be subject to various forms of movement such as wetting and drying causing shrinkage and expansion or earth movement. The inspection does not involve physical structural testing of any component of the building nor did it involve excavation of the site or removal testing of any materials upon the site or components of the structure.
- **Asbestos:** No specific inspection for asbestos was conducted. The presence or absence of asbestos is not addressed in this report. However, if asbestos-containing materials were noted during the inspection, it would be mentioned in the general remarks. Buildings constructed prior to 1982 and some built in the early 1990s may contain asbestos, particularly in wall and ceiling sheeting or roofing materials. In such cases, the Client is advised to contact a certified asbestos removal expert for advice regarding the materials' condition and potential removal costs. It is crucial that asbestos-containing materials be sealed properly to reduce health risks.
- **Mould:** No specific inspection for mould (including mildew and non-wood decay fungi) was conducted, and the report does not address the presence or absence of mould. If mould was observed during the inspection, it will be mentioned in the general remarks. If mould is discovered in the property or concerns regarding potential health risks arise, the Client should consult with local health authorities or a qualified professional, such as an industrial hygienist, for further advice.

Consumer Complaints Procedure

In the event of any dispute or claim arising from this report, both parties are required to provide written notice of the dispute. If the dispute remains unresolved for ten (10) days after the notice, the issue will be referred to a mediator nominated by the Inspector. Should mediation fail, the dispute may be submitted to the Institute of Arbitrators and Mediators of Australia for arbitration.

Areas Inspected:

- Only the structures and fences located within 30 meters of the main building and within the boundaries of the site were inspected.

Areas Not Accessible for Inspection and Reasons:

- Areas concealed by wall linings, cladding, soil, landscaping, rubbish, floor coverings, furniture, appliances, stored items, insulation, hollow blocks or posts, low-clearance spaces under the building, or other obstructions that prevent visual inspection.

Table E1 AS4349.1 - Categorisation of Cracking in Masonry

Any reference to cracking in this report is inline with table on mason cracking taken from table E1 AS 4349.1

Description of typical damage and required repair	Width Limit	Damage category
Hairline cracks	<0.1mm	0
Fine cracks that do not need repair	<1.0mm	1
Crack noticeable but easily filled Doors and Windows stick slightly	<5.0mm	2
Cracks can be repaired and possibly a smaller amount of wall will need to be replaced. Doors and Windows stick service pipes can fracture weather tightness often impaired.	>5.0mm, >15.0mm (Or a number of cracks 3.0mm or more in one group))	3
Extensive repair work involving breaking out and replacing sections of walls especially over doors, windows. Doorframes distort. Walls, lean or bulge noticeably some loss of bearing in beams. Service pipes disrupted	>15.0mm, >25mm nut also depends on number of cracks	4

Concrete Cracking – Driveways, Paths and Carports

Cracking is a common occurrence in external concrete surfaces such as driveways, paths, and carports. While often cosmetic, some cracks may indicate underlying issues or ongoing movement. This inspection reports on visible cracking at the time of inspection, but the following should be noted:

- **Surface Cracks Are Common:** Minor hairline or shrinkage cracks are typical in concrete and generally not considered structurally significant. These can occur as the concrete cures or from changes in temperature and moisture levels.
- **Movement and Settlement:** Larger or uneven cracks may be caused by soil movement, tree root intrusion, poor sub-grade preparation, or erosion beneath the slab. These may lead to trip hazards or ongoing deterioration if not addressed.

- **Inspection Limitations:** The inspection is visual only and does not involve invasive testing. Subsurface conditions or the presence of reinforcement (or lack thereof) cannot be confirmed during a standard pre-purchase inspection.
- **Moisture Ingress and Further Deterioration:** Cracks may allow water to penetrate the slab, leading to further damage over time. This is especially relevant in carports or areas where vehicles are parked, as oils and water can worsen cracking.

Recommendation: Monitor any cracking for signs of progression. If cracks are wide, uneven, or show signs of movement, consultation with a qualified concreter or structural engineer is recommended for further assessment and potential remediation.

Showers and Wet Areas – Limitations and Potential Concealed Leaks

Showers and other wet areas (such as bathrooms and ensuites) are common sources of concealed water leaks that may not be visually evident at the time of inspection. While every effort is made to identify signs of water damage or leaking, it is important to note the following limitations:

- **Leaks May Not Be Active at Time of Inspection:** Water leaks from showers can be intermittent and may not occur during the inspection period, especially if the shower hasn't been used recently.
- **Concealed Damage:** Water ingress behind tiles, within wall cavities, or under flooring may not show any outward signs (such as staining or swelling) until significant damage has occurred.
- **Inspection Limitations:** The inspection is non-invasive and visual in nature. Moisture meters may be used to detect elevated moisture levels, but these tools cannot guarantee the identification of all concealed issues.
- **Grout, Sealant and Membrane Deterioration:** Over time, grout and silicone seals can break down or become ineffective. Even when these appear intact, the waterproofing membrane beneath the tiles may have failed, which is not detectable without destructive testing.

Recommendation: Regular maintenance of shower seals and grout is essential. If there is any concern about the integrity of wet areas, or if a history of leaking is known, further invasive investigation by a qualified plumber or waterproofer is advised.

DEFINITIONS (taken from AS 4349.1-2007)

1 Access hole (cover)

An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.

2 Accessible area

An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.

3 Appearance defect

Fault or deviation from the intended appearance of a building element.

4 Building element

Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function.

NOTE: For example supporting, enclosing, furnishing or servicing building space.

5 Client

The person or other entity for whom the inspection is being carried out.

6 Defect

Fault or deviation from the intended condition of a material, assembly, or component.

7 Inspection

Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.

8 Inspector

Person or organisation responsible for carrying out the inspection.

9 Limitation

Any factor that prevents full or proper inspection of the building.

10 Major defect

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

11 Minor defect

A defect other than a major defect.

12 Serviceability defect

Fault or deviation from the intended serviceability performance of a building element.

13 Significant item

An item that is to be reported in accordance with the scope of the inspection.

14 Structural defect

Fault or deviation from the intended structural performance of a building element.

15 Structural element

Physically distinguishable part of a structure.

NOTE: For example wall, columns, beam, connection.

16 Subfloor space

Space between the underside of a suspended floor and the ground.

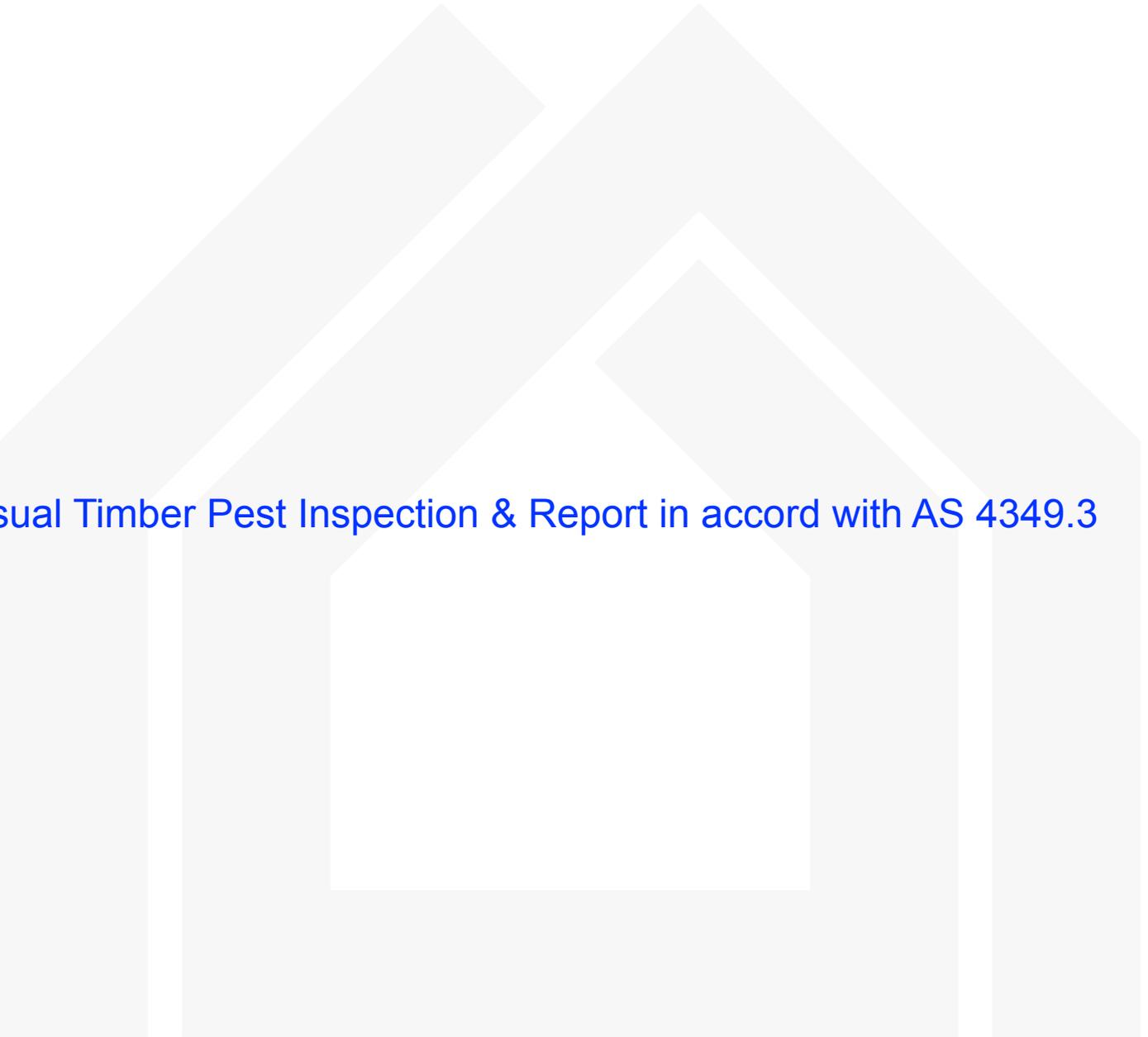
17 Roof space

Space between the roof covering and the ceiling immediately below the roof covering.

18 Site

Allotment of land on which a building stands or is to be erected.

© Standards Australia



Visual Timber Pest Inspection & Report in accord with AS 4349.3

Photos findings and general comments ;

1



Condition of front property timber retaining walls was poor. They are degrading and have loose decaying timbers behind wall. These decaying timbers act as source of food for termite activity and should be removed.

2



Bottom of timber posts at front porch have fungal decay/wet rot and are degrading. Recommend rectification/repairs by licensed builder.

3



It was evident at the time of inspection that there has been wet rot/termite activity that may have compromised the integrity of the structure that should be invasively investigated to determine the extent of damage

4



It was evident at the time of inspection that there has been wet rot/termite activity that may have compromised the integrity of the structure that should be invasively investigated to determine the extent of damage

5



The visual inspection zone of slab edge should be kept clear of obstructions to allow for visual inspections regularly

6



Surface drainage to the property needs to be improved to limit the amount of moisture being discharged around the properties footings adding to heightened risk of termite attack

7



It was evident at the time of inspection that there is historic termite damage to skirting boards that requires further investigation and repairs

8



The roof area above the living/ kitchen area had widespread termite workings. At the time of inspection no live termites were found but a more invasive inspection is required to determine the extent of the damage.

9



The roof area above the living/ kitchen area had widespread termite workings. At the time of inspection no live termites were found but a more invasive inspection is required to determine the extent of the damage.

10



The roof area above the living/ kitchen area had widespread termite workings. At the time of inspection no live termites were found but a more invasive inspection is required to determine the extent of the damage.

11



The roof area above the living/ kitchen area had widespread termite workings. At the time of inspection no live termites were found but a more invasive inspection is required to determine the extent of the damage.

12



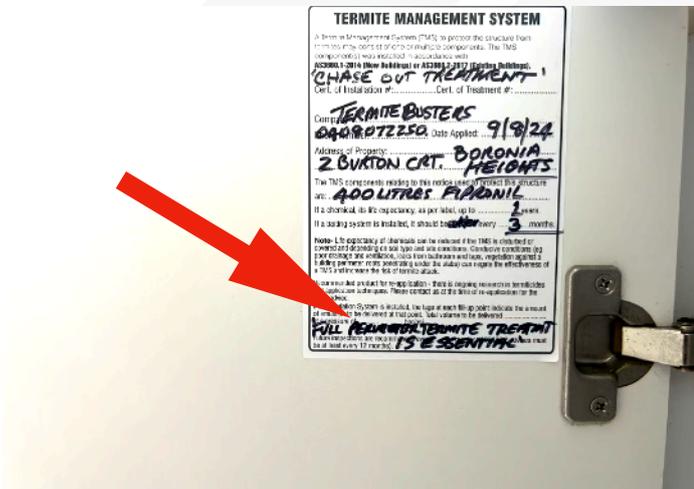
The roof area above the living/ kitchen area had widespread termite workings. At the time of inspection no live termites were found but a more invasive inspection is required to determine the extent of the damage.

13



No documented history could be found on site of termite management plan or barrier system putting the property at high risk for termite attacks

14



Termite notice found in kitchen cabinet stating chase out treatment presumably done for what was the active termite situation in the ceiling on 9/8/24. Also note from Termite Busters “Full Termite Treatment is Essential”. - no record or evidence of chemical barrier was found on site.

Inspectors overall concluding comments, items of significance and recommendations:

- 1. I preformed a visual inspection of the property and found No Live Termites but extensive historic termite workings and conditions conducive to termite activity were present.**
- 2. The property has evidence that the termite infestation was treated but a new barrier is essential to prolong the longevity of the structure**
- 3. The structural frame should be invasively inspected to determine the extent of the termite damage by a licensed builder .**

- 4. Multiple areas of the timber fascias, posts and claddings have wet rot/fungal decay and require repairs**
- 5. I highly recommend having a new chemical termite barrier installed by a licensed pest controller with a minimum of a five year warranty.**
- 6. Once a full barrier is installed the property should be inspected for termite activity at least once a year and visual inspection zone kept clear and free of obstructions.**

Owner's Termite Prevention Checklist

To reduce the risk of termite attack, every homeowner should implement the following general termite deterrent methods:

Around the Home

- **Keep garden beds, soil, and mulch below the damp-proof course** (minimum 75mm clearance from weep holes and brickwork).
- **Avoid planting large trees or dense shrubs too close to the house**, as roots and moisture can attract termites and provide hidden access points.
- **Store firewood, timber, cardboard, and other cellulose materials away from the house**, raised off the ground if possible.

Access and Ventilation

- **Ensure all weep holes and subfloor vents remain clear and unobstructed.**
- **Improve subfloor ventilation where needed** to keep areas dry and less attractive to termites.
- **Avoid building structures like steps, ramps, or garden features that cover slab edges or weep holes.**

Moisture Management

- **Fix leaking taps, gutters, downpipes, and air-conditioning drainage pipes promptly.**
- **Ensure stormwater is directed away from the foundations** using proper drainage and downpipe connections.
- **Maintain a dry and well-ventilated subfloor**—termites love damp environments.

Home Maintenance

- **Check for signs of timber decay or damage regularly**, especially in subfloors, fences, decks, and pergolas.
- **Seal cracks and joins in concrete slabs and around pipes**, as termites can enter through tiny gaps.
- **Avoid direct contact between soil and timber structures**—use metal stirrups or concrete footings for decks and verandahs.

Professional Termite Protection

- **Ensure your home has an active termite management system in place**, such as:
 - Physical barriers (installed during construction)
 - Chemical soil treatments
 - Baiting systems
- **Arrange for annual professional termite inspections**, even if a barrier system is present.
- **Keep records of all termite treatments and inspections.**

Note: No home is ever completely “termite-proof,” but these steps can greatly reduce the risk of infestation and costly damage. Ongoing vigilance is essential.

Visual Timber Pest Inspection Report

Compliant with AS 4349.3 - Inspection of Buildings, Part 3: Timber Pest Inspections

Key Information

The following clauses, which outline the scope and limitations of the inspection, are integral to understanding this report. By relying on the contents of this report, the reader acknowledges these terms.

1. **Inspection Methodology:** This inspection is strictly visual in nature, conducted in accordance with AS 4349.3 - Inspection of Buildings, Part 3: Timber Pest Inspections. The inspection was limited to areas and sections of the property that were accessible and visible on the day of the inspection. No dismantling, removal, or disturbance of objects was performed. This includes, but is not limited to, foliage, mouldings, roof insulation, floor coverings, wall linings, sidings, ceilings, furnishings, appliances, or personal belongings. Areas that were inaccessible to visual inspection—such as behind walls, between floors, inside roofing spaces, eaves, or obstructed by stored items—were not examined. Furthermore, no invasive procedures (e.g., digging, gouging, or forceful probing) were carried out. If a more intrusive inspection is required, a separate agreement would be necessary. In an occupied property, it is important to understand that furniture or household

items may conceal signs of timber pest activity, which may only become apparent when such items are moved or removed.

2. **Scope of the Report:** This report is confined to identifying visible evidence of timber pests, specifically subterranean termites, dampwood termites (white ants), borers of seasoned timber, and wood decay fungi (collectively referred to as "Timber Pests"). The inspection did not include any other pests, and this report makes no comments regarding them. Drywood termites (family: Kalotermitidae) are excluded from the scope of the inspection; however, if any evidence of their presence is observed during the inspection, it will be noted.
3. **Limitations:** This report does not guarantee that timber pests have not infested areas that were inaccessible or partially accessible during the inspection. The absence of visible signs of infestation does not imply that such pests are not present in these areas or that they will not appear in the future. As such, this report does not offer a guarantee against the possibility of future pest infestations or damage.
4. **Extent of Damage:** This report does not assess the extent of any timber pest damage. It is not a structural damage report and should not be interpreted as such. The report does not claim expertise in structural engineering. If signs of timber pest activity or damage are noted, it should be assumed that structural damage may have occurred. A qualified professional, such as a builder, engineer, or architect, should be consulted to assess the full extent of the damage and advise on necessary repairs. The firm responsible for this report does not assume responsibility for any repairs, whether identified in this report or otherwise.
5. **Potential Hidden Damage:** In the event that timber pest activity or damage is identified within the structure or grounds of the property, there may be concealed damage in areas such as framing timbers. An invasive inspection is strongly recommended to further investigate these areas. Concealed damage may only be revealed when wall linings, cladding, or insulation are removed to expose hidden timbers.
6. **Mould Disclaimer:** Mould, including mildew and non-wood decay fungi, is commonly referred to as mould but is not classified as a timber pest. However, mould and its spores can lead to health issues such as asthma, dermatitis, and other allergic reactions in susceptible individuals. This inspection did not include a mould assessment, and no statements are made regarding the presence or absence of mould. If mould was noted during the inspection, it will be mentioned in the general remarks section. If you notice mould or are concerned about potential health risks, it is recommended that you seek advice from your local council, relevant state or federal health departments, or a qualified expert such as an industrial hygienist.
7. **Consumer Complaints Procedure:** In the event of any dispute or claim related to this Timber Pest Report, written notice must be provided by the party raising the dispute. If the dispute remains unresolved within ten (10) days of the notice being given, the issue will be referred to a mediator nominated by the inspector. If mediation fails to resolve the dispute, either party may escalate the matter to the Institute of Arbitrators and Mediators of Australia for arbitration.

QBCC (1184954)

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Jon Buckle



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