truspec.

New Lambton NSW 2305
Tel: 0408 681 916
lindsay@truspec.net.au

Pre-Purchase Inspection - Residential Building Report

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections - Residential buildings



73 Birdwood St New Lambton

PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

Property Inspected	
Property Inspected Details:	73 Birdwood St New Lambton NSW

Contact Details	
Inspection Requested By:	Owner 73 Birdwood St New Lambton NSW
Inspection Requested For:	Same as Inspection Requested By
Cost Billed To:	Same as Inspection Requested By
Contact For Access:	Same as Inspection Requested By

Inspection Details

Inspection Date/Time:	30/10/2026 7:30 AM
Persons in attendance:	None
Other relevant comments:	
Weather conditions at time of inspection:	Sunny

Agreement Details

Agreement Number:	3224
Date of Agreement:	27/10/2026 11:30 AM
Specific requirements and or conditions required:	

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

Inspector Details

Name Of Inspection Firm:	truspec.
Contact Phone:	0408 681 916
Inspector Name:	Lindsay Brokate
Report Prepared Date:	30/10/2026

Major Structural Defects identified to the Residential Building on day of inspection

There are no Major Structural Defects.

Major Structural Defects identified beyond the Residential Building	No
Incidence of Major Defects	Low
Incidence of Minor Defects	Low
Overall Condition (refer to definitions)	Average

STRUCTURES INSPECTED
For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

1.1 73 Birdwood St

Structure type:	Freestanding house
Orientation:	East
Areas Inspected:	Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Decking, Dining Room, Entry, Roof Exterior, Hallway, Kitchen, Laundry, Lounge Room, Roof Void, Study, Subfloor, Toilet 1, Verandah, Walls Exterior, Ensuite
Is the building furnished?:	Yes Where a property is furnished at the time of inspection the furnishings and stored goods may be concealing issues and defects present in the property. These issues and defects may only be revealed when the property is vacated. A further inspection is strongly recommended in this case.
Construction type:	Brick veneer
Pier type:	Masonry
Flooring type:	Tongue and Groove Strip
Verandah:	Location: East
Decks:	Location: West
Roof Structure/s:	Pitched timber
Roof covering/s:	Terracotta tile, Metal
Pool present:	No
Are Residual Current Devices (RCDs) Installed:	Yes Number of RCDs: Location of RCDs: Recommendation: All RCDs should be tested for serviceability and compliance.

General Comments:

No major defects were found during the inspection and the following observations were made:
- There were no major cracks or signs of movement in the interior wall and ceiling linings;
- Internal paint was in good condition;
- Lights throughout the house were working;
- Floor coverings are in good condition;
- Windows worked adequately;
- No doors were binding;
- Doors latched adequately;
- Kitchen cabinetry and bench tops were in good condition and all doors and drawers worked adequately;

- The oven, cooktop and range hood were all working;
- Fall to the drain was adequate in the shower areas and no leaks were found;
- The bathroom vanities were still in good condition;
- The toilets, showers, basins, bath and sinks all drained adequately;
- Shower screens were in good condition;
- Exaust fans were working in the bathrooms;
- The hot water system is working adequately;
- The side panel on the laundry cabinetry has been affected by moisture on the bottom;
- External timber will need paint to prevent deterioration and there is also some timber decay in the windows on the garage;
- The garage roller door was working adequately;
- There has been some settlement in the paths around the house;
- Please also see the observation section of the report for further comments and pictures.

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.	Attached Garage Bathroom 1 Bedroom 1 Bedroom 2 Bedroom 3 Decking Dining Room Entry Roof Exterior Hallway Kitchen Laundry Lounge Room Roof Void Study Subfloor Toilet 1 Verandah Walls Exterior Ensuite

Access Issue 1. - Roof Void

Access Issue Type:	Restricted Access **The inspector has made a reasonable visual assessment of that area within the limitations identified.**
Reason(s) Why:	Airconditioning (Concealing), Insulation

Access Issue 2. - Subfloor

Access Issue Type:	Restricted Access **The inspector has made a reasonable visual assessment of that area within the limitations identified.**
Reason(s) Why:	Height

Observation 1

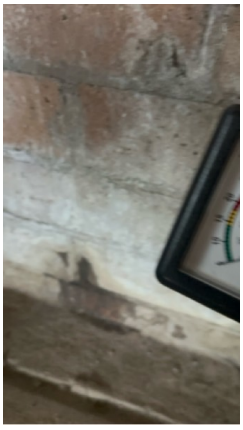
Area Location:	Internal observations
Description:	No higher than normal moisture readings were recorded in any of the wall linings. There were some high readings in the lower courses of the brick work in the garage however it didn't appear to be affecting the bricks or mortar.









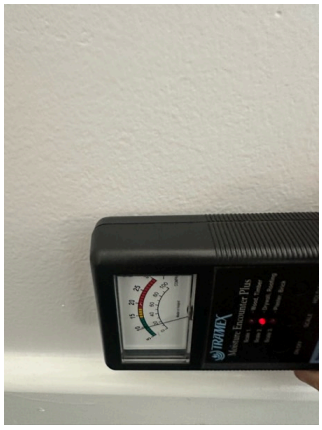





TRAMEX
Moisture Encounter Plus
Made in Ireland


TRAMEX
Moisture Encounter Plus


TRAMEX
Moisture Encounter Plus




TRAMEX
Moisture Encounter Plus
Scale 1. - Wood, Timber
Scale 2. - Drywall, Roofing
Scale 3. - Plaster, Brick
ON/OFF
SCALE
HOLD-AUDIO


TRAMEX
Moisture Encounter Plus


TRAMEX
Moisture Encounter Plus


TRAMEX
Moisture Encounter Plus


TRAMEX
Moisture Encounter Plus
Scale 1. - Wood, Timber
Scale 2. - Drywall, Roofing
Scale 3. - Plaster, Brick
ON/OFF
SCALE
HOLD-AUDIO


TRAMEX
Moisture Encounter Plus
Scale 1. - Wood, Timber
Scale 2. - Drywall, Roofing
Scale 3. - Plaster, Brick
ON/OFF
SCALE
HOLD-AUDIO





Observation 2

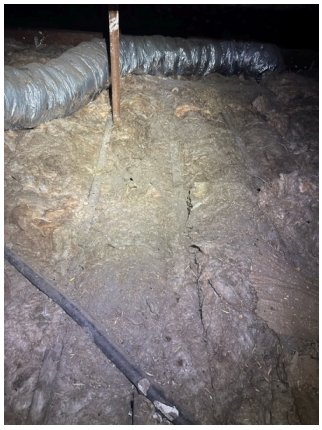
Area Location: Roof void observations

Description: The Timber framing in the roof void was still in good condition and insulation has been installed however sarking that helps prevent issues with condensation and leaks has deteriorated but not all houses have it anyway.





















Observation 3

Area Location:	Sub floor observations
Description:	Piers and timber framing underneath the house were still in good condition.

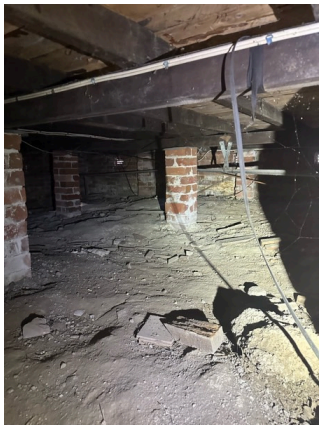




















Observation 4

Area Location:	Exterior observations
Description:	- The tile roof, pointing, valleys and guttering was still in good condition for their age, images 1 to 7; - There were some signs of movement in the external brick work however it is difficult to determine if it is historical or ongoing. I would advice to monitor it for further movement but in my opinion it is not a major issue, images 8 to 11.



1



2



3



4



5



6



7



8



9



10



11

CONCLUSIONS

Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

Recommendations from the Report	•
Other Inspections Recommended	Nil

SIGNED BY INSPECTOR

Date:	30/10/2026
Signed:	

CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

Damage: The building element/item fixture or fitting is damaged, cracked or broken and is not fit for it's intended purpose.

Distortion, warping, twisting: The building element/item fixture or fitting has shifted from its intended position.

Water Penetration, Dampness: Water ingress and/or dampness is found in unexpected or undesirable area(s).

Material Deterioration: The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

Operational: The building element/item fixture or fitting does not perform as expected.

Installation: The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

Structural Defect: Weakness or departure from the expected structural performance of a structural building element.

Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has

been maintained as expected so there has been no significant loss of strength and/or serviceability.

High: The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Typical: The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

Low: The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

Average: The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

Above Average: The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

Below Average: The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

Definitions

Accessible Area: is any area of the site and structures permitting safe and Reasonable Access to perform the inspection.

Building Inspection Agreement: Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

Structural Element: Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

Building Element: Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

Major Defect: A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

Minor Defect: Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

Safety Hazard: Current or pending serious safety hazard.

Residential Building: is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is

subject to the agreed scope of the inspection.

2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
    a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
    b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
    c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.
10. Not Included in the Scope of the Inspection:
    a. Common areas of Strata, Company and Community title type properties.
    b. Timber Pest Activity.
    c. Presence or absence of mould.
    d. Identification of ACM (Asbestos Containing Material).
    e. Identification of flooring containing Magnesite.
    f. Inaccessible or partly inaccessible areas.
    g. Areas where access was denied.
    h. Defects that may have been concealed.
    i. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
    j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
    k. Technical assessment of electrical, gas, plumbing and mechanical installations.
    l. Site drainage.
    m. Swimming and Spa Pools.
    n. Identification illegal building works.

a. Breaking apart and/or dismantling.
b. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
c. Removing or moving stored goods and/or personal possessions.
d. Impact to the buildings footings when trees are in close proximity.
e. Septic tanks.

11. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.

12. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.