



BIR_1820. Pre-Sale Building Inspection

Property Address: 30/20 Bognor Street Tingalpa 4173

Inspection Date: 24 Jun 2025



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 30/20 Bognor Street Tingalpa 4173

Date: 24 Jun 2025

Client

Name: Sam Bantupalli and Dana miller

Email Address: samrat.bantupalli@gmail.com

Phone Number: 0450 101 366

Consultant

Name: Angelo Di Pino

Email Address: admin@b2bbuildinginspections.com.au

Licence / Registration Number: 15139307

Company Name: Brisbane To Bay Building Inspections Pty Ltd

Company Address: 13 French Street, Wynnum 4178

Company Phone Number: 0456 973 030

General description of property

Building Type:	Townhouse
Storeys:	Two storey
Building age (approx):	30 Years
Smoke detectors:	<p>Fitted but not tested. Testing is not part of this inspection. They are to be tested by a qualified electrician.</p> <p>IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.</p>
Siting of the building:	Part of a unit complex
Gradient:	The land is sloping
Site drainage:	The site appears to be adequately drained
Main utility services:	Electricity, Gas, Sewerage, Mains water, NBN, Phone, Electric hot water unit, Air-conditioning
Occupancy status:	Occupied
Furnished:	The home is typically furnished with some items obstructing clear view to some facades of walls and floors.
Strata or company title properties:	Yes
Orientation of the property:	<p>The facade of the building faces east</p> <p>Note. For the purpose of this report the façade of the building contains the main entrance door.</p>
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground to lower floor and timber joist system to first floor., Tiles, Carpet
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Main building – wall construction:	Brick veneer (timber framed), Internal gypsum plasterboard
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Main building – roof construction:	Timber framed trusses supporting concrete tile roof, with metal fascia and gutter.
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Overall standard of construction:	High
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Overall quality of workmanship and materials:	High
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Level of maintenance:	Well maintained
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Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

Pre-Sale Building Inspection.

Inspection Agreement

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

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Inspection agreement supplied: Sent

Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

Damage	The building material or item has deteriorated or is not fit for its designed purpose
Distortion, warping, twisting	The item has moved out of shape or moved from its position
Water penetration, Dampness	Moisture has gained access to unplanned and / or unacceptable areas
Material Deterioration	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
Operational	The item or part does not function as expected
Installation	The installation of an item is unacceptable, has failed or is absent

Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building interior (of a company or strata title unit)
- Building exterior (only the immediate exterior of a company or strata title unit)
- Roof space
- The site
- Driveway
- Paths
- Car space
- Lower roof exterior
- Fences from within the inspected property side only.
- Retaining walls from within the inspected property side only.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Ceilings
- Clothing and personal effects
- Curtains / blinds
- Floor coverings
- Furniture
- Stored articles
- Stored articles in cupboards
- Wall linings
- Thick foliage
- Vegetation
- Insulation in ceiling
- Stored items to garage walls.

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Areas of low roof pitch
- Exterior roof surface on second storey
- Roof void due to: some parts of of the roof interior-Due to lack of crawl space.
- Roof exterior-Due to excessive height restrictions.
- Roof space- Foil insulation was installed throughout the entire ceiling which made it unsafe to enter into the ceiling due to possible electrical safety hazard.
- Roof exterior, Grounds, Wall exterior, Fences, Retaining walls, Driveways and common areas as outlined in Appendix B of AS4349.1-2007.
- Internal walls due to linings.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazard

Found

Evidence of Major Defect

Not Found

Evidence of Minor Defect

Found

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Timber Pest Inspection
- Air Conditioning Inspection
- Electrical Inspection
- Plumbing Inspection
- Appliances Inspection
- Gasfitting Inspection
- Roof plumber
- Body Corp-History of items contained within the Minutes that effect purchase of the unit
- Passive Fire wall inspection
- Smoke alarm
- Stormwater system plumbing inspection.
- Sewer system plumbing inspection.
- Waterproofing inspection.
- Termite barrier inspection.

Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

MODERATE

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

Safety Hazard

Safety Hazard 1.01

Location: Roofspace

Finding: Metal foil insulation is installed to the home.

The roof is constructed of trusses which appear to be in good condition from what could be seen.

Foil insulation is installed to the ceiling, and no foil sarking under the roof tiles.

Note: The lack of sarking, although not required, can allow condensation to occur, dripping onto the ceiling.

Furthermore,

It is noted that no moisture stains on the upper floor ceiling were detected at the time of inspection using a thermal image camera.

However, there was evidence of ponding and stains on the foil insulation in the ceiling space. Therefore it is recommended to have the exterior roof inspected by a qualified roofing professional.

General Disclaimer

The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and

does not offer an opinion or warranty on whether the roof leaks or may be subject to future leakage. Small leaks to the ceiling can dry within a few days and are not detectable unless there is moisture at the inspection time.

This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future. If any sections of the roof were inaccessible due to the method of construction or any other factor, further investigations should be carried out prior to purchasing.

Furthermore, foil insulation is a potential safety hazard- staples may have been used to fix the foil to the ceiling which could be piercing electrical wires.

Recommend seeking advice from a qualified insulation company or Certifier for available options. It is recommended to remove the foil, it is important to engage an electrician to remove power from the home prior to entering the roof space.

In addition, due to the safety issue, the roof structure could only be viewed from the access opening as it is a WPH&S risk to enter the space due to possible electrocution.



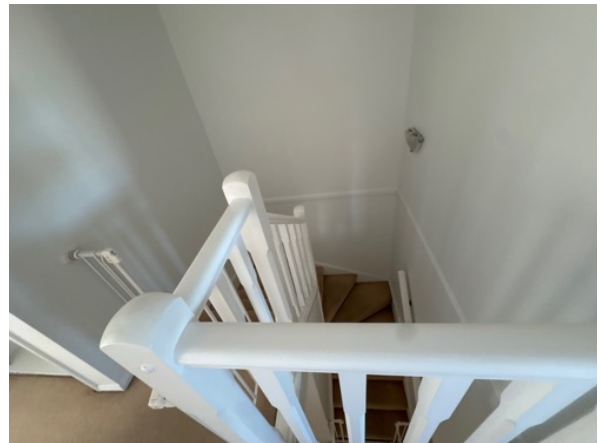
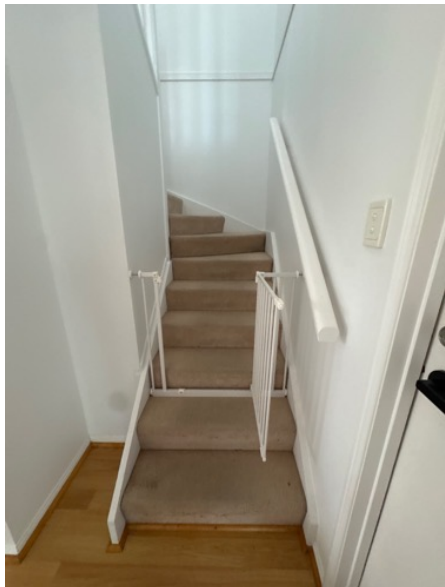
Safety Hazard 1.02

Location: Stairwell

Finding: Handrails to Stairways or Ramps

The provision for handrails to stairs and ramps are required in Class 10a as well as a Class 1 building where a stairway or ramp is providing change in elevation of 1m or more (ie greater than 5 risers) a handrail will be required.

As a minimum requirement, handrails to a stairway flight or ramp must be provided on at least one side of the stairway or ramp and for the full length of the stairway flight or ramp. It must be continuous and have no obstruction that will tend to break a handhold except for a newel post or ball type stanchion.



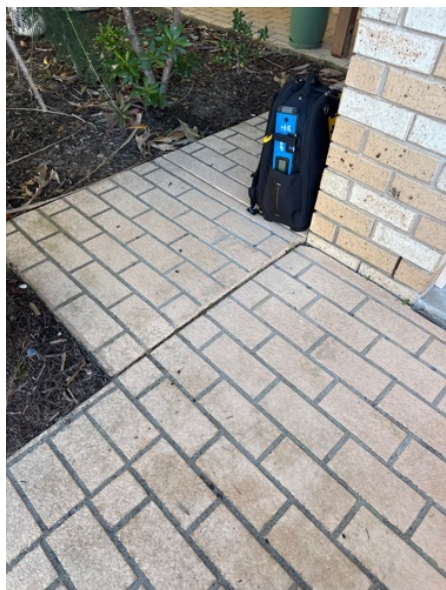
Safety Hazard 1.03

Location: Paths

Finding: Some minor movement of concrete paths.

The pathways have experienced some movement over time. There is a small amount of lippage that could pose a trip hazard. Repairing the paths to eliminate this hazard would

lippage that could pose a trip hazard. Repairing the paths to eliminate this hazard would ensure the safety of individuals using the area.



Major Defect

No evidence was found

Minor Defect

Minor Defect 2.01

Location: Roof exterior

Finding: Evidence of silicone repairs on the roof tiles.

There was evidence of silicone repairs on the porch roof, which indicates a history of leaks. It is recommended to have the roof inspected by a qualified roofing professional for advice.



Minor Defect 2.02

Location: Laundry

Finding: Screen and timber door is binding with the jamb.

The doors are binding along the hinge-side of the door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter and joiner to repair as required.





Minor Defect 2.03

Location: Fence & Retaining Walls

Finding: Fence- Obstruction vegetation

The fence was heavily obstructed with vegetation. From the areas that could be viewed, it appeared to be in fair condition for its age.





Minor Defect 2.04

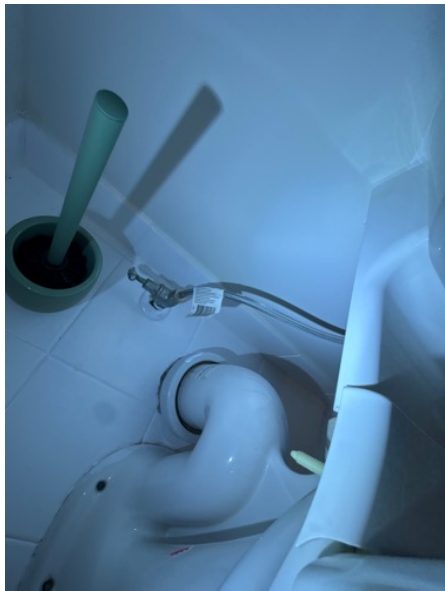
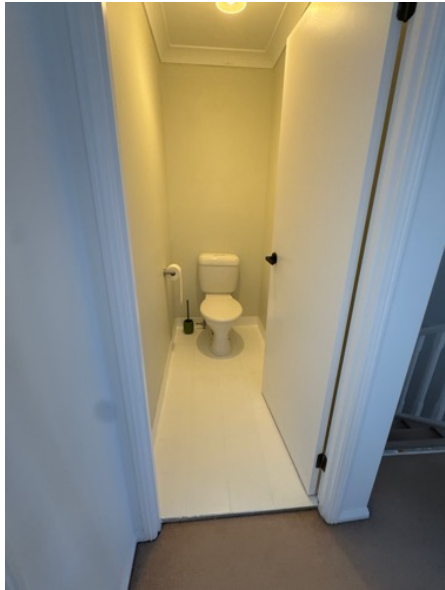
Location: Upper Floor Toilet

Finding: No visible Leak

No visible leak was observed at the time of inspection.

The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.

It is recommended to have the sticking flush button adjusted to prevent the water from running.





Minor Defect 2.05

Location: External Walls, Eaves And Gutters

Finding: Timber posts in contact with the ground.

The timber posts supporting the structure are in direct contact with the ground. This may act as a catalyst for deterioration. Therefore, it is recommended to alter the member or the ground surface to create a 75mm clearance from the base of the timber member and the ground.



Minor Defect 2.06

Location: Entry/Living/Dining

Finding: Door binding with jamb.

The door is binding along the hinge-side of the door jamb. Therefore, it is recommended to engage a qualified, licensed and experienced carpenter and joiner to repair as required.

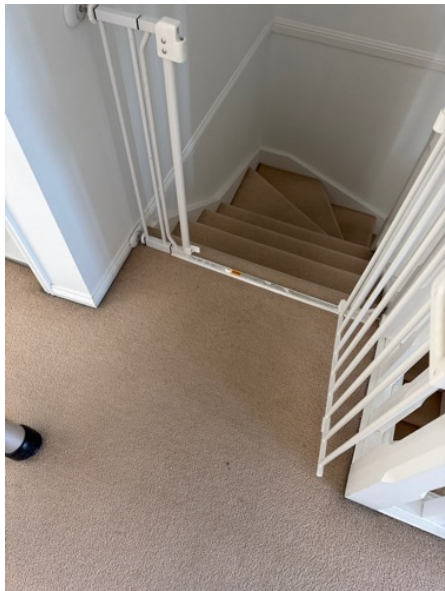


Minor Defect 2.07

Location: Upper Floor Hallway

Finding: Noticeable creak to floor.

There is a noticeable creak to the floor.
It recommended to investigate the cause and repair as required.



Minor Defect 2.08

Location: Bedroom 3

Finding: It is recommended that a handyman be hired to install the missing striker plate.



Minor Defect 2.09

Location: All Internal Areas
Finding: Stains to carpet- clean/replace as needed.





Minor Defect 2.10

Location: Powder Room

Finding: Install missing bump stop to protect the wall from damage.



Minor Defect 2.11

Location: Ensuite

Finding: Align cabinet doors and draws as required.



Additional comments

There are no additional comments

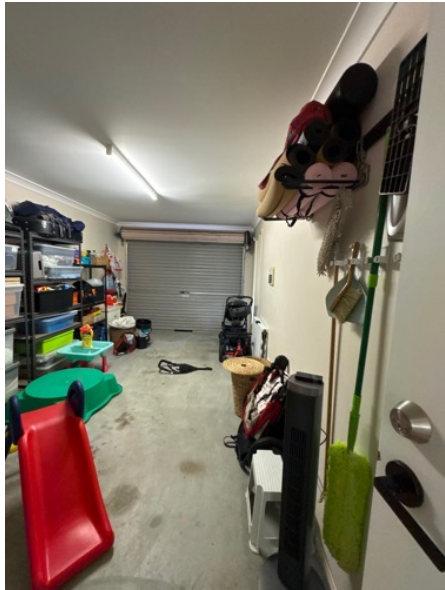
Observation

Observation 3.01

Location: Garage

Finding: Obstruction to garage walls and floor in some areas-Unable to inspect all areas due to stored items.





Observation 3.02

Location:

Kitchen

Finding:

Gas, Plumbing & Electrical

Operational at the time of inspection.

However, All electrical wiring, switches, power points, air-conditioning and associated items and appliances need to be serviced and maintained in good working order. Electrical, gas and plumbing inspections are outside the scope of this type of building inspection and must be conducted by a Licensed and registered Tradesperson. It is highly recommended that the client makes arrangements to have all electrical items and appliances checked to ensure that the appliances are working safely and efficiently.



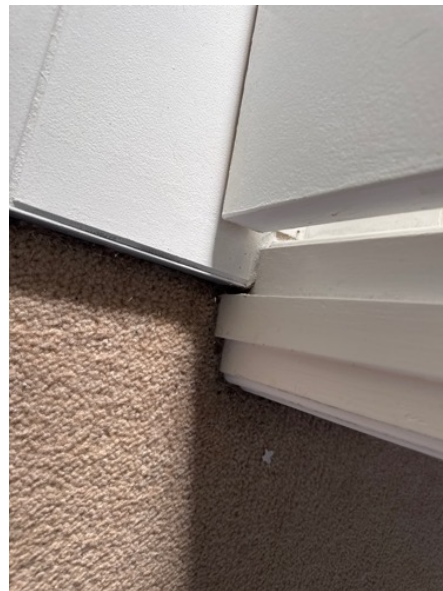
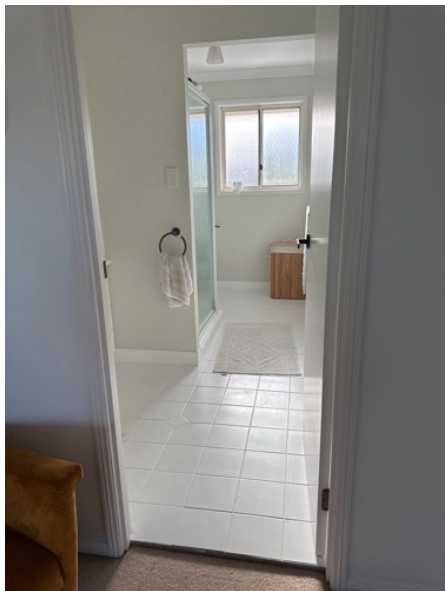


Observation 3.03

Location: Ensuite

Finding: No visible Leak

No visible leak was observed at the time of inspection.
The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.





Observation 3.04

Location: Powder Room

Finding: No visible Leak

No visible leak was observed at the time of inspection.
The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.



Observation 3.05

Location: All Internal Areas

Finding: Smoke Alarms

Was a Smoke Alarm Fitted ?

Yes smoke alarms were sighted but not tested.

All dwellings must have smoke detectors installed. Testing of the smoke detectors is not included in this inspection. Pushing the "TEST" button only verifies that there is power to the detector- either a battery or hard wired to the house power- and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Smoke alarms should be checked routinely and the batteries changed frequently. All smoke alarms are recommended to be checked by a licensed electrician prior to a decision to purchasing. Positioning, operation or adequacy was not commented on.

From 1 January 2022 -

All homes or units being sold or leased, or existing leases renewed, will require the installation of hardwired photoelectric, interconnected smoke alarms. If a hardwired smoke alarm cannot be installed, non-removable 10-year battery smoke alarms can be installed in place. • Smoke alarms in the dwelling must: be photoelectric (AS3786-2014); and also contain an ionisation sensor; and or be hardwired to the mains power supply with a backup power source (i.e. battery), although dwellings which were existing prior to 1 Jan 2017 can be hardwired or powered by a non-removable 10-year battery, or a combination of both. be interconnected with every other smoke alarm in the dwelling so all activate together. • The legislation requires smoke alarms must be installed in the following locations: On each storey and in each bedroom and in hallways that connect bedrooms and the rest of the dwelling and if there is no hallway, between the bedroom and other parts of the storey; and if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling. • If a smoke alarm which is hardwired to the domestic power supply needs replacement, it must be replaced with a hardwired photoelectric smoke alarm.

Refer to qfes.qld.gov/prepare/fire/smoke-alarms



Observation 3.06

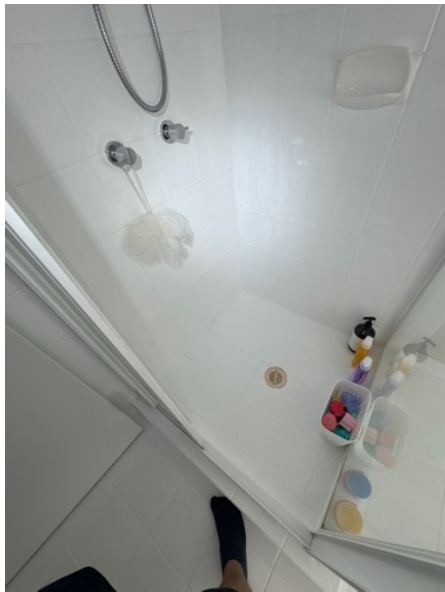
Location: Upper Floor Bathroom

Finding: No visible Leak

No visible leak was observed at the time of inspection.

The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.



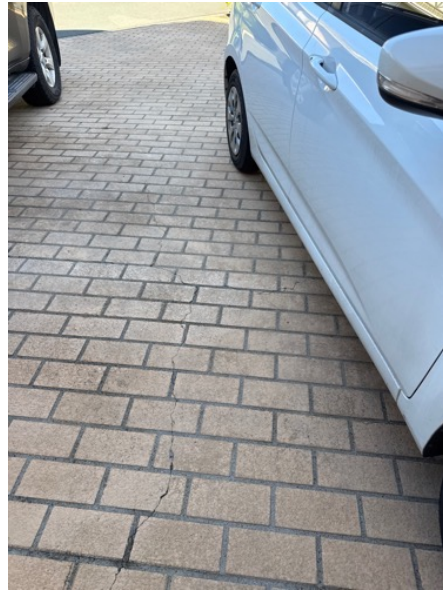


Observation 3.07

Location: Driveway
Finding: Driveway Condition

On visual inspection, the general condition of the driveway is in a serviceable condition. Concrete Cracking evident to the driveway is generally typical and what is normally observed. Note: Regardless of the appearance of the cracks a Pre-Purchase Building Inspector is unable to determine the expected consequences of the cracks. A structural engineer should be consulted in relation to all cracking.





Observation 3.08

Location: External Walls, Eaves And Gutters

Finding: Available services on-site.





Observation 3.09

Location: Upper Floor Bathroom

Finding: Remove rubber seals to allow windows to lock properly.



Observation 3.10

Location: Entry/Living/Dining
Finding: General photos



Observation 3.11

Location: Kitchen
Finding: No visible Leak

No visible leak was observed at the time of inspection.
The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.



Observation 3.12

Location: Laundry

Finding: No visible Leak

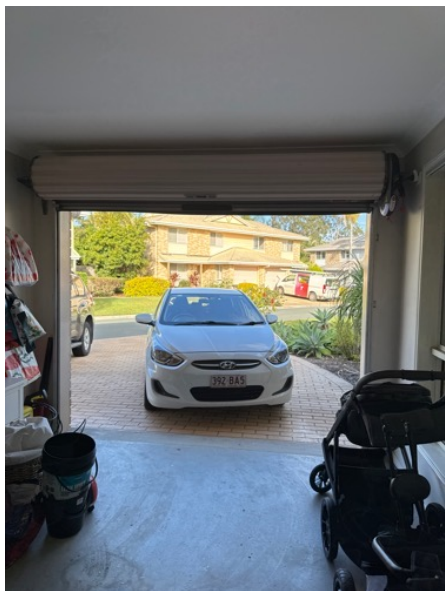
No visible leak was observed at the time of inspection.

The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.



Observation 3.13

Location: Garage
Finding: The garage door is serviceable.

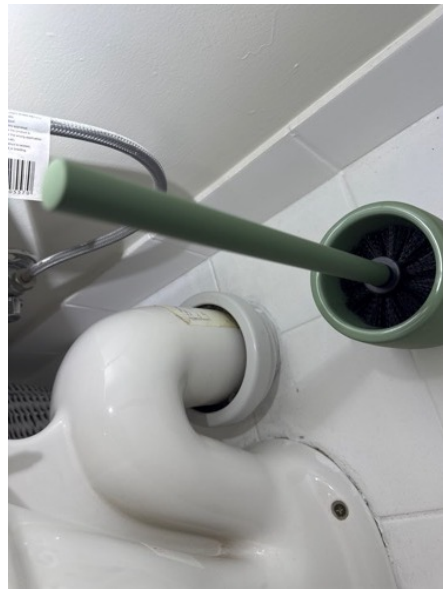
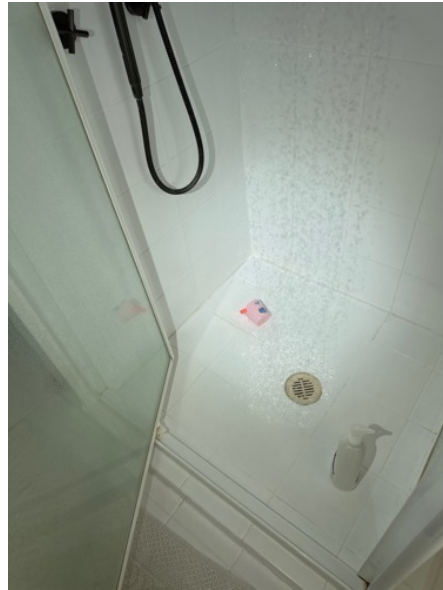


Observation 3.14

Location: Ensuite

Finding: No visible Leak

No visible leak was observed at the time of inspection.
The flexible hoses are prone to deteriorate. It is always recommended to replace the flexible hoses every five years.



Conclusion

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Low

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Typical

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

Above average

Building consultant's summary

This summary is based on visual site inspections only and no destruction works have been carried out. Assessment of defects is also based on normal building practices and methods of construction.

The home is considered to be in good condition compared to others of similar age. Maintenance work should be conducted on the items mentioned in this report.

Signature of consultant -

A handwritten signature in black ink, appearing to be 'A. A. R.' followed by a short horizontal stroke.

Definitions to help you better understand this report

“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” 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 property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.”

Terms on which this report was prepared

Terms & Conditions

Pre-Purchase Inspection - Residential Building Report (Except ACT)

Complies with Australian Standard AS 4349.1- 2007 Inspection of Buildings Part 1: Pre-Purchase inspections – Residential buildings – Appendix “C”

Important: Strata Title - Where an item is noted as being part of the Common Area, the item is outside the Scope of this Report. It is strongly recommended that an Inspection and Report on these areas be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

Very Important Information That forms an Integral Part of this Report

Agreement Details

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 Appendix C AS4349.1-2007.

The report does not include an estimate of the cost for rectification of the Defects. The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age. The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

Recommendations to Gain Access and Reinspect

Further Inspection and Reporting of these areas is Essential once access has been obtained and prior to a Decision to Purchase to determine if any major defect/ safety hazard exists in these areas/ sections.

Limitations

Limitations noted in the Inspection affect the Inspection and/ or the preparation of the report: Other Inspections and Reports Required

It is Strongly Recommended that the other Inspections and Reports recommended in this Report be obtained prior to any decision to purchase the Property. Obtaining these reports will better equip the purchaser to make an informed decision.

Terminology

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/ parts or Inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The Item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/ or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.

Services – Important Information

Services – Important Information

Electrical Installation:

All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. The checking of any electrical item is outside the scope of this report. It is recommended that a licensed electrician be consulted for further advice.

Plumbing:

All plumbing needs to be inspected and reported on by a plumber. It is recommended that a licensed plumber be consulted for further advice.

Hot Water Service:

All hot water services need to be inspected and reported on by a plumber and/ or electrician. It is recommended that a licensed plumber and/ or electrician be consulted for further advice.

Gas:

All gas services need to be inspected and reported on by a gas plumber. It is recommended that a licensed gas plumber be consulted for further advice.

Phone:

All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. It is recommended that a telecommunications technician be consulted for further advice.

Smoke Detectors:

Australian Standard AS 3786 - Advises that Smoke detectors are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or install these detectors.

Definitions

High: The frequency and/ or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/ or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age which have been reasonably well maintained.

Low: The frequency and/ or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/ or very poor non- tradesman like workmanship and/ or long term neglect and/ or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any defect other than what is described as a major defect.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

Important Advice

Note: In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

Trees: Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and provide advice on the best course of action with regards to the trees.

The septic tanks: Should be inspected by a licensed plumber.

Swimming Pools: Swimming Pools/ Spas are not part of the Standard Building Report under AS4349.1-2007 and are not covered by this Report. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in fines for non-compliance under the legislation.

Surface Water Drainage: The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/ drainer.

plumber/ drainer.

Conclusion and Summary of this Report

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The Summary is supplied to allow a quick and superficial overview of the inspection results. The Summary is NOT the Report and cannot be relied upon on its own. The Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in the Report and anything in the Summary, the information in the Report shall override that in the Summary.

CRACKING TO BUILDING MEMBERS

If cracks in masonry or concrete structure have been identified in this report, then A Structural Engineer is required to determine the significance of the cracking prior to a decision to purchase.

Regardless of the appearance of the cracks a Building Inspector carrying out a Pre Purchase or Non-Pre Purchase Inspection within the scope of a visual inspection is unable to determine the expected consequences of the cracks.

Obtaining Information regarding:

- (a) The nature of the foundation material on which the building is resting,
- (b) The design of the footings, (c) The site landscape,
- (d) The history of the cracks and
- (e) Carrying out an invasive inspection,

all fall outside the scope of this Pre purchase or Non-Pre Purchase inspection. However the information obtained from the five items above are valuable, in determining the expected consequences of the cracking and any remedial work needed.

Cracks that are small in width and length on the day of the inspection may have the potential to develop over time into Structural Problems for the Home Owner resulting in major expensive rectification work been carried out.

IMPORTANT: All Recommendations made in the above Inspection Findings or elsewhere in this Report should be carried out/ or considered in your decision process, prior to purchase.

Contact The Inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. 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. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

Important Information Regarding the Scope and Limitations of the Inspection and this Report

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the Scope and Limitations of the inspection, form an integral part of the report.

This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/ sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e. g. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by

and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

Accordingly, this Report is not a guarantee that defects and/ or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: Such matters may upon request be covered under the terms of a Special-purpose Property Report.)

CONSUMER COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/ or ceiling sheeting and other products including roof sheeting that contains Asbestos.

Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

Mould (Mildew and Non-Wood Decay Fungi) Disclaimer: Mildew and non- wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

MAGNESITE FLOORING Disclaimer: No inspection for magnesite flooring was carried out at the property and no report on the presence or absence of magnesite flooring is provided. You should ask the owner whether Magnesite Flooring is present and/ or seek advice from a Structural Engineer.

Estimating Disclaimer: Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

IMPORTANT DISCLAIMER

DISCLAIMER OF LIABILITY: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: 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 Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.
9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.
10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
 - (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
 - (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
 - (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:
 - (a) any individual Minor Defect;
 - (b) solving or providing costs for any rectification or repair work;

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.



BIGBOYS PEST MANAGEMENT

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PRE-PURCHASE STANDARD TIMBER PEST REPORT

Report number: 2506241
Inspection date: 24th June 2025
Property address: 30/20 Bognor St
Tingalpa Qld



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Section I Certification

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Definitions to help you better understand this report

“Timber Pest Attack” Timber Pest Activity and/or Timber Pest Damage.

“Timber Pest Activity” Telltale signs associated with ‘active’ (live) and/or ‘inactive’ (absence of live) Timber Pests at the time of inspection.

“Timber Pest Damage” Noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

“Major Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Conditions Conducive to Timber Pest Attack” Noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Client” The person or persons for whom the Timber Pest Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

“Timber Pest Detection Consultant” A person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

“Building and Site” The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

“Timber Pests” One or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) *Chemical Delignification* - the breakdown of timber through chemical action.
- (b) *Fungal Decay* - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) *Wood Borers* - wood destroying insects belonging to the order ‘Coleoptera’ which commonly attack seasoned timber.
- (d) *Termites* - wood destroying insects belonging to the order ‘Isoptera’ which commonly attack seasoned timber.

“Tests” Additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

“Instrument Testing” Where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

“Subterranean Termite Management Proposal” A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.

Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Timber Pest Detection Consultant (“the Consultant”) was a “Pre-Purchase Standard Timber Pest Report”.

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

ACCEPTANCE CRITERIA Unless noted in “Special Conditions or Instructions”, the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of timber pest attack, including but not limited to, timber pest attack concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent timber pest attack, including but not limited to, timber pest attack that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

Special conditions or instructions

There are no special conditions or instructions.

The parties

Name of Client:	Sam Bantupalli & Dana Miller
Address of Client:	
Client's email:	samrat.bantupalli@gmail.com
Client's telephone number:	0459 831 502
Consultant's name:	Mark Andrews
Consultant's licence number (if applicable):	QBCC - 1208615
Insurance Accreditation:	No: 8483
Company name:	Bigboys Pest Management
Company address and postcode:	PO Box 2099 Ascot 4007
Company email:	mark@bigboyspestcontrol.com
Company telephone number:	0413338922
Pre-engagement inspection agreement number (if applicable):	

Section A Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

In respect of significant items:

Evidence of active (live) termites was not found.

Evidence of termite activity (including workings) and/or damage was not found.

Evidence of a possible previous termite management program was found - see Item D4.

The next inspection to help detect any future termite attack is recommended in 12 months.

Evidence of chemical delignification damage was not found.

Evidence of fungal decay activity and/or damage was not found.

Evidence of wood borer activity and/or damage was not found.

Evidence of conditions conducive to timber pest attack was found - see Item D11.

Evidence of major safety hazards was not found.

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered Moderate - see Section C.

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost. For further information or advice see Section C "Accessibility".

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section F.

Section B General

General description of the property

Building type:	Townhouse.
Number of storeys:	Two storey.
Main building – floor construction:	Slab-on-ground.
Main building – wall construction:	Brick veneer (timber framed).
Main building – roof construction:	Timber framed. Finished with roofing tiles.
Other (timber) building elements:	Not applicable.
Occupancy status:	Occupied and fully furnished.
Orientation (to establish the way the property was viewed):	The facade of the building faces south. Note. For the purpose of this report the façade of the building contains the main entrance door.
Prevailing weather conditions at the time of inspection:	Dry.

Section C Accessibility

Areas inspected

The inspection covered the Readily Accessible Areas of the Building and Site including house interior, house exterior, roof space, garage, the site including, landscaping timbers and fences.

Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects including timber pest attack. Areas, which are not normally accessible, were not inspected such as under slabs on ground as it is not "considered practical" to gain access to them. Evidence of timber pest attack in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

Obstructions

The following may conceal timber pest attack: Furniture & items against walls & items in cupboards restricting access & visibility.

Stored items against walls restricting access & visibility.

Roof void inspected from ceiling due to alfoil insulation, recommend engaging qualified tradesman to remove.

THE SITE: Fences and landscaping timbers due to only one side visible.

Inaccessible areas

All normally accessible areas permitted entry.

Undetected timber pest risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

Moderate

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this report.

Section D Significant items

The following items were reported on in accordance with the Scope of Inspection.

Timber pest attack

Evidence of timber pest activity and/or timber pest damage:

D1 Active (live) termites – include the location, the genus and where practical the species involved and its potential to cause significant structural damage and whether a nest was or was not found

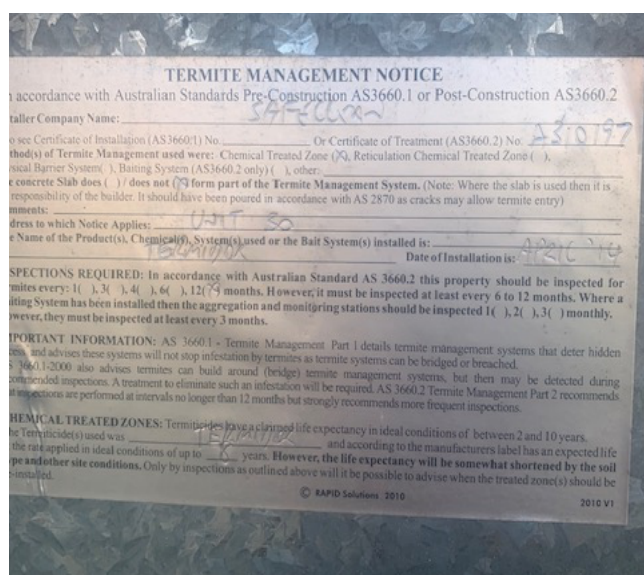
No evidence was found.

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

D2 Subterranean termite management proposal

A proposal is recommended.

A durable notice was found during the inspection indicating that a chemical treatment has been undertaken. This is considered out of date and it is recommended that a treatment in accordance with Australian Standard 3660. 1 to control or prevent subterranean termites from infesting and causing damage to the property be carried out. Consult our firm for termite management advice & costs.



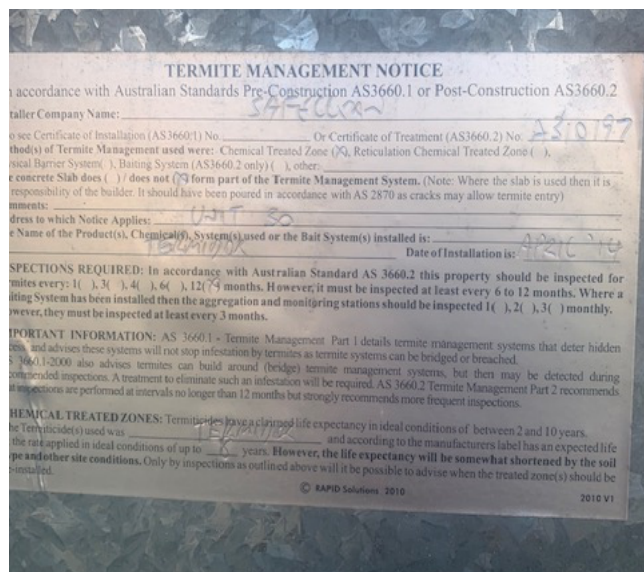
D3 Termite workings and/or damage

No evidence was found.

D4 Previous termite management program

The following evidence was found: We would recommend consulting with body corporate regarding their termite management program they have in place and any treatments they have had carried out

A durable notice was not found during the inspection, but indications suggest that a chemical treatment has been undertaken in 2014.



D5 Frequency of future inspections

The next inspection to help detect termite attack is recommended in 12 months.

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

D6 Chemical delignification

No evidence was found.

D7 Fungal decay

No evidence was found.

D8 Wood borers

No evidence was found.

Conditions conducive to timber pest attack

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

D9 Lack of adequate subfloor ventilation

Not applicable due to construction design.

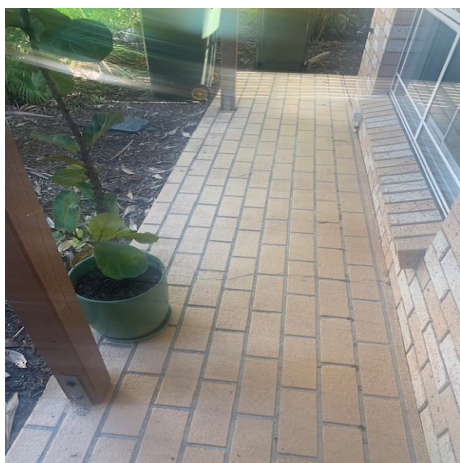
D10 The presence of excessive moisture

No evidence was found.

D11 Bridging or breaching of termite management systems and inspection zones

The following evidence was found evidence was found.

Trim end of posts in stirrup, so that it not on ground



D12 Untreated or non-durable timber used in a hazardous environment

No evidence was found.

D13 Other conditions conducive to timber pest attack

No evidence was found.

Major safety hazards

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

D14 Major safety hazards

No evidence was found.

Section E Conclusion

The following Timber Pest remediation actions are recommended:

1. No treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended - see Item D2.
3. No removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in 12 months.

Your attention is drawn to the advice contained in the Terms & Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

Section F Risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

It is recommended that the client act on the following advice to further protect their investment against timber pest infestation:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach termite management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

Section G Additional comments

There are no additional comments.

Section H Annexures to this report

Any additional photos taken on day of Report.

Section I Certification

This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbook Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Authorised Signatory: *Mark Andrews*

Name: Mark Andrews

Date of Issue: 24th June 2025