

PRYME BUILT

Vendor Pre-Sale Building & Timber Pest Inspection Report

In accordance with Australian Standard AS 4349.1 - 2007 and AS 4349.3-2010

38 Horizon Street Gillieston Heights 2321 New South Wales Australia

Pryme Built
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+61413545348

General Introduction and Purpose of the Inspection

Purchasing a property is a significant investment and it is important that you, as a prospective purchaser, are able to make an informed decision regarding the state of the property you are intending to buy.

It is so significant that various Australian Standards exist (AS4349.1-2007 & AS4349.3-2010) to provide directions for Inspectors on the minimum acceptable requirements for conducting the Inspection and preparing the Inspection Report.

The Inspection has the primary goal of providing you, the Client with an assessment on the condition of the property you are intending to purchase at the time the inspection is completed.

The Scope

The Scope of the Inspection is defined in our Inspection Agreement.

Subject to the Agreement, the property inspection is a visual inspection to assess, at the time of the inspection, the condition of the property, to identify major defects, and to establish an opinion on the overall condition of the property. The Timber Pest Inspection is a non-invasive inspection of the property for evidence for Timber Pests, Timber Pest activity, and damage caused by Timber Pests.

About this Report

We want to confirm that the Inspection undertaken is in accordance with Australian Standard AS 4349.1-2007 & AS 4349.3-2010 and our Inspection Agreement.

In accordance with these Standards, this Inspection Report will be provided to you our Client as a permanent record of the inspection we have undertaken for you.

It is important to note that these Standards do not cover properties that are still under construction.

It's also important to note that the AS 4349.1-2007 Standard does not include compliance with Building Regulations.

Our Approach

We want to ensure that the Report includes enough information from the Inspection that you, our client, is able to determine the Inspector's conclusion as to the condition of the Building which is based on the experienced, rational and logical approach of the Inspector.

It is really important to us that all aspects of the Report are clear for you, our client, to read and understand and so every effort has been made to ensure that the Report has been written as clearly as possible.

If any part of the Report is not clear

If there is an area of the Report that you do not understand or is not clear to you, it is very important that you contact us immediately so that we can explain in a different way or provide more clarity as required.

Submitted by: Aaron Riordan @ 15:10:51 18 Nov 2026 Version: 19
Submission ID: 25640004
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Areas inspected

Unless otherwise agreed in the Inspection Agreement, the Inspector **WILL** inspect all accessible areas of the building including:

- The Roof - exterior and roof space
- The Exterior of the Building
- The Interior of the Building
- The Subfloor Space of the Building
- Appendages to the building including any relevant features within 30 metres of the building (or to the boundary of the property if that is less than 30 metres from the building).

In this instance, appendages to the building include:

- Permanent structures such as garages and carports
- External buildings such as laundries, storage outbuildings and sheds.
- Additional features can include retaining walls (provided they are in excess of 700mm high), steps, driveways, paths and fencing.
- Drainage features such as stormwater run-off, surface water drainage and earth embankments

On a large Property (as reasonably determined by the Inspection Provider), the part of the Property subject to the Inspection will be thirty (30) meters from the main building (as nominated by the Client).

Strata Properties

If the Inspection relates to a Property that is part of any kind of strata or company title, the Inspection will be limited to the interior of the nominated residence/unit and the immediate exterior of the building/features being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

Areas NOT inspected

We can only inspect what we have access to and are able to reasonably see.

Whilst it is the intention to provide a full assessment of the building, the Inspection only includes accessible areas in the Inspector's line of sight that can be viewed close enough to make an assessment.

The Inspection did not include areas that were inaccessible. Hindered or restricted access areas are areas that were not accessible at the time of the inspection due to permanent or temporary obstructions.

Areas that are inaccessible, beyond the Inspectors line of sight, too distant to provide a reasonable assessment or where insufficient safe access is available, shall be determined by the Inspector at the date and time of the Inspection.

Items expressly not included in accordance with the Standard

Unless otherwise agreed in the Inspection Agreement, in accordance with Appendix D of the Standard titled, "Exclusions of Items from Inspection" the Inspector WILL NOT inspect the following items. In most cases, a suitably qualified professional that specialises in the specific area should be consulted.

Electrical & Solar		
Electrical installations	Operation of smoke detectors	Light switches and fittings
TV, sound and communication devices	Security Systems, Alarms & Intercom systems	Automatic garage door mechanisms
Alarm & Intercom systems	Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems	Other mechanical and electrical equipment (such as gates, inclinators)

Gas	**Swimming Pools**	**Drainage**
Gas fittings and fixtures	Pools and associated filtration and similar equipment	Adequacy of Roof Drainage as installed

Heating, Ventilation & Air Conditioning	**Health Hazards**	**Environmental Matters**
Air conditioning	Health hazards (eg allergies, soil toxicity, , lead content, radon, presence of asbestos, or urea formaldehyde)	Environmental Matters (eg BASIX, water tanks, BCA Environmental provisions)
The operation of fireplaces and solid fuel heaters, including chimneys and flues		

Exterior Elements	**Concealed Elements**	**Walls & Frames**
Soil Conditions	Footings below ground	Timber and metal framing sizes and adequacy
Landscaping	Concealed damp-proof course	Concealed framing-timbers or any areas concealed by wall linings / sidings
Rubbish	Concealed Plumbing	Concealed tie-downs and bracing

Decoration	**Other**	**Efficiency**
Soft floor coverings	Control Joints	Energy efficiency
Floor covers	Sustainable development provisions	Lighting efficiency
Paint coatings, except external protective coatings	Stored Items	
Furniture and accessories	Insulation	

BUILDING & TIMBER PEST INSPECTION REPORT

In accordance with Australian Standard AS 4349.1 - 2007 and AS 4349.3-2010: Inspection of Buildings - Timber Pest Inspections

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A summary of the Report content and findings to be read as part of the full Report



4. About the Property Inspected
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6. Building Report Findings
Detailed Report on the observations and findings of the Building Inspection



7. Timber Pest Report Findings
Detailed Report on the observations and findings of the Timber Pest Inspection



8. Timber Pest Conducive Conditions
Identifying conditions that are conducive to Timber Pest activity.



9. Terms & Conditions
Terms and condition details related to the Inspection undertaken and Report provided



10. Inspector Details
Contact details of the Inspection Provider and the Inspector that undertook the Inspection



11. Client Acknowledgement
Acknowledgement and acceptance of the Report to be completed by the Client

1. CLIENT DETAILS

Requested by	Vendor

The Client is the person or entity who requested the inspection that is being undertaken.

Client Name:	Prudence E Duma
Client Address:	38 Horizon Street, Gillieston Heights New South Wales, 2321 Australia
Client Phone:	+610417676586
Client Email:	pruely@bigpond.com
Property Inspected Address:	38 Horizon Street Gillieston Heights 2321 New South Wales Australia
Inspection Date:	18 Nov 2026
Inspection Time:	01:34 pm

It is highly recommended that the Property be re-inspected if this Report is being considered more than thirty days after the Inspection Date.

People present at the time of Inspection:	Vendor

2. ABOUT OUR AGREEMENT

Inspection Requested

Inspection Type requested:	Vendor Pre-Sale Standard Building & Timber Pest Inspection

Inspection Provider Details

The Inspection Provider is the legal entity responsible for the Inspection and issuing the Report.

Name (hereafter "Inspection Provider"):	Pryme Built
Address:	35 Gavey Street, Mayfield
Phone:	+61413545348
Email:	aaron@prymebuilt.com

3. REPORT SUMMARY

It is very important to note that the following is a Summary only and must be read together with the entire Report.

There are Limitations, Notes, Terms and Conditions that must be read, understood and acknowledged as part of the entire Report that is not included in this Summary. If any discrepancy exists between this Summary and the main Report, the main Report will prevail in terms of that inconsistency.

ACCESS

Are there any areas that were hindered and access should be gained?	Yes, see Section 5
Are there any areas that were restricted and access should be gained?	No, read report in full
Are there any areas that are High Risk and access should be gained?	No, read report in full

SAFETY & RISK

Are further invasive inspections recommended?	No, read report in full
Were any major safety hazards regarding fungal Decay identified?	No, read report in full

DEFECTS

In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be	Average

Minor Defects Noted: **5**

Major Defects Noted: **0**

Safety Hazards Noted: **0**

ACTIVITY

Were active termites found?	No, read report in full
Was a termite nest located?	No, read report in full

Was visible evidence of termite workings or damage found?	No, read report in full
Was visible evidence of borers of seasoned timbers found?	No, read report in full
Was visible evidence of damage caused by fungal decay?	Yes, see Section 7
In our opinion, the susceptibility of this property to timber pests is considered to be	MODERATE, read report in full

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4. ABOUT THE PROPERTY INSPECTED



Weather Conditions at time of inspection:	Overcast
The front facade of the dwelling faces:	Approximately East
Site Topography:	Falls to the West
Type of Structure:	Detached house
Height of Structure:	Single Storey
Approximate age of Structure	15 years
Wall Construction:	Brick Veneer
Floor Type:	Concrete Slab

Please note that If the building, or any part thereof, includes a concrete slab, there is the possibility of a concealed termite entry and therefore a higher probability of termite attack.

Roof Type:	Trusses
	Cement Tile
Property Furnishing Status:	At the time of the inspection the property was fully furnished

FURNISHED PROPERTIES:

If the Property is furnished, the Inspection will not include those areas of the Property that cannot be Inspected due to furniture, furnishings, stored items, wall or floor coverings etc.,and this limitation may conceal evidence of defects and/or timber pest activity. If this limitation is present, a further inspection is highly recommended.

Property Occupancy Status:	At the time of inspection the property was occupied

5. AREAS WE WERE UNABLE TO INSPECT & WHY

HINDERED ACCESS:

The Inspection did not include areas that were inaccessible due to hindered or restricted access. Hindered access areas are areas that were not accessible at the time of inspection due to temporary obstructions.Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

It is very important to note that further inspection is highly recommended for any areas where access or visibility was hindered, restricted or obstructed in any way at the time of the Inspection.

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through further Inspection.

Were there any obstructions that may conceal possible defects or timber pest attack?	Yes
Hindered Areas:	The Interior
	Roof Void
Interior Obstructions:	Furniture
	Flooring
	Fixtures
	Items/belongings stored against wall
	Items/belongings stored to cupboards
	Limited access to skirting boards
	Limited access to skirting boards due to stored items in garage
Roof Void Obstructions:	Insulation
	Sarking
	Low clearance to the outside edges of roof void
	Low clearance in roof void

It is important to note that as an inspection of the above areas was not possible at the time of the inspection, defects, timber pest activity or damage may therefore exist in these areas.

RESTRICTED ACCESS:

The Inspection did not include areas that were inaccessible. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

Were there any normally accessible areas that had restricted access?	No

HIGH RISK AREAS:

The Inspection did not include areas that were inaccessible. High Risk areas are areas where access was not possible at the time of the Inspection but are deemed to be of high risk for concealed defects or timber pest activity.

Were there any High Risk Area(s) to which access should be gained or fully gained?	No

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through an Invasive Inspection.

Is an Invasive Inspection recommended to this property?	No

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6. BUILDING FINDINGS & OBSERVATIONS

Areas to be Inspected	The Building Interior
	The Building Exterior
	The Roof Space
	The Subfloor Space
	The Roof Exterior
Areas not included in this inspection	

Defect Classification Definitions



A. Damage

The fabric of the element has ruptured or is otherwise broken



D. Material Deterioration (rusting, rotting, corrosion, decay)

An element or component is subject to deterioration of material(s)



B. Distortion Warping Twisting

An element or elements have been distorted or moved from the the intended location



E. Operational

An element or component does not operate as intended



C. Water Penetration Damp Related

Moisture is present in unintended or unexpected locations



F. Installations (including omitions)

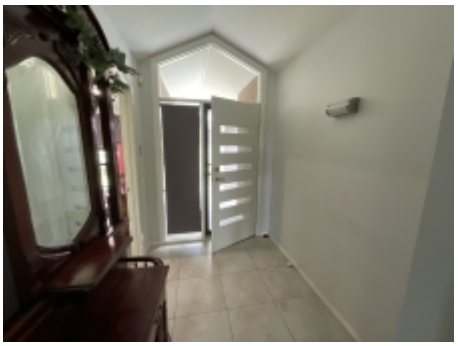
The element or component is subject to improper or ineffective installation, anappropriate use, or missing components

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THE BUILDING INTERIOR

Entryway/Foyer

No defects found in this room at the time of the inspection

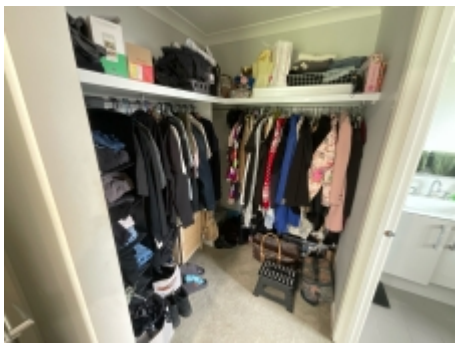


Comments	The room presents in serviceable condition with wear and tear consistent with the buildings age

Master Bedroom

No defects found in this room at the time of the inspection





Comments	The bedroom presents in a serviceable condition overall, consistent with the building's age and construction type. Internal finishes and fittings display minor imperfections typical of general use and occupancy, with no significant defects noted.

Ensuite

No defects found in this room at the time of the inspection



Comments	The bathroom is generally serviceable, with finishes and features consistent with the building's age. Typical wear and tear from regular use was observed, and the plumbing and fixtures appear to be in satisfactory working order.

Garage

No defects found in this room at the time of the inspection





Comments	The garage presents in functional condition, with typical signs of wear and tear observed to surfaces and finishes, consistent with its use. No significant structural issues were identified at the time of inspection

Lounge/Dining

No defects found in this room at the time of the inspection





Comments	The lounge room presents in a serviceable condition for its intended use, with general wear and tear consistent with the age and type of the property.

Kitchen

No defects found in this room at the time of the inspection



Comments	The kitchen presents in good overall condition, with fixtures and surfaces appearing functional and well maintained. Minor signs of general wear and tear were noted, consistent with regular use

Bed 1

No defects found in this room at the time of the inspection



Comments	The bedroom presents in a serviceable condition overall, consistent with the building's age and construction type. Internal finishes and fittings display minor imperfections typical of general use and occupancy, with no significant defects noted.

Bathroom

No defects found in this room at the time of the inspection



Comments	The bathroom is generally serviceable, with finishes and features consistent with the building's age. Typical wear and tear from regular use was observed, and the plumbing and fixtures appear to be in satisfactory working order.

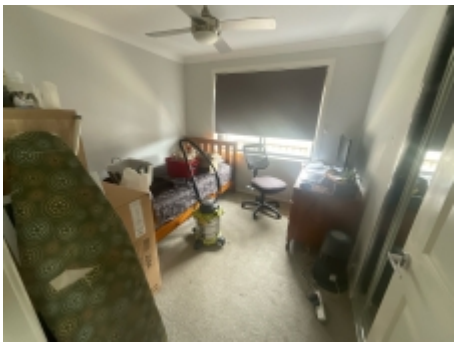
Lounge

No defects found in this room at the time of the inspection



Comments	The lounge room presents in a serviceable condition for its intended use, with general wear and tear consistent with the age and type of the property.

Bed 2



Comments	The bedroom presents in a serviceable condition overall, consistent with the building's age and construction type. Internal finishes and fittings display minor imperfections typical of general use and occupancy, with no significant defects noted.

Room Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Walls
Defect	Surface Defects
Comment	surface damage noted to the gyprock wall linings

Defect Images



Bed 3



Comments	The bedroom presents in a serviceable condition overall, consistent with the building's age and construction type. Internal finishes and fittings display minor imperfections typical of general use and occupancy, with no significant defects noted.

Room Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Walls
Defect	Surface Defects
Comment	Inconsistencies in paint and finishes, signs of peeling or flaking, or surface damage.

Defect Images



Laundry

No defects found in this room at the time of the inspection



Comments	The laundry is generally serviceable, with finishes and fittings consistent with the building's age. Minor wear and tear from regular use was noted, and plumbing connections and fixtures appear to be in satisfactory working condition

THE BUILDING EXTERIOR

Fascia / Gutter

No defects found in this area at the time of the inspection







Comments	Gutters appear in good condition and free flowing

Driveway

No defects found in this area at the time of the inspection



Comments	Concrete areas appear generally sound with minor cracking and surface wear noted. This is typical of normal ground movement and weather exposure

Eaves

No defects found in this area at the time of the inspection








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Comments	The eaves were inspected and found to be overall in fair condition, consistent with the age of the property. Some general wear and tear was noted, including minor surface deterioration and weathering. No significant defects or structural concerns were observed at the time of inspection. Ongoing maintenance is recommended to preserve the integrity of the eaves and prevent further deterioration

Front entry

No defects found in this area at the time of the inspection



Comments	The structure appears in serviceable condition and has correct falls to direct water away from the house

Downpipes

No defects found in this area at the time of the inspection





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Comments	All downpipes appear to be functional at the time of inspection. Some age-related wear and tear was noted, consistent with the overall age of the property. Ongoing maintenance is recommended to ensure continued performance

Fence





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Comments	Signs of deterioration however appears in a serviceable condition for its intended use

Area Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Fence
Defect	Deteriation
Comment	The fencing is still generally serviceable for its intended purpose; however, it is exhibiting high levels of wear and deterioration throughout. Defects observed include missing and broken panels, sagging panels and rails, fungal decay to capping and timber components, and loose posts. The deterioration is widespread and requires extensive repairs to maintain the fence's functionality, stability, and appearance.

Defect Images

Hot Water System

No defects found in this area at the time of the inspection





Comments	The hot water system (HWS) was visually inspected only, and as I am not a licensed plumber, no specialist testing was conducted. The only test performed was running hot water through internal fixtures, which confirmed the system was operational at the time of inspection. No obvious defects were noted; however, a licensed plumber should be consulted for a comprehensive assessment if further concerns arise

Patio



Comments	Appears overall in a generally serviceable condition, requiring some localised repairs

Area Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Verandas
Defect	Cracks or Damage
Comment	Signs of cracks or damage observed in the verandas, potentially affecting their structural integrity and overall performance.

Defect Images



Retaining walls

No defects found in this area at the time of the inspection





Comments	The retaining walls were observed to be in a generally serviceable condition at the time of inspection, with signs of age-related wear and tear noted. Should any further movement, deterioration, or concerns arise, it is recommended that advice be sought from a qualified structural engineer

THE ROOF SPACE

Roof Space

No defects found in the roof space at the time of the inspection














Comments	The roof space cavity was accessible and inspected where possible. Framing and insulation appear to be in good condition, with no visible structural concerns or signs of active leaks noted at the time of inspection

THE SUBFLOOR SPACE

-

THE ROOF EXTERIOR

Roof Exterior





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Roof Exterior Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Roof Tiles
Defect	Loosening
Comment	Overall, the exterior tile roof is in a generally serviceable condition for its age and expected use. No evidence of widespread tile cracking or roof leaks was observed. However, some cracking was noted to the pointing in areas, and the tiles around several hip sections appeared uneven. Further investigation is recommended to determine whether the tiles have become loose due to deteriorated or loose pointing, or whether this reflects their original installation. The affected areas should be monitored, with repairs or remediation carried out if the condition deteriorates or if loose tiles/pointing present a risk.

Defect Images







Comments and Recommendations

In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be	Average
Comments regarding the Building Inspection	Following my inspection i found the property to be well maintained with expected levels of wear and tear for its age
Other recommended inspections	

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7. TIMBER PEST FINDINGS & OBSERVATIONS

Report on the location and details of timber pest activity detected at the time of the Inspection in accordance with the Scope of the Inspection.

ACTIVE TERMITES (LIVE INSECTS)

Were live termites found at the time of the inspection?	No

TERMITE NEST(S)

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

Was a termite nest found at the time of Inspection?	No

TERMITE DAMAGE AND/OR WORKINGS

Was evidence of termite workings or damage found?	No

IMPORTANT: If Live Termites, Termite Nests, Termite Damage or any Termite Activity has been detected at the Property, then it is highly likely that concealed termite activity and timber pest damage exists.

A more invasive inspection is highly recommended to be carried out.This is outside the Scope of our Agreement for this Inspection.

It is strongly recommended that the full extent of any such activity and damage be fully understood through the engagement of a Licenced Builder, Structural Engineer or appropriately qualified expert.

SUBTERRANEAN TERMITE TREATMENT

Is a termite treatment recommended?	Yes

EVIDENCE OF A POSSIBLE PREVIOUS TREATMENT

Was evidence of a previous treatment located? (this may include drill holes, dusting or baiting)	Yes
Description of the evidence found:	Treatment sticker in meter box

Photo



IMPORTANT: If any evidence of previous Timber Pest treatments or records of previous actions have been detected at the Property, then it is highly likely that concealed termite activity and timber pest damage has occurred in the past and may still exist.

A more invasive inspection is highly recommended to be carried out.This is outside the Scope of our Agreement for this Inspection.

It is strongly recommended that the full extent of any such activity and damage be fully understood through the engagement of a Licenced Builder, Structural Engineer or appropriately qualified expert.

It is also recommended that the Purchaser make further inquiries with the Vendor regarding the history of Timber Pests at the Property and in particular, if any Termite Activity has ever occurred at the Property, including but not limited to, any trees on the Property.

DURABLE NOTICE

If a Property has a history of Termite Activity, records or details related to previous action taken can be useful in determining whether the action taken was appropriate. A Notice of Application or a Durable Notice are examples of this type of record and are often located in the meter box, sub-floor joist or kitchen cupboard and provide useful information in determining future pest management.

Was a durable Notice found at the time of this inspection?	Yes
Date of Treatment: (if known)	22 Jun 2019

Photo



The Inspection undertaken is a visual inspection only and therefore no representations can be made with regard to work historically performed. We strongly recommend that if possible, the client requests copies of any reporting related to previous activity or treatments including related warranties and dates of actions.

WOOD BORERS

Borers are beetles that are considered a timber pest as the borer larvae live and feed within timber. If damage is identified, the Borers should be considered as active.

Borer activity is often identified by the exit holes or Frass (borer dust), however there may be delays between the initial infestation and visibility of the activity, so it is possible that borer activity exists that is not visible at the time of inspection

Was visible evidence of borers found at the time of Inspection?	No

FUNGAL DECAY

Fungal Decay is often found in conjunction with Timber Pest damage and early stages of decay may not be detectable visually. A very small number of species can be found in or on the surface of timber and only certain types of fungi actually damage wood. Mould fungi for example are only found on the surface of the timber but do not damage the wood. Other fungi such as Sapstain fungi consume the sapwood sugars but do not significantly impact the structural strength of the timber. Other types of rot such as Brown Cubical Rot or White Rot Fungi can cause wood to decay especially in poorly ventilated subfloor zones leading to destruction of the timber.

Was evidence of Fungal Decay found at the time of the inspection?	Yes
Visible damage appears to be located in the following areas:	Fence Posts

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If any evidence of fungi is reported,It is strongly recommended that the full extent of any such activity and damage be fully understood through the engagement of a Licenced Builder, Structural Engineer or appropriately qualified expert.

Where fungal decay has been found, does this present a Major Safety Hazard?	No

Where a Major Safety Hazard is identified, it must be attended to and rectified by a Licenced Builder to avoid the possibility of personal injury or death.

Photo





FREQUENCY OF INSPECTIONS FOR THE DETECTION OF TERMITE INFESTATIONS

Timber Pest activity is a very regular occurrence in Australia and so regular monitoring and inspections are encouraged to assist in early detection and therefore help mitigate damage done.

The overall risk is assessed by the Inspector at the time of Inspection taking into account variables such as the Property location, the building components and conducive conditions that are present. Risk levels are subjective and can only be used as an indicative guide.

Australian Standard AS 3660.2-2017 recommends that inspections be undertaken no less than every twelve months and where the likelihood of timber pest activity is greater, the regularity should be increased.

It is important to note that the Inspections themselves will not stop timber pest activity, however the sooner the activity is detected, the sooner action can be taken.

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, it is essential that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2017 is conducted at this property every:	6 months
In our opinion, the susceptibility of this property to timber pests is considered to be:	MODERATE

8. CONDUCIVE CONDITIONS TO TIMBER PEST ATTACK

Conducive Conditions are elements around a Property or environmental factors that could increase the likelihood of Timber Pest attack.

In addition to Timber Pest damage and the existence of Timber Pests at the Property, Conducive Conditions can be identified due to certain construction methods, types of timber used, reduced sub-floor ventilation, increased moisture levels or dampness, storage of timber materials under and around the property and close proximity of garden beds to concrete slabs.

WATER LEAKS

Water leaks can lead to increased moisture levels that are conducive to timber pest attack and can come from a number of sources including overflows and leaking from appliances such as hot water systems and air conditioning units. Leaks can also result from the lack of effective moisture barriers, faulty waterproofing membranes, leaks or cracks in damp-proof courses and plumbing and ineffective stormwater and drainage systems.

Were water leaks found at the time of inspection?	Yes
Visible leaks were located in the following areas:	Air conditioning overflow

If leaks are detected, it is recommended that a suitably qualified plumber or builder is engaged to rectify as soon as possible.

Photo



WATER TANKS

If Water Tanks are installed, they may include overflow pipes or ineffective drainage. It is therefore possible that any build up of water will lead to increased dampness or moisture and therefore conditions conducive to timber pest activity.

Was a water tank(s) located at the time of inspection?	No

It is recommended that suitable drainage is in place to prevent any retained water or buildup of moisture.

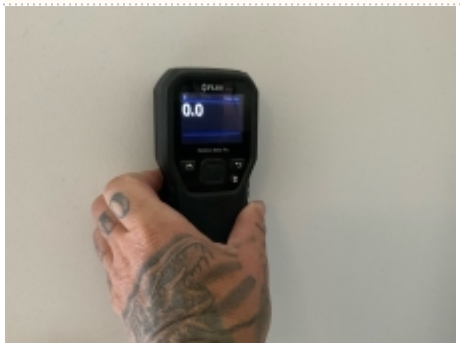
HIGH MOISTURE READINGS

Elevated moisture levels, or the moisture content of building materials, can be an indicator of Timber Pests and is a clear conducive condition to Timber Pest attack.

Were high moisture readings found at the time of Inspection?	No

If high moisture levels have been reported, it is important to ensure further expert advice is obtained in order to determine the reason, extent of any damage caused and estimated cost of rectification as areas with high moisture are more prone to Timber Pest attack.

Photo









SITE DRAINAGE

Poor site drainage leads to water retention and the increased likelihood of moisture. Increased levels of moisture, impacting timber materials around the Property can be conducive to wood decay and Timber Pest attack.

We claim no expertise in plumbing and drainage, however it appears that site drainage is generally:	Adequate

Photo



Additional Comments:	No evidence of any water pooling or ponding and hard surfaces appear to be graded correctly away from the structure and towards drainage systems

Properties on sloping sites that experience run-off from the elevated side of the Property or from neighbouring properties need to ensure effective site drainage. Attention should also be given to garden beds impacting ventilation and weep holes, downpipe flow and the slope of paving and paths around the perimeter of the Property.

Where site drainage is deemed inadequate, remedial action should be undertaken by an engineer, plumber, drainer or licensed builder.

SUBFLOOR DRAINAGE

Poor drainage leads to water retention and the increased likelihood of moisture. Increased levels of moisture, particularly in areas such as the Property subfloor is conducive to wood decay and Timber Pest attack.

We claim no expertise in plumbing and drainage, however it appears that subfloor drainage is generally:	N/A

VENTILATION

Adequate ventilation and subsequent airflow, particularly in areas such as the Property subfloor is an important contribution to reducing moisture levels and reducing the likelihood of Timber Pest establishment within the Property.

At the time of inspection ventilation appeared to be:	N/A

The subfloor ventilation is an important factor to keeping the floor frame dry and free of moisture. Where ventilation is deemed inadequate, any obvious blockages or obstructions should be removed and if required, an engineer, licensed builder or suitably qualified expert should be engaged to assess and rectify.

MOULD

Mould visible on walls, floors or ceilings is a strong indicator of high moisture levels, poor ventilation or both and therefore creates an environment conducive to wood decay or Timber Pest attack.

Was evidence of mould growth found at the time of Inspection?	No

If evidence of mould is recorded, there may be a range of associated health or environmental issues to be investigated. An appropriately qualified inspector should be engaged as a high priority to investigate and advise.

EXTERNAL EXPOSED TIMBERS

Different species of timber are better suited to be used for external exposed areas than others.

The fitness for purpose of the visible structural timber exposed to the weather and / or water appears to be:	Adequate

If wooden elements exist that are exposed to the weather, the timber may be damaged by Timber Pests. It is possible to minimise damage through regular maintenance such as painting or treating the timber however, replacement of inappropriate materials with more suitable materials should be considered to reduce the likelihood of Timber Pest activity.

It is recommended that professional advice be sought on the suitability of materials used for the given circumstance.

SLAB EDGE EXPOSURE

Concrete slab edges provide an exposure point, particularly for Termites.

Does the slab edge inspection zone fully comply?	Yes
Photo	





Additional Comments:	For the most part it has the required exposure

The concrete edge should not be concealed but rather, a visible inspection zone of at least 75 mm should be maintained to allow visible detection of possible termite activity with regular Inspections undertaken in accordance with AS 3660.3.

If the edge is concealed, it is possible that termite entry may already have occurred but could not be detected at the time of Inspection. A Licensed Builder may also be contacted to find alternative solutions to the problem if visibility is not readily available.

ANT CAPPING

Ant Caps or Strip Shields are a corrosion-resistant metal shield placed on top of brickwork or building elements to prevent hidden termite access and therefore enable visibility of activity

We claim no expertise in building. However, in our opinion the termite shields appear to be:	N/A

To maintain the integrity of the shields, all joins should be adequately soldered and sealed or they will be deemed unsuitable for the purpose intended. Any open joints should be rectified and repaired to order to remain usefulAdditionally, a chemical treated zone may be required to hinder concealed termite access as damaged or missing ant caps increase the risk of termite attack.

WEEPHOLES

All Weep holes must be kept clear at all times to assist in airflow and ventilation, allow condensation and moisture release and to provide clear visibility thereby helping to reduce the chance of undetected termite entry.

Were the weep holes clear and free flowing?	Yes

Photo




It is common for weep holes around the perimeter walls of a Property to be hidden or obstructed by paths, grass, garden beds, rendering, decking or stored materials. Any weep holes covered or not clearly visible are susceptible to concealed entry by termites. Every effort should be made to ensure all weep holes are clear and visible.

Any other Conducive Conditions to report on?	No

Submitted by: Aaron Riordan @ 15:10:51 18 Nov 2026
Version: 19
Submission ID: 25640004
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9. TERMS & CONDITIONS

1: Agreement

1.1 Agreement parts

(1) This agreement consists of the following parts:

(a) The Agreement Details.

(b) These general terms and conditions.

(c) The Report,

(the **Agreement**).

(2) If there is an inconsistency between the parts of this Agreement, the part listed earlier prevails to the extent of the inconsistency.

(3) The occurrence of any of the following will be deemed to constitute the Clients acceptance of this agreement:

(a) The Clients execution of this agreement.

(b) The Clients payment of any amount to the Inspection Provider.

(c) The Inspection Provider undertaking the Inspection.

1.2 Agreement to provide Inspection

The Client has requested, and the Inspection Provider has agreed, that the Inspection Provider undertake the Inspection of the Property in accordance with this Agreement.

1.3 Rejection of Inspection

The Inspection Provider may, at any time prior to conducting the Inspection, cancel the Client's request for the Inspection pursuant to this Agreement. If the Inspection Provider cancels the Inspection, the Inspection Provider will refund to the Client the Price paid by the Client.

2: Purpose of Inspection

The Client has requested that the Inspection Provider undertake an Inspection of the Property for the purpose of:

(1) providing advice on the condition of the Property at the time of Inspection; and

(2) providing advice on the condition of the Property in relation to the activity of Timber Pests at the time of Inspection.

3: Scope of Inspection

3.1 Compliance with Australian Standards

(1) Australian Standard AS4349.1-2007 sets a minimum acceptable standard for the Inspection of the Property.

(2) Australian Standard AS4349.3-2010 sets a minimum acceptable standard for the Inspection for the activity of Timber Pests.

(3) The Inspection will be undertaken by the Inspection Provider in accordance with this Agreement and the above mentioned Australian Standards.

(4) The Inspection Provider warrants its compliance with the abovementioned Australian Standards in undertaking and reporting the Inspection.

3.2 Scope of Property Inspection

(1) The Inspection and Report are limited only to the matters set out in the Agreement Details.

(2) The scope of the Inspection and Report by the Inspection Provider is limited to the matters and items set out in the Agreement Details.

(3) If the Client requires an inspection or report to deal with issues not detailed in the Agreement Details, the Client must request such an inspection or report from a suitably qualified inspector.

3.3 Scope of Timber Pest Inspection

(1) The Inspection will be a Non-Invasive Inspection of the Property for evidence for Timber Pests, Timber Pest activity, and damage caused by Timber Pests.

(2) The scope of the Inspection and Report by the Inspection Provider is limited to the following:

(a) Conditions conducive to Timber Pests (i.e. conditions that increase the likelihood of the presence of Timber Pests).

(b) Factors that may allow undetected entry by Timber Pests.

(c) Opinion regarding the susceptibility of the Property to damage/infestation of the Property by Timber Pests at the time of Inspection.

(d) Evidence of the presence of Timber Pests and evidence of damage probably caused by Timber Pest activity (and resultant hazards (if any)) whether or not the Timber Pests are considered active at the time of Inspection (i.e. includes evidence and damage of past or current Timber Pests).

(e) Signs of past or present Timber Pest activity or past treatment for Timber Pest activity.

(f) If damage is detected, the location of damage, severity of the visible damage (which may not be the full extent of the damage actually present) and identification of the Timber Pests.

(g) Recommendations for the reduction of Timber Pest risk on the Property and recommended further investigations.

(h) Recommendations for the management of Timber Pests on the Property and further investigations.

(i) If the Inspection Provider is of the opinion that there is a major safety hazard to the occupants of the Property due to Timber Pests, the Inspection Provider will clearly identify the hazard in the Report.

3.4 Extended scope of Inspection

(1) If the Client instructs that the scope for the Inspections under clause 3.2 and 3.3 be extended, the extended scope will be set out in the Special Conditions in the Agreement Details.

(2) A request by the Client to extend the scope of the Inspection under this Agreement is at all times subject to the approval of the Inspection Provider and can be rejected at the Inspection Providers discretion.

4: Accessibility and limitations

4.1 Access to the Property

(1) The Inspection Provider is not responsible for arranging entry to the Propertyor any part of it.

(2) The Client must, at all times during the Inspection:

(a) supply all information reasonably requested by the Inspection Provider to allow it to undertake the Inspection; and

(b) arrange and permit a right of entry to all parts of the Propertyto enable the Inspection Provider to undertake the Inspection.

(3) If sufficient access to enable Inspection is not available, the Inspection Provider will make recommendations for gaining access and, if that access is not achievable, the area that cannot be accessed will not form part of the Inspection.

4.2: Access limitations

(1) The Inspection will not include the following areas of the Property:

(a) Areas that the Inspection Provider reasonably considers unsafe or inaccessible.

(b) Areas that cannot be accessed due to temporary or permanent obstruction or temporary or permanent restricted access (e.g. locked doors, security systems etc.)

(2) Limitations in accessing parts of the Propertyfor Inspection may include:

(a) the Client not owning the Propertyand therefore not having the legal right to grant the Inspection Provider access to parts of the Property ; and

(b) the Client not being present at time of the Inspection to allow the Inspection Provider access to parts of the Property .

(3) Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings to access covers, removal of any sealants to access covers or removal of coverings or cladding.

(4) In respect to the determination of whether sufficient space is available to allow safe access to confined areas, the Inspection Provider will determine whether access is possible in its reasonable opinion, which includes the Inspection Provider considering the following criteria:

(a) Roof interior must be accessible from a 3.6m ladder and the roof exterior must be accessible from a 3.6m ladder placed on the ground.

(b) Roof Interior: access hole and crawl space of at least 600mm high x 600mm wide and which permits entry.

(c) Subfloor Areas: access hole 400mm high x 600mm wide and which permits entry.

(d) The ability to access areas of the Property due to height, narrow boundary clearance, thick vegetation, small roof space, small subfloor crawl space etc.

(5) If there is insufficient space available to allow safe access to confined areas pursuant to paragraph (4), the Inspection:

(a) will not cover the areas that cannot be accessed by the Inspection Provider; and

(b) to the extent possible, the Inspection Provider will conduct the Inspection based on the Inspection Providers unobstructed line of sight and within arm's length distance.

(6) The parts of the Property that will be subject to the Inspection for the activity of Timber Pests is as follows:

(a) All buildings on the Property, which includes any detached or semi-detached items and includes Inspection of the interior and the exterior of those buildings.

(b) All features on the Property.

(c) All timber within the Property, but does not include timber that is not part of a building and/or features (e.g. furniture, furnishings, stored items and concealed timbers) or that is obstructed from being Inspected.

(d) On large Property (as reasonably determined by the Inspection Provider), the part of the Property subject to the Inspection will be thirty (30) meters from the main building (as nominated by the Client).

4.3 Readily Accessible Areas

(1) The Inspection will only cover the Readily Accessible Areas of the Property .

(2) The Inspection will not include areas of the Propertythat are inaccessible, not readily accessible or obstructed at the time of Inspection and which includes, but is not limited to:

(a) the interior of a flat roof;

(b) beneath a suspended floor filled with earth;

(c) the obstructions, items and matters set out in paragraph (3) below; and

(d) any other conditions or physical limitations which inhibit or prevents Inspection.

(3) The Inspection will not include the Inspection Provider moving or removing any obstructions that prevent Inspection including, but not

limited to:

(a) ceilings, fixed ceilings and roofing;

(b) wall coverings and linings;

(c) floor coverings (including carpeting and wooden floorboard);

(d) fixtures and fittings;

(e) applied finishes such as render and paint;

(f) furnishings;

(g) equipment;

(h) appliances;

(i) pictures;

(j) other household goods and stored items;

(k) wall cladding;

(l) thermal insulation;

(m) sarking;

(n) pipe/duct work;

(o) awnings;

(p) trellis;

(q) pavements;

(r) earth;

(s) vegetation;

(t) stored articles and materials; and

(u) debris or rubbish.

(4) The Client acknowledges that the items set out in paragraph (3) may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

4.4 Strata or company title

(1) If the Inspection relates to a Propertythat is part of any kind of strata or company title or other class two (2) buildings or equivalent, the Inspection will be limited to the interior and immediate exterior of the nominated residence being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

(2) The Client may therefore have additional liability for defects in the common areas of the Propertyand such additional liability can only be assessed by the Inspection Provider through a Special-Purpose Inspection Report.

4.5 Subfloor

(1) Storage of material and items in subfloor areas of the Propertyis not recommended as it reduces ventilation and makes the Inspection difficult for the Inspection Provider.

(2) Any material, items and obstructions in the subfloor areas of the Propertymay be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed.

(3) In the case of suspended floors, if the clearance between the ground and structural components is less than 400mm, then it is recommended that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

(4) If the subfloor has been sprayed for subterranean termites or if the area if susceptible to mould growth:

(a) appropriate health precautions must be followed before entering the area; and

(b) special care should be taken not to disturb treated soil.

4.6 Unexpected and unforeseen limitations

(1) The limitations set out in this clause 4 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

5: Limitations of Inspection

The limitations under this clause 5 are reasonably expected to be present or may occur as part of the Inspection and may therefore restrict the full achievement of the Client's purpose of the Inspection.

5.1 Visual

The Inspection Provider does not recommended visual only Inspections, which may be of limited use to the Client should the Client instruct the Inspection Provider to only carry out a visual only Inspection. To thoroughly inspect the Readily Accessible Areas of the Property , the Inspection Provider will need to carry out appropriate Tests as part of its Inspection.

5.2 Dampness

(1) The Client acknowledges and agrees that detection of dampness may be influenced by external factors (such as recent natural weather events).

(2) The Client acknowledges and agrees that absence of dampness is not conclusive of the absence of potential dampness which may affect a structure due to external factors (such as natural weather events)

(3) To fully detect and asses a damp problem, the Client will need to monitor the Propertyover a period of time.

5.3 Non-Invasive Inspection limitations

As the Inspection for the activity of Timber Pests is a Non-Invasive Inspection of the Property:

(1) the Inspection is not a guarantee that Timber Pests do not exist at the Property;

(2) the Inspection does not prevent Timber Pests or Timber Pest activity and damage occurring in the future;

(3) the Inspection does not use specialist tools, equipment, techniques or the performance of specialist timber pest inspections such as thermal imaging, intrusive or movement detecting devices;

(4) it is not possible to conclusively determine that the Property is free of Timber Pests and damage, as Timber Pest existence and damage may be concealed and can only be detected by invasive and probing techniques;

(5) the extent of damage probably caused by Timber Pest activity will not be determined by the Inspection and can only be determined by intrusive techniques and the involvement of third party experts;

(6) non-detectable Timber Pest activity and damage may be present at the time of Inspection.

5.4 General limitations

(1) The Inspection and Report is not a warranty against issues, defects and problems developing or occurring to the Propertyin the future.

(2) The conduct of the Inspection and issue of the Report is at all times subject to and conditional upon:

(a) weather conditions;

(b) the accuracy of information provided by the Client;

(c) industrial disturbance;

(d) inevitable accident;

(e) inability to obtain labour or transportation;

(f) deliberate concealment of defects or Timber Pest Activity or resultant damage;

(g) events outside the reasonable control of the Inspection Provider;

(h) any other fact limiting the Inspection and preparation of the Report.

(3) An estimate for the cost of treatment of Timber Pests or for repairs for any damage caused by Timber Pests is not included in this Agreement.

(4) If the Inspection Provider is of the opinion that an invasive or destructive test is to be conducted or particular proprietary or specialist equipment is to be used, such inspection and work must be undertaken under a separate inspection agreement between the Client and the Inspection Provider.

(5) The Inspection is solely for the purpose of identifying Timber Pests and therefore any other pests present in or on the Property are not covered by the Inspection.

5.5 Unexpected and unforeseen limitations

(1) The limitations set out in this clause 5 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

6: Exclusions

6.1 What the Inspection and Report does not cover

Any matter not contained in the Agreement Details will not be included in any Inspection or Report.The Inspection and Report does not cover or deal with the following:

(1) The compliance, condition or operations of Mechanical, Electrical and Building Services.

(2) Evaluation of Plumbing, Drainage and Hidden Service Infrastructure.

(3) Assessment or verification of Structural Engineering Matters.

(4) Assessment of Environmental, Sustainability and Energy Matters.

(5) Assessment or testing of Ground Conditions and External Site Matters.

(6) The operation or condition of Fixtures, Fittings and Household Equipment.

(7) Evaluation of Building Finishes and Non Structural Elements.

(8) Investigations into timber pest activity (such as termites, borers or similar organisms).

(9) Minor defects, maintenance items or cosmetic imperfections that do not materially affect the structural integrity, safety, or functional performance of the Property.

6.2 Unexpected and unforeseen limitations

(1) The exclusions set out in this clause 6 are not exhaustive and unexpected and unforeseen exclusions may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen exclusions arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the exclusions and will document the exclusions in the Report and how those exclusions restrict the scope of the Inspection.

7: Disclaimers and recommendations

The Inspection Provider recommends that the Client:

(1) considers the conclusions reached in any Report and the recommendations identified by the Inspection Provider;

(2) considers any deficiencies in the Report identified by an Inspection Provider (including but not limited to any matter, thing or circumstance which affected the Inspection Provider's ability to conduct an Inspection);

(3) in respect of any defect or significant item of concern identified in the Report, to obtain a further detailed investigation by a competent and qualified person to determine the cause, method and extent of any remedial work required and the associated costs of doing so;

(4) arrange an inspection and assessment of the electrical and plumbing/gas installation by a suitability qualified person;

(5) carry out a timber pest inspection and report on the Propertyas all parts of mainland Australia are subject to termites;

(6) obtain other specialist inspections and services that do not fall within the Inspection Providers expertise such as hydraulics, geotechnics, building, engineering (electronic), fire, smoke detection or mechanical services (as relevant to the Client and the Property);

(7) check the records of authorities to determine and confirm (amongst other things):

(a) the state of the ground upon which the Property rests and any potential planning or structural factors and recommendations which affect the Property;

(b) that the Property complies with any statutory or regulatory requirements;

(c) whether the Property or the structures erected on the Property satisfy relevant building standards, codes and requirements; and

(8) seek legal advice in circumstances where the Client is uncertain about any matter or issue affecting the Property or arising from a Report.

8: Price, invoicing and payment

8.1 Price

The Price for the Inspection is set out in the Agreement Details.

8.2 Invoice and payment

(1) The Inspection Provider will invoice the Client for the Price.

(2) The Client must pay the Price on the payment terms directed by the Inspection Provider without set-off or counterclaim of any kind.

9: Risk, indemnity and liability

9.1 Risk and liability

(1) The Client acknowledges and agrees that the Inspection and Report does not conclusively determine the condition of the Property and that the Property is free of Timber Pests and accepts and relies on the Inspection and Report solely at its own risk.

(2) The Client releases the Inspection Provider from all liability and Claims arising out of or in connection with:

(a) the Inspection;

(b) the Report; or

(c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

(3) The Client releases all Third Party Providers from all liability and Claims arising out of or in connection with:

(a) the Inspection;

(b) the Report; or

(c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Third Party Providers.

9.2 Indemnity

The Client indemnifies the Inspection Provider from and against any Claims arising out of or in connection with:

(1) the Inspection;

(2) the Report; or

(3) anything arising under this Agreement,

except to the extent that any such Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

9.3 Limitation

To the full extent permitted by law, liability of the Inspection Provider for any breach of this Agreement arising as a result of the negligence of the Inspection Provider or for breach of any conditions or warranty implied in this Agreement or by law is limited to the Price.

9.4 Indirect losses

To the full extent permitted by law, the Inspection Provider will not be liable to the Client for any exemplary, aggravated or punitive damages or any indirect or consequential losses, any rectification costs or third party claims in connection with this Agreement.

10: Complaints

(1) If the Client has a complaint with respect to the Inspection or Report, the Client must contact the Inspection Provider in writing no later than fourteen (14) days after the issue of the Report with any concerns (**Complaint**).

(2) The Client must allow the Inspection Provider access to the Property within twenty-one (21) days of the date of the Complaint in order to further investigate the Complaint. A response will then be provided by the Inspection Provider within a reasonable period after the Inspection Provider's further investigation.

(3) If the Client is not satisfied with the response provided by the Inspection Provider, the Client must, within twenty-one (21) days of receipt of the Inspection Provider's response, refer the matter to a mediator nominated by the Inspection Provider. The mediation costs will be shared equally or as agreed by the mediated settlement.

(4) If mediation fails, the matter may be taken to an Independent Arbitrator for resolution.

(5) Notwithstanding the existence of a complaint, each party will continue to perform its obligations under this Agreement.

(6) The parties must follow the complaint process set out in this clause and those processes have failed to resolve the dispute before commencing any proceedings.

11: General provisions

11.1 Entire agreement

This Agreement is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this Agreement.

11.2 Amendment

This Agreement may only be amended or supplemented in writing signed by the parties.

12: Definitions

Building Finishes and Non-Structural Elements means finishes and concealed elements, including:

(1) Internal paint finishes (except where external coatings serve as a weatherproofing function); and

(2) Insulation materials located within walls, ceilings or floors.

Claim means any allegation, debt, cause of action, liability, claim, proceeding, suit or demand of any nature whatsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

Conducive conditions means circumstances or environmental factors present at a property that increase the likelihood of building defects, structural deterioration, or timber pest activity occurring, even though no current defect or infestation may be evident.

Environmental, Sustainability and Energy Matters means:

(1) environmental health issues such as soil contamination, allergens, lead-based materials,. Radon gas, asbestos-containing materials, or urea formaldehyde products;

(2) environmental compliance provisions such as sustainability or regulatory measures, or any measures required be implemented by any authority or governing body;

(3) water conservation systems including rainwater tanks or similar installations;

(4) energy efficiency ratings or compliance measures; and

(5) lighting efficiency or lighting performance assessments.

Finishing Elements means any cosmetic, functional or other fixture present within the Property

Fixtures, Fittings and Household Equipment means

(1) built-in appliances such as ovens, dishwashers, waste disposal units or ducted vacuum systems;

(2) soft floor coverings including carpet or similar materials;

(3) floor coverings of any type;

(4) furniture, decorative items and accessories; and

(5) stored goods or personal belongings that obstruct access to areas within the Property.

Ground Conditions and External Site Matters means:

(1) soil composition, stability or ground conditions;

(2) landscaping elements such as gardens, plantings, pathways, retaining walls or similar site works; and

(3) waste materials or rubbish located on the Property.

Inspection Provider means the party specified in the Inspection Details.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the building.

Mechanical, Electrical and Building Services means:

(1) electrical systems and associated components such as wiring, switchgear, lighting fixtures, smoke alarms, television systems, sound systems, communication wiring and security installations;

(2) gas installations, appliances, pipe works or fittings

(3) air-conditioning, ventilation or climate control systems;

(4) alarm and monitoring systems;

(5) intercom or internal communication systems;

(6) automated garage door motors and associated mechanisms;

(7) swimming pools, spas and related equipment including pumps, filtration systems and apparatus;

(8) fireplaces, solid fuel heaters, chimneys and flues (including but not limited to their operation or performance); and

(9) other mechanical or electrically operated equipment such as automated gates, lifts or similar devices.

Minor Defect means a defect other than a Major Defect.

Non-Invasive Inspection means visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment.

Property means the residence present at the address identified in the Agreement Details (including any garage or shelter, detached dwelling or amenities and access points to the Property), but within the property boundaries.

Plumbing, Drainage and Hidden Service Infrastructure means building services which are not readily accessible, including:

(1) plumbing installations that are hidden within walls, floors, ceilings or underground;

(2) damp roof courses or moisture barriers that are not visible; and

(3) roof drainage systems with respect to design adequacy or hydraulic capacity.

Primary Elements means the elements contributing to the structural foundation of any residence, dwelling or amenity present on the Property.

Readily Accessible Areas means the areas of the Propertythat can be inspected pursuant to the terms and limitations as set out in clause 4 of the Agreement.

Report means the relevant inspection report setting out the results of the Inspection and provided to the Client within a reasonable time after completion of the Inspection by the Inspection Provider.

Secondary Elements means those parts of the building which do not contribute to the structural foundation of the building and which are not considered Primary Elements.

Serious Safety Hazard means any item, matter, thing or circumstance which presents harm (or the potential to harm) to occupants and visitors of the Property.

Structural Engineering Matters means:

(1) structural framing sizes or engineering adequacy of timber or steel framing members;

(2) structural tie down systems or bracing elements which are concealed;

(3) framing elements that are hidden by wall linings, cladding or other coverings;

(4) expansion or control joints incorporated within the building structure.

Structural Damage means damage sustained or present in the building on the Property, the severity of which is determined by the Inspection Provider having regard to the following criteria

(1) (**Category 1**): Major structural damage to the Primary Elements.

(2) (**Category 2**): Stress-induced damage to the Primary Elements due to weight which affects the integrity of the Primary Elements.

(3) (**Category 3**): The presence (or potential presence) for moisture which causes damage to the Primary Elements.

(4) (**Category 4**): Damage to Primary Elements due to the presence of pests or contamination (chemical, environmental or otherwise).

Tests means where appropriate the carrying out of tests as determined by the Inspection Provider having regard to the issues identified by the Inspection or requested in the Agreement Details (including but not limited to using instruments, visual inspections or functionality inspections).

Third Party Providers means all parties engaged by the Inspection Provider to provide services with respect to, or in connection with, the Inspection including but not limited to, Formitize Pty Ltd (ACN 163 430 126) and Mobile Interactive Technologies Pty Ltd (ABN 27 156 432 389).

Timber Pests means subterranean and dampwood termites, borers of seasoned timber and wood decay fungi, but not including drywood termites.

10. CONTACT THE INSPECTOR

The Inspector is the individual that performed the Inspection on behalf of the Inspection Provider. If anything is unclear or you would like to better understand any item in this Report, please contact the Inspector immediately. All items should be clearly understood before any action is taken on this Report.

Inspector Name:	Aaron Riordan
Inspector Address	35 Gavey Street, Mayfield
Inspector Licence:	261539C
Inspector Phone:	+61413545348
Signed on behalf of:	Pryme Built
Inspector Signature:	
Date:	18 Nov 2026

11. CLIENT ACKNOWLEDGEMENT OF THIS REPORT

The Client acknowledges and agrees with the contents of this Report.

The Client acknowledges and agrees that the Inspection has limitations andthat the Inspection and Report does not conclusively determine that the Property is free of defects or Timber Pests and damage caused by Timber Pests, and accepts and relies on the Inspection and Report solely at its own risk.

Client Name	
Signature:	
Date:	