



R1 Building & Pest Inspections
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Port Macquarie NSW 2444
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Pre-Purchase Inspection - Residential Building Report

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



4 Pindari Parade

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:

4 Pindari Parade
Port Macquarie NSW

Contact Details

Inspection Requested By: Kat Hoy
0401853854
hoykat@gmail.com
Address Not Given
Suburb Not Given 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: 13/02/2026 9:00 AM

Persons in attendance: Owner

Other relevant comments:

Weather conditions at time of inspection: Sunny

Agreement Details

Agreement Number: 200126/3

Date of Agreement: 19/01/2026 5:30 PM

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: R1 Building & Pest Inspections

Contact Phone: 0423207989

Inspector Name: Ross Dwyer

Report Prepared Date: 13/02/2026

Summary of Defects

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 | Typical |
| Incidence of Minor Defects | Typical |
| 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 4 Pindari Parade

| | |
|--------------------------------|--|
| Structure type: | Freestanding house |
| Orientation: | North |
| Areas Inspected: | Attached Garage, Bathroom 1, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Dining Room, Driveway, Entry, Roof Exterior, Fences and Gates, Hallway, Kitchen, Laundry, Lounge Room, Paths, Roof Void, Stairs, Subfloor, Toilet 1, Verandah, Walls Exterior, Storeroom, Ensuite Ground floor rumpus. |
| 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: | Double story with double brick on ground floor and brick veneer and timber frame on first floor. |
| Pier type: | In-fill concrete slab, Suspended concrete slab |
| Flooring type: | Concrete Slab, Tongue and Groove Particle Board Carpet, Tiles, Floating floor boards. |
| Verandah: | Location: East |
| Roof Structure/s: | Pitched timber |
| Roof covering/s: | Terracotta tile |
| Pool present: | No |
| Are Smoke Detectors Installed: | Yes Number of smoke detectors: 2 Location of smoke detectors: Hallway Ground floor rumpus. Recommendation: All smoke detectors should be tested for serviceability and compliance. |

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
Bedroom 4
Dining Room
Driveway
Entry
Fences and Gates
Hallway
Kitchen
Laundry
Lounge Room
Paths
Roof Void
Stairs
Subfloor
Toilet 1
Verandah
Walls Exterior
Storeroom
Ensuite Ground floor rumpus

Defect 1. - Roof Exterior

| | |
|------------------------|--|
| Defect Location: | Various Areas |
| Defect Summary: | Downpipes |
| Type of Defect: | Material deterioration |
| Description: | Downpipes are rusting |
| Ongoing Consequence: | Continue to rust and leak |
| Opinion of Cracking: | Not Applicable |
| Building Professional: | Note: This defect should be referred to a qualified building professional for the repairs/scope of work required. |
| | Building Professional Required: Plumber |



Defect 2. - Exterior

Defect Location:

North Side, East Side

Defect Summary:

Verandah

Type of Defect:

Material deterioration

Description:

Gaps in wire balustrade are too wide and timber handrail is weathering.

Ongoing Consequence:

Wide balustrade can allow a child to fall through. Timber handrail will continue to deteriorate

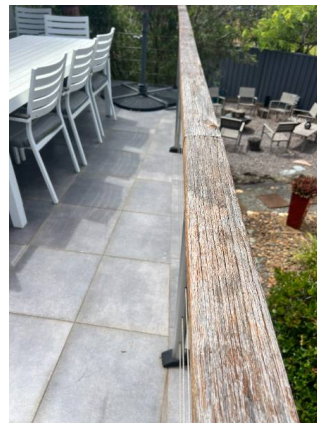
Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Carpenter



Timber handrail is deteriorating



Wire balustrade is loose.

Defect 3. - Exterior

Defect Location:

North Side

Defect Summary:

Driveway

Type of Defect:

Damage

Description:

Driveway has cracks

Ongoing Consequence:

Remain cracked.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Concreter



Cracks in driveway.

Defect 4. - Exterior

Defect Location: West Side, East Side
Defect Summary: Brick retaining wall and fence.
Type of Defect: Damage
Description: Brick retaining wall and fence have cracked.
Ongoing Consequence: Cracks have been patched but may continue to deteriorate over time.
Opinion of Cracking: Not Applicable
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**
Building Professional Required: Bricklayer



Cracks in brick retaining wall have been patched.



Minor cracks in brick fence have been patched.

Defect 5. - Interior

Defect Location: Various Areas
Defect Summary: Metal Windows/Doors - Fittings and Hardware
Type of Defect: Material deterioration, Operational
Description: Rollers on windows and sliding doors have deteriorated
Ongoing Consequence: Difficult to open and close windows and doors.
Opinion of Cracking: Not Applicable
Building Professional: **Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.**
Building Professional Required: Glazier



Windows and sliding doors are difficult to open and close.



Defect 6. - Interior

Defect Location:

Kitchen

Defect Summary:

Ceiling Cracking and/or evidence of damage repaired

Type of Defect:

Damage, Distortion, warping, twisting

Description:

Plaster board ceiling has minor cracking.

Ongoing Consequence:

Remain cracked.

Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Plasterer, Painter



Cracks in ceiling

Defect 7. - Roof Void

Defect Location:

Various Areas

Defect Summary:

Sarking

Type of Defect:

Damage, Material deterioration, Operational

Description:

Parts of the sarking has torn

Ongoing Consequence:

Could allow condensation to form and fall onto the ceiling.

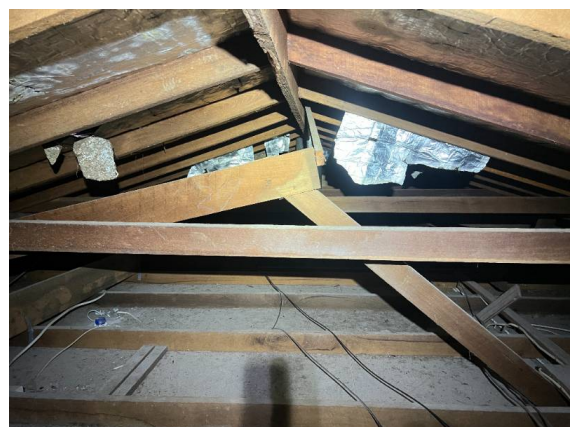
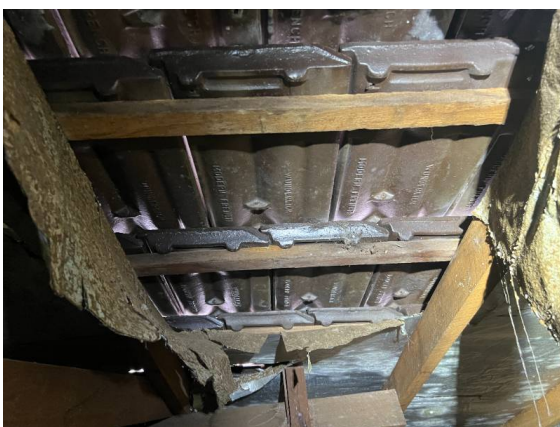
Opinion of Cracking:

Not Applicable

Building Professional:

Note: This defect should be referred to a qualified building professional for the repairs/scope of work required.

Building Professional Required: Tiler



Parts of the sarking has torn exposing the roof tiles.



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

- Plumber
- Carpenter
- Concreter
- Bricklayer
- Glazier
- Plasterer
- Painter
- Tiler

Other Inspections Recommended

Electrical, Plumbing

SIGNED BY INSPECTOR

Date:

13/02/2026

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 its 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.
- o. Breaking apart and/or dismantling.
- p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
- q. Removing or moving stored goods and/or personal possessions.
- r. Impact to the buildings footings when trees are in close proximity.
- s. 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.

