



# BUILDING & PEST INSPECTION

**123 Demo Drive, Demoville, NSW, 2000**

**INSPECTED 4TH OCTOBER 2020**

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# ADDITIONAL REPORT DETAILS



## WEATHER AT TIME OF INSPECTION



## INSPECTION STARTED AT

07:48AM

## INSPECTOR CONTACT DETAILS

Company Name	InspectEasy
Company Phone	0400 000 000
Inspector Name	John Smith
Inspector Email	demo@inspector.com.au

# INTERPRETING THE BUILDING REPORT

## Visual report in accordance with Australian standards for residential buildings

- All inspections are comprehensive visual reports in accordance with Australian Standards AS4349.1/1995, AS4349.1/2007 for Residential Buildings.
- All inspections encompass the structural integrity only and not the cosmetic condition of the building.

## BUILDING COMPLIANCE

**Please Note:** Before settlement, you need to make sure that this property you are purchasing is Building Compliant and that all permits and certifications have been issued by Council.

For example: The veranda, pergolas, sheds, carports, extensions and DIY works, that may have been added over the years are compliant.

If you purchase this property without the Building Compliance, you are taking over the responsibility of all Non-Compliant works after settlement.

## INTERPRETING THE PEST REPORT

### Visual report in accordance with Australian standards for residential buildings

- All inspections are comprehensive visual reports in accordance with Australian Standards AS4349.1/1995, AS4349.1/2007 for Residential Buildings.
- All inspections encompass the structural integrity only and not the cosmetic condition of the building.

## AREAS NOT INSPECTED

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/ posts, etc.

- At the time and date of this inspection, there was no visual evidence of termite damage or infestation unless it has been noted in this report.
- A termite treatment of the property should be carried out as soon as possible after purchase.
- A pest inspection should be carried out every 12 months.

## ICON LEGEND

<div>OK</div> <div>OK</div>	<div>M</div> <div>Maintenance Required</div>	<div>R</div> <div>Repairs Required</div>	<div>NA</div> <div>Not Applicable</div>
<div>Yes</div> <div>Y</div> <div>Yes</div>		<div>No</div> <div>N</div> <div>No</div>	

PROPERTY BUILDING & STRUCTURES

Type of Building	Residential
Height	Single Storey
Site Falls From	West
Building Structure	Brick Veneer
External Finish	Brick
Windows	Aluminium
Door Frames	Timber
Doors	Aluminium, Timber
Garages	Steel
Carports	Steel
Verandas	Steel
Decks	Timber
Handrails	Timber
Posts	Steel, Timber
Hot Water	Gas
Hot Water Unit	Wall, External
Heating	Gas, Ducted
Air Conditioner	Wall

**BUILDING INSPECTION**

# SITE SERVICES

Water Supply	Town
Gas Supply	Town
Sewerage	Town
Stormwater	Street
Phone Supply	Underground
Power Supply	Underground
Site Drainage	Poor
<i>The whole drainage system around the perimeter of the house will need to be renewed at some stage</i>	
Drainage Pits	Yes

## EXTERNAL STRUCTURES

Perimeter Fences	Steel		
Dividing Fences	Steel		
Gates	Steel		
External Stairs	Brick, Timber		
Hand Rails	Timber		
Retaining Walls (Non-Structural)	Timber, Concrete		
Driveways	Paving		
Paths	Concrete, Paving		
Back Fence		OK	
Left Side Fence		OK	
Right Side Fence		Maintenance Required	
Dividing Fence		OK	
Gates		OK	
Driveway Pavement		Photo: # 2.13	Repairs Required
The driveway pavement needs to be repaired			
Paths Pavement		Photo: # 2.14	Repairs Required
The pavement around the perimeter of the building will need to be repaired at some stage			
External Stairs			Maintenance Required
External Handrails		Photo: # 2.16	Maintenance Required
Retaining Walls		Photo: # 2.17	Repairs Required
The retaining walls will need to be repaired at some stage			





#2.13 - Driveway Pavement



#2.14 - Paths Pavement



#2.16 - External Handrails



#2.17 - Retaining Walls

*The retaining walls will need to be repaired at some stage*



BUILDING INSPECTION

EXTERNAL BUILDINGS

	Garage	Carport	Front Veranda	Back Veranda	Side Veranda	Deck
Floor Structure	OK	M	OK	NA	OK	OK
Floor Movement	OK	M	OK	NA	OK	OK
Floor Stumps	NA	NA	NA	NA	OK	OK
Floor Moisture	OK	OK	OK	NA	OK	OK
Wall Structure	OK	NA	NA	NA	NA	NA
Wall Movement	OK	NA	NA	NA	NA	NA
Wall Moisture	OK	NA	NA	NA	NA	NA
Wall Linings	OK	NA	NA	NA	NA	NA
Wall Damage	OK	NA	NA	NA	NA	NA
Wall Cracks	NA	NA	NA	NA	NA	NA
Wall Paint	NA	NA	NA	NA	NA	NA
Ceiling Structure	NA	OK	OK	NA	NA	NA
Ceiling Movement	NA	OK	OK	NA	NA	NA
Ceiling Moisture	NA	M	OK	NA	NA	NA
Ceiling Linings	NA	M	M	NA	NA	NA
Ceiling Damage	NA	M	OK	NA	NA	NA
Ceiling Cracks	NA	M	OK	NA	NA	NA
Ceiling Sagging	NA	M	M	NA	NA	NA
Nails Popping	NA	M	OK	NA	NA	NA
Cornice Cracking	NA	M	M	NA	NA	NA
Ceiling Paint	NA	M	M	NA	NA	NA
Roof Structure	OK	OK	OK	OK	OK	OK
Support Beam	OK	OK	OK	OK	OK	OK
Post	OK	OK	OK	OK	OK	OK
Roof Cladding	OK	OK	OK	OK	OK	OK
Fascia	NA	OK	OK	NA	NA	NA
Timber Decay	NA	NA	M	NA	NA	NA
Eaves	NA	M	M	NA	NA	NA
Guttering	M	M	M	M	M	M
Downpipes	M	OK	OK	OK	OK	OK
Windows	NA	NA	NA	NA	OK	NA
Doors & Frames	OK	NA	NA	NA	NA	NA
Internal Painting	NA	M	M	NA	NA	NA
External Painting	OK	M	M	NA	NA	NA
Roller Door	M	NA	NA	NA	NA	NA
Tilt/Panel Door	NA	NA	NA	NA	NA	NA
Electrical Motors	NA	NA	NA	NA	NA	NA

# ROOF SPACE

Accessibility	Restricted
Roof	Pitched
Roof Frames	Timber, Trusses
Roof Cladding	Colourbond
Fascia	Steel
Eaves	Sheet
Roof Structure	OK
Roof Movement	OK
Roof Cladding	OK
Roof Repairs	OK
Roof Cappings	OK
Roof Flashings	OK
Roof Gutter	Maintenance Required
The roof guttering around the perimeter of of the building will need to be cleaned out	
Downpipes	Maintenance Required
Fascia	OK
Eaves	Maintenance Required
Barge Boards	Maintenance Required
Gable Ends	Maintenance Required
Support Beams	OK
Posts	OK
Roof Insulation	OK
Roof Sisalation	OK
Flues & Chimney Flashing	OK

# FLOOR SPACE

**Note:** If applicable, all timber floors have movement which can cause the squeaking of floor boards. This can be addressed by re screwing to the floor joists at a later stage when the floor coverings have been taken up.

Accessibility	Restricted
Floor Structure	Timber & Concrete, Timber With Concrete Footings
Footings	Strip
Floor Stumps	Brick
<i>The floor stump are ok what I could see , there is squeezing in the floor boards but that comes with the age of the building</i>	
Floor Framing	Timber
Wet Areas	Concrete
Floor Vents	Vents
Ventilation	Limited
Air Flow	Limited
Ground Moisture	Moderate
Floor Structure	OK
Floor Moisture	OK
Floor Movement	OK
Floor Stumps	OK
Floor Framing	OK
Timber Flooring	OK
Ant Caps	OK
Floor Vents	OK

## INTERNAL ROOMS

Wall Frames	Timber						
Wall Linings	Plaster						
Ceiling Linings	Plaster						
Joinery	Built-In Robes, Kitchens, Vanities						
	Entry	Hall 1	Lounge	Bed 1	Bed 2	Bed 3	Bed 4
Floor Structure	OK	OK	OK	OK	OK	OK	OK
Floor Movement	OK	OK	OK	OK	OK	OK	OK
Floor Moisture	OK	OK	OK	OK	OK	OK	OK
Floor Tiles	OK	NA	NA	NA	NA	NA	NA
RegROUT Floor Tiles	OK	NA	NA	NA	NA	NA	NA
Wall Structure	OK	OK	NA	OK	OK	OK	OK
Wall Movement	OK	M	OK	OK	OK	OK	OK
Wall Moisture	OK	OK	OK	OK	OK	OK	OK
Wall Linings	OK	OK	M	OK	OK	OK	OK
Wall Damage	OK	OK	OK	OK	OK	OK	OK
Wall Cracks	M	OK	M	OK	OK	M	OK
Wall Paint	OK	M	M	OK	OK	OK	OK
Wall Tiles	NA	NA	NA	OK	NA	NA	NA
RegROUT Wall Tiles	NA	NA	NA	OK	NA	NA	NA
Wall Ventilation	NA	NA	NA	OK	NA	NA	NA
Ceiling Ventilation	NA	NA	NA	OK	NA	OK	OK
Ceiling Structure	OK	OK	OK	OK	OK	OK	OK
Ceiling Movement	OK	OK	M	M	OK	OK	OK
Ceiling Moisture	OK	OK	OK	OK	OK	OK	OK
Ceiling Linings	OK	OK	M	M	M	OK	OK
Ceiling Damage	OK	OK	M	M	M	OK	OK
Ceiling Cracks	OK	OK	M	OK	M	OK	OK
Ceiling Sagging	OK	OK	M	M	OK	OK	OK
Nails Popping	OK	OK	M	M	OK	OK	OK
Cornice Cracking	OK	OK	M	M	OK	M	OK
Ceiling Paint	OK	OK	M	M	OK	M	OK
Door Frames	OK	OK	NA	OK	OK	OK	OK
Doors	OK	NA	NA	OK	M	M	OK
Door Latches	OK	NA	NA	R	OK	OK	OK
Windows/Frames	NA	NA	OK	OK	OK	OK	OK
Built In Robes	NA	OK	NA	OK	M	OK	OK
Lounge   Ceiling Sagging	The ceiling in the lounge room is starting to sag and there is movement between the lounge and the front bedroom						

## KITCHEN/DINING

Floor Structure	OK
Floor Movement	OK
Floor Moisture	OK
Floor Tiles	OK
RegROUT Floor Tiles	OK
Wall Structure	OK
Wall Movement	OK
Wall Moisture	OK
Wall Linings	OK
Wall Damage	OK
Wall Cracks	OK
Wall Paint	OK
Wall Tiles	OK
RegROUT Wall Tiles	OK
Ceiling Ventilation	OK
Ceiling Structure	OK
Ceiling Movement	OK
Ceiling Moisture	OK
Ceiling Linings	OK
Ceiling Damage	OK
Ceiling Cracks	OK
Ceiling Sagging	OK
Nails Popping	OK
Cornice Cracking	OK
Ceiling Paint	OK
Windows/Frames	OK
Kitchen Cupboards	OK
Kitchen Benchtop	OK
Seal Between Benchtop/Splashback	OK

Kitchen Splashbacks	OK
Kitchen Doors	OK
Kitchen Overheads	OK
Kitchen Pantry	OK
Kitchen Drainage	OK
Kitchen Taps/Spouts	OK
Sink	OK

DEMO

## WET AREAS

	Bath 1	Toilet 1	Laundry
Floor Structure	OK	OK	OK
Floor Movement	OK	OK	OK
Floor Moisture	OK	OK	OK
Floor Tiles	OK	OK	OK
RegROUT Floor Tiles	OK	OK	OK
Wall Structure	OK	OK	OK
Wall Movement	OK	OK	OK
Wall Moisture	OK	OK	OK
Wall Linings	OK	OK	OK
Wall Damage	OK	OK	OK
Wall Cracks	OK	OK	OK
Wall Paint	OK	OK	OK
Wall Tiles	OK	OK	OK
RegROUT Wall Tiles	OK	OK	OK
Wall Ventilation	NA	NA	NA
Ceiling Ventilation	OK	NA	OK
Ceiling Structure	OK	OK	OK
Ceiling Movement	OK	OK	OK
Ceiling Moisture	OK	OK	OK
Ceiling Linings	OK	OK	OK
Ceiling Damage	OK	OK	OK
Ceiling Cracks	OK	OK	OK
Ceiling Sagging	M	OK	OK
Nails Popping	M	OK	OK
Cornice Cracking	OK	OK	OK
Ceiling Paint	OK	OK	OK
Door Frames	OK	OK	OK
Doors	OK	OK	OK
Door Latches	OK	R	OK
Windows/Frames	OK	OK	OK
Shower Base	OK	NA	NA
Shower Moisture	OK	NA	NA
Shower Screen	OK	NA	NA
Bath/Spa	OK	NA	NA
Vanity Unit	OK	NA	NA
Laundry Trough	NA	NA	OK



# STRUCTURAL DEFECTS

**Movement Cracks** – External Brickwork, External Wall Linings, Internal Walls and Ceiling Linings, including Cornices

- Movement cracks come with the age of the building and it's structural integrity that can cause major, minor or hair line cracks throughout the building.
- Major cracks will be identified under this report and will need further investigation into the structural integrity of the building.
- Minor and hair line cracks come with the age of the building, they are of no real concern but can be repaired at some stage.

## Timber Floors

All timber floors will have movement, it comes with the age of the building and can cause squeaking and movement in the timber floor and the frame work. This can be addressed at some stage by screwing the existing timber flooring down to the timber floor joists.

## Windows




- All timber and aluminum windows will need ongoing maintenance.

## Doors and Latches

- All doors will need ongoing maintenance due to the building moving over the years.

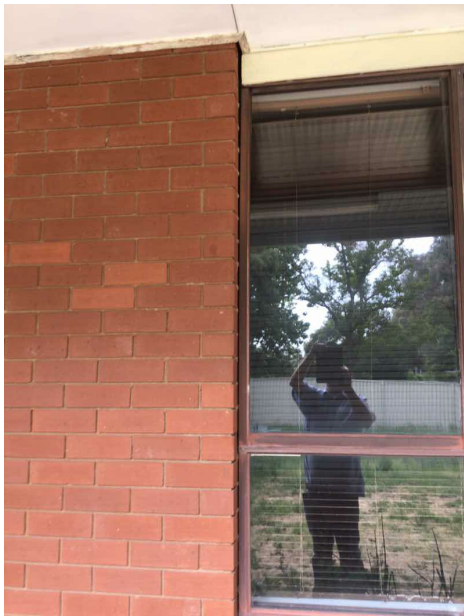
**Note:** A visual makeover can consist of repairs that have been carried out on the property to cover up defects.

Visible Evidence of Makeover	No
<b>Cracks In Brickwork</b>	Photo: # 9.1 <span>OK</span>
<i>There is wall crack in the external brickwork these are movement crack . This is caused by the reactive soil in this area . In the summer the ground it's like concrete and in winter it's like mud . It looks like the building has settled over the years. And now only the be repaired</i>	
<b>Gaps Around Windows</b>	Photo: # 9.2 <span>OK</span>
<i>As above</i>	
<b>Internal Wall Linings</b>	<span>OK</span>
<b>External Wall Linings</b>	<span>Repairs Required</span>
<b>Internal Wall Structure</b>	<span>OK</span>
<b>External Wall Structure</b>	<span>Repairs Required</span>
<b>Dampness In Internal Walls</b>	<span>OK</span>
<b>Dampness In External Walls</b>	<span>OK</span>
<b>Dampness In Ceiling</b>	<span>OK</span>
<b>Dampness In Roof</b>	<span>OK</span>
<b>Internal Wall Movement</b>	<span>OK</span>
<b>External Wall Movement</b>	Photo: # 9.12 <span>OK</span>
<b>Floor Structure</b>	<span>OK</span>

Floor Movement	OK
Roof Structure	OK
Internal Roof Movement	OK
External Roof Movement	OK
Ceiling Structure	OK
Ceiling Linings	Maintenance Required
The ceiling lining in some sections of the house will need to be repaired at some stage	
Ceiling Movement	OK
Support Beams	OK
Post	OK
Internal Painting	Maintenance Required
External Painting	Maintenance Required
External Stairs & Handrails	OK
 <p>#9.1 - Cracks In Brickwork</p>	 <p>#9.1 - Cracks In Brickwork</p>
 <p>#9.1 - Cracks In Brickwork</p>	



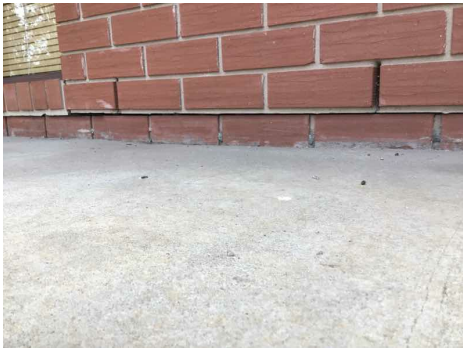
#9.2 - Gaps Around Windows



#9.2 - Gaps Around Windows



#9.2 - Gaps Around Windows



#9.12 - External Wall Movement

PEST - INTERNAL INSPECTION

Visual timber pest inspection in accordance with: AS4349.3/2010

**Note:** All timbers laying on the ground should be removed from site to prevent termite attack.

If **furnished**, the inspection was limited due to personal items placed throughout the property at the time and date of the inspection.

Accessibility	Restricted		
Furnished	Yes		
Probing	Yes		
Wall Moisture	No		
Ceiling Moisture	No		
Floor Moisture	No		
	Termites	Borers	Fungi
Window Frames	N	N	N
Door Frames	N	N	N
Walls & Linings	N	N	N
Skirtings	N	N	N
Architraves	N	N	N
Built-In Joinery	N	N	N
Kitchen	N	N	N
Built-In Robes	N	N	N
Shower Recesses	N	N	N
Vanities	N	N	N
Bath	N	N	N
Laundry Trough	N	N	N
Flues And Chimneys	N	N	N

PEST - EXTERNAL INSPECTION

**Note:** All timber should be removed from the ground to prevent termite attack.

Accessibility		Restricted		
Ground Moisture		Moderate		
Water Taps Leaking				OK
Hot Water Overflow				OK
Air Conditioner Overflow				OK
	Termites	Borers	Fungi	
Garage	N	N	N	
Sheds	N	N	N	
Carports	N	N	N	
Verandas	N	N	N	
Timber Decks	N	N	N	
Pergolas	NA	NA	NA	
Posts	N	N	N	
Wall Linings	N	N	N	
Concrete Slabs & Paths	N	N	N	
Wood Storage	NA	NA	NA	
Trees	N	N	N	
Tree Stumps	N	N	N	
Fences	N	N	N	
Gardens	N	N	N	
Landscaping	N	N	N	
Retaining Walls	N	N	N	

PEST - ROOF CAVITY INSPECTION

Accessibility		Restricted	
	Termites	Borers	Fungi
Roof Timbers	N	N	N
Ceiling Timbers	N	N	N

PEST - SUB FLOOR INSPECTION

Accessibility		Restricted	
Timber Moisture		No	
Ground Moisture			
Floor Vents		Yes	
Ant Caps		Yes	
Water Leaks		No	
Drainage Leaks		No	
	Termites	Borers	Fungi
Timber Flooring	N	N	N
Timber Floor Framing	N	N	N
Timber Floor Stumps	N	N	N



# PEST INSPECTION SUMMARY

\*All properties are considered to be at high risk of termite attack.

Visual Evidence	No
Active Termites	No
Termite Damage	No
Termite Nest Found	No
Previous Termite Activity	No
Previous Termites Treatment	Yes
<i>There has been a termite barrier installed around the perimeter of the building at some stage . This will need to be serviced and updated as this area is of high risk to termite</i>	
Termites In Area?	Yes
Evidence of Borers Found?	No
Evidence of Fungal Decay Found?	No