

**Realmark®**

# **AUCTION PACK**

**Auction Particulars & Conditions**

**Certificate of Title**

**Sewer & Water Lines**

**Comparable Sales**

**Code of Conduct**

**Guide to Buying at Auction**

**Structural & Pest Reports**

**Bidder Registration Form**



# auCTION PARTICULARS AND CONDITIONS OF SALE OF FREEHOLD PROPERTY



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## AUCTION PARTICULARS AND CONDITIONS OF SALE OF FREEHOLD PROPERTY

SITUATED AT

27 Melissa Street  
DUNCRAIG  
WA 6023

### TO BE OFFERED FOR SALE BY PUBLIC AUCTION

BY

Realmark North Coastal t/as Realmark North Coastal  
Ph 9246 0050 | ACN: 158 950 255 | ABN: 25 158 950 255 TC: 64748

("Seller's Agent")

at 5:30 / pm on the 17th day of December 20 25

at the Property/ or

under instructions from

Piers Bellas & Shalini Clare Bellas of  
18 Trenton Way  
DUNCRAIG, WA 6023

("Seller")

### PARTICULARS

#### 1. PROPERTY

Lot 191 on Deposited/Survey/Strata/Diagram/Plan 14452 and

being the whole/part of the land in Certificate of Title Volume 1659 Folio 365 together with

all buildings and other fixed improvements erected upon the Land ("Property") together also with the following Chattels, being fixtures & fittings and plant & equipment including

fixed floor coverings, window treatments, light fittings, dishwasher, cubby house

("Chattels")

#### 2. ENCUMBRANCES

The Property is sold subject to the following Specified Encumbrances rights or interests (registered or unregistered as indicated).

#### 3. ZONING AND PRESENT USE

The zoning of the Property is R40

and the present use is residential

#### 4. LEASES

The Property is sold with vacant possession, unless the Leases (if any) are specified:

#### 5. SETTLEMENT DATE

The Settlement Date will be the Between 16/01/26 & 31/01/26 day of 20 25

#### 6. DEPOSIT

The Deposit will be percentage of the Purchase Price or \$ 40,000

(whichever is completed)

#### 7. GST WITHHOLDING

- Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? ☐ Yes ☐ No
- If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
- If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

# auction particulars and conditions of sale of freehold property



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**NOTICE:** Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract.

**WARNING -** If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.

**WARNING -** A Withholding Amount may apply to this Contract (see 2022 General Condition 3.7).

**WARNING -** If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

## GENERAL CONDITIONS OF AUCTION

1. The Property is offered for sale subject to a reserve price set by the Seller ("Reserve Price") and the highest bidder accepted by the Auctioneer will be the Buyer with the Auctioneer having the right to refuse any bid, which in the Auctioneer's opinion, is not in the best interests of the Seller.
2. A bidder will be the Buyer unless prior to the commencement of the bidding a written authority to bid for and on behalf of another entity has been obtained by the bidder.
3. The amount of the advance of each bid will be regulated by the Auctioneer and no person can retract their bid or advance a lesser sum than that which may be named or accepted by the Auctioneer.
4. The Seller reserves the following rights:
  - (a) to bid personally or by the Seller's Agent or the Auctioneer up to the Reserve Price by not more than ten (10) bids;
  - (b) without disclosing any Reserve Price, to withdraw the Property from sale at any time before it has been sold whether or not the sale has commenced.
5. If any dispute arises as to any bid, the Auctioneer may immediately either determine the dispute or resume the bidding at the stipulated last undisputed bid.
6. Immediately on the fall of the hammer, the Buyer must sign the Contract and pay to the Seller's Agent, the Deposit as set out in the Particulars. The Auctioneer may re-open the bidding or may re-submit the Property to bidding if the highest bidder is unable or unwilling to pay the Deposit or to sign the Contract. The Auctioneer's decision is final.
7. The balance of the Purchase Price must be paid on the Settlement Date set out in the Particulars.
8. All moneys paid by the Buyer on account of the Purchase Price to the Seller's Agent or Representative will be held as a Deposit Holder, pending Settlement. If prior to Settlement, the Seller and the Buyer jointly authorise the Deposit Holder to account to either of them or a third party for the purposes of Settlement or delivery of possession, the Seller's Agent is entitled to retain from moneys held, the Agent's Selling Fee, and all agreed expenses pending Settlement.
9.
  - (a) The Chattels described in the Particulars are sold as inspected and the Seller warrants they own those Chattels and that they are free from any lien, charge, Encumbrance or other interest of any third party (except as stated in the Special Conditions).
  - (b) Where Chattels are included in the sale, the Purchase Price will be allocated or apportioned as set out in the Contract (if applicable).
10. The Property is sold free from all Encumbrances except as stated in the Particulars.
11. The Property is zoned as specified in the Particulars.
12. The Buyer is entitled to vacant possession of the Property upon Settlement unless existing Leases are referred to in the Particulars.
13. **STRATA/SURVEY STRATA PROPERTY ACKNOWLEDGEMENTS**

If the Property being auctioned is a Strata/Survey Strata Lot and the sale is to be in accordance with the terms of the Strata Titles Act, 1985, the Buyer will be given and will be required to acknowledge before signing the Contract, receipt of the following documents: receipt of the information incorporated in the Precontractual Disclosure Statement and any attachments to that Statement.
14. The GST Withholding provisions set out in the Particulars apply to this Contract.
15. The Buyer and Seller consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.
16. The 2022 General Conditions together with the Annexure of Changes to the 2022 General Conditions Caused by changes to the transfer of *Land Act 1893* are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
17. Words not defined in the Contract have the same meaning as those defined in the 2022 General Conditions.



**SPECIAL CONDITIONS OF AUCTION**

Buyer is aware and accepts the following:

The property is being sold "as is where is".  
The garden lighting has been disconnected.  
Cubby house does not have council approval.

# auction particulars and conditions of sale of freehold property



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## CONTRACT

At the sale by Public Auction on this  day of  20

NAME, ADDRESS

NAME, ADDRESS

NAME, ADDRESS

("Buyer")

EMAIL: The Buyer consents to Notices being served at

The Buyer (as Joint Tenants/Tenants in common specifying the undivided shares) agrees to buy the Property described in the Particulars and all fixed improvements ("Property") with vacant possession unless otherwise provided in the General Conditions of Auction or Special Conditions of Auction together with the Chattels described in the Particulars, on the same terms and conditions set out in the General Conditions of Auction and Special Conditions of Auction at the Purchase Price of

\$

The Buyer has paid to the Seller's Agent the Deposit of \$

**BUYER** (If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.)

Name

Signature

Date

**THE SELLER** (FULL NAME AND ADDRESS)

Piers Bellas & Shalini Clare Bellas of  
 18 Trenton Way  
 DUNCRAIG, WA 6023

EMAIL: The Seller consents to Notices being served at

AGREES to sell the Property to the Buyer and acknowledges that the Seller's Agent's selling fee payable to the Seller's Agent is the Seller's responsibility.

(If a corporation, then the Seller executes this Contract pursuant to the Corporations Act )

Name

Signature

Date

### RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions

4. Other

5. Other

### RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2022 General Conditions
3. Other

4. Other

### CONVEYANCER (Legal Practitioner/Settlement Agent)

The Parties appoint their Representative named below to act on their behalf in respect to this transaction and consent to Notices being served on that Representative's email address.

BUYER'S REPRESENTATIVE

Name

Signature

SELLER'S REPRESENTATIVE

### COPYRIGHT

The copyright of this document is the property of the Real Estate Institute of Western Australia (Inc.) ("REIWA") and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of REIWA.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1659

365

## RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 191 ON PLAN 14452

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SHALINI CLARE BELLAS  
PIERS BELLAS  
BOTH OF 27 MELISSA STREET, DUNCRAIG  
AS JOINT TENANTS

(AN L180408 ) REGISTERED 21/12/2009

### LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 6081/1929.
2. L180409 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 21/12/2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1659-365 (191/P14452)  
PREVIOUS TITLE: 1652-287  
PROPERTY STREET ADDRESS: 27 MELISSA ST, DUNCRAIG.  
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

IT 37

CT 1659 0365 F



Application C698824

WESTERN

AUSTRALIA

Volume 1652 Folio 287

1659 365



## CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 26th January, 1984

*N. J. Smyth*

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1315 and being Lot 191 on Plan 14452, delineated and coloured green on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 6081/1929.

FIRST SCHEDULE (continued overleaf)Palrara Pty. Ltd., of 20 Howard Street, Perth.SECOND SCHEDULE (continued overleaf)

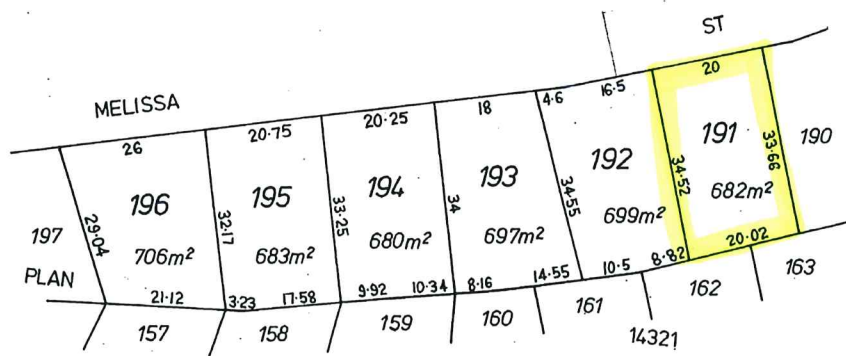
NIL

*N. J. Smyth*

REGISTRAR OF TITLES

THIRD SCHEDULE











SCALE 1:1000























NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

**FIRST SCHEDULE (continued)**

| REGISTERED PROPRIETOR                                                                                                                                | INSTRUMENT |         | REGISTERED | TIME  | SEAL                                                                              | INITIALS                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|------------|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                                                                                                                                      | NATURE     | NUMBER  |            |       |                                                                                   |                                                                                   |
| <u>Glyn Thomas Hughes, Reserve Management Assistant and Mary Elizabeth Hughes, Home Duties, both of 16 Fulham Place, Duncraig, as joint tenants.</u> | Transfer   | C762489 | 3.5.84     | 2.51  |  |  |
| <u>Brett Darryl Roberts, Senior Regional Officer and Dianne Linley Roberts, Teacher, both of 3 Wedge Place, Karratha, as joint tenants.</u>          | Transfer   | D664175 | 3.2.88     | 9.55  |  |  |
| <u>The correct address of the registered proprietors is now 15 Crampton Avenue, Bunbury.</u>                                                         | By         | F033519 | 20.11.92   | 13.28 |  |  |
| <u>Ali Musa Ruhayel and Abba Sulayman Ruhayel, both of 4 Jury Close, Ocean Reef, as joint tenants.</u>                                               | Transfer   | F305178 | 13.9.93    | 8.22  |  |  |
| <u>Inerio Mastrangelo of 22 Amaro Place, Duncraig.</u>                                                                                               | Transfer   | G572329 | 2.9.97     | 9.29  |  |  |

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

**SECOND SCHEDULE (continued)**

| INSTRUMENT | NATURE  | NUMBER | PARTICULARS                                   | REGISTERED | TIME  | SEAL                                                                                | INITIALS                                                                            | CANCELLATION | NUMBER  | REGISTERED OR LODGED | SEAL                                                                                | INITIALS                                                                            |
|------------|---------|--------|-----------------------------------------------|------------|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|---------|----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|            |         |        |                                               |            |       |                                                                                     |                                                                                     |              |         |                      |                                                                                     |                                                                                     |
| Mortgage   | C762490 |        | to Town & Country W.A. Building Society       | 3.5.84     | 2.51  |    |    | Discharged   | D664174 | 3.2.88               |    |    |
| Mortgage   | D664176 |        | to Commonwealth Savings Bank of Australia.    | 3.2.88     | 9.55  |  |   | Discharged   | E903087 | 10.6.92              |  |  |
| Mortgage   | F033519 |        | to Commonwealth Bank of Australia.            | 20.11.92   | 13.28 |  |  | Discharged   | F305177 | 13.9.93              |  |  |
| Mortgage   | F305179 |        | to Australia & New Zealand Banking Group Ltd. | 13.9.93    | 8.22  |  |  | Discharged   | G572328 | 2.9.97               |  |  |
| Mortgage   | G572330 |        | to National Australia Bank Ltd.               | 2.9.97     | 9.29  |  |  |              |         |                      |                                                                                     |                                                                                     |

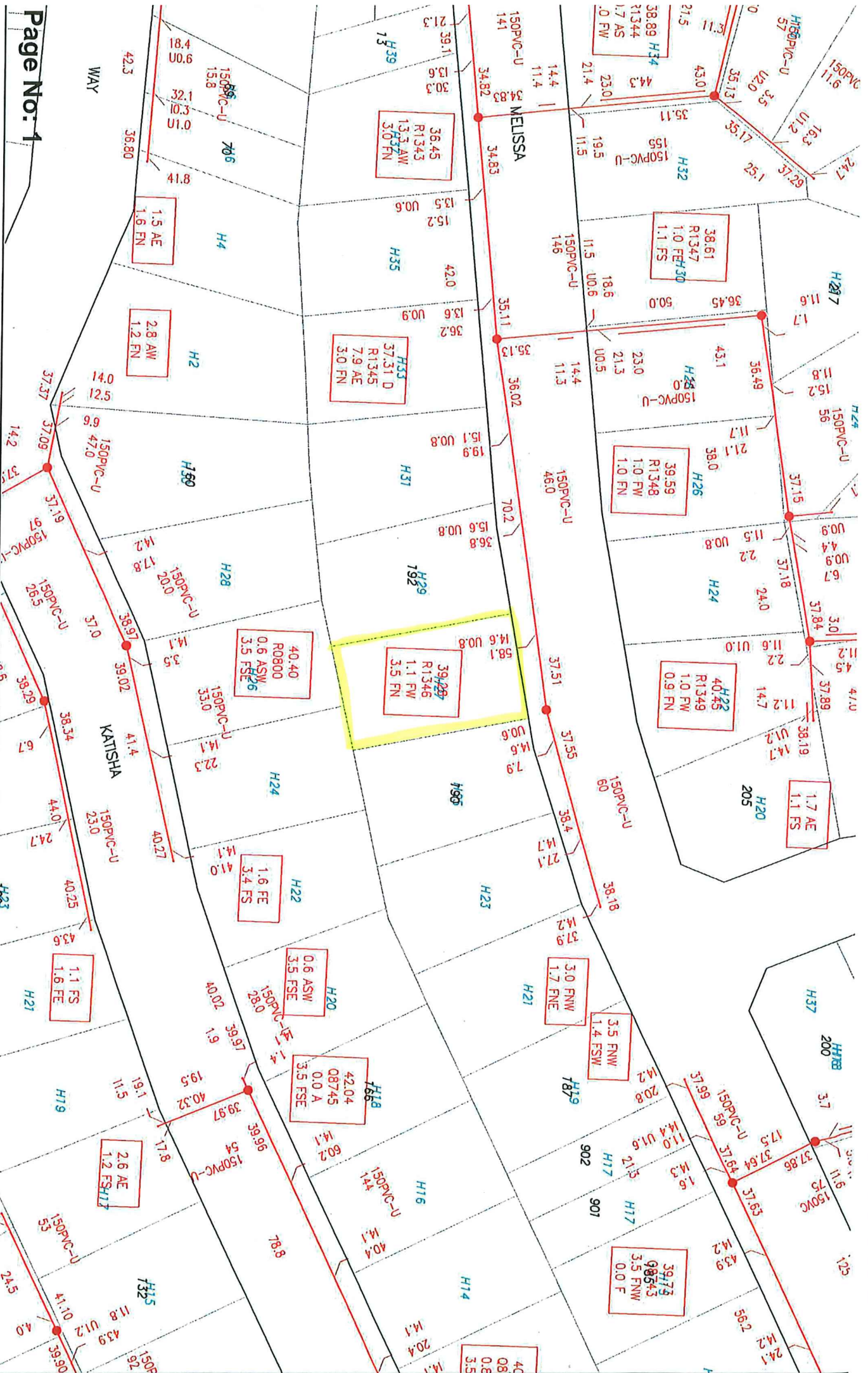
CERTIFICATE OF TITLE VOL. 1659 365



Scale: 1:750  
Job No.: 51384245  
Sequence No.: 262364563  
Print Date: 09 Oct 2025



The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au).







## Recent Sales

### 1 9 GILBERT ROAD DUNCRAIG WA 6023



3 1 2 683m<sup>2</sup> 124m<sup>2</sup>  
 Year Built 1984 DOM 26  
 Sold Date 12-Jul-25 Distance 0.14km  
 First Listing AUCTION 12 July  
 Last Listing AUCTION 12 July

**Sold \$1,288,000**

### 2 3 MELISSA STREET DUNCRAIG WA 6023



3 2 2 736m<sup>2</sup> 178m<sup>2</sup>  
 Year Built 1990 DOM 27  
 Sold Date 25-Mar-25 Distance 0.18km  
 First Listing END DATE SALE  
 Last Listing From 1.1M

**Sold \$1,100,000**

### 3 7 BERNARD MANNING DRIVE DUNCRAIG WA 6023



4 2 2 697m<sup>2</sup> 115m<sup>2</sup>  
 Year Built 1981 DOM 39  
 Sold Date 03-Mar-25 Distance 0.56km  
 First Listing OFFERS  
 Last Listing UNDER OFFER

**Sold \$1,260,000**

### 4 60 LENNOXTOWN ROAD DUNCRAIG WA 6023



3 2 1 704m<sup>2</sup> 121m<sup>2</sup>  
 Year Built 1984 DOM 3  
 Sold Date 22-May-25 Distance 2.11km  
 First Listing Suit Buyers Above \$1.1M  
 Last Listing \$1,225,000

**Sold \$1,225,000**

### 5 3 DRUMMOND CRESCENT DUNCRAIG WA 6023



4 1 2 700m<sup>2</sup> 148m<sup>2</sup>  
 Year Built 1984 DOM 16  
 Sold Date 09-Apr-25 Distance 1.77km  
 First Listing Set Date Sale  
 Last Listing Offers close Wednesday 3pm

**Sold \$1,230,000**

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by Cotality

## Recent Sales

6

5 BUNTHORNE COURT DUNCRAIG WA 6023



4

2

2

703m<sup>2</sup>

162m<sup>2</sup>

Year Built

1982

DOM

46

Sold Date

17-Mar-25

Distance

0.39km

First Listing

OFFERS

Last Listing

SOLD!

7

21 DUNCRAIG ROAD DUNCRAIG WA 6023



4

1

1

683m<sup>2</sup>

138m<sup>2</sup>

Year Built

1970

DOM

51

Sold Date

21-Aug-25

Distance

1.66km

First Listing

CONTACT AGENT

Last Listing

UNDER OFFER

8

53 GLENGARRY DRIVE DUNCRAIG WA 6023



4

1

3

730m<sup>2</sup>

95m<sup>2</sup>

Year Built

1979

DOM

42

Sold Date

28-Oct-25

Distance

2.28km

First Listing

OFFERS

Last Listing

UNDER OFFER BY DANIEL RHODING

## Auction Code of Conduct

### 1. OBJECT OF CODE

**1.1** The objects of this Code are to:

- (a) Regulate and standardise the procedures of members of REIWA when conducting auctions.
- (b) Provide consumer protection for both sellers and buyers in the auction process.

**1.2** The objects of this Code set out in clause 1.1 above shall be achieved by:

- (a) Real Estate Agents, Real Estate Sales Representatives and Auctioneers adhering to the terms of this Code of Conduct.
- (b) REIWA enforcing this Code of Conduct with respect to the actions of its members.
- (c) REIWA providing education to its members regarding this Code of Conduct and, in particular, compliance with its terms.
- (d) REIWA promoting to the public the existence of this Code of Conduct, its terms and the method by which consumers may lodge complaints with REIWA regarding any breaches of the Code by members of REIWA.
- (e) REIWA reviewing on a regular basis the efficacy of this Code of Conduct in providing consumer protection in the auction process and, where necessary, amending the terms of the Code to enhance the effectiveness by which the Code meets its stipulated objects.

### 2. INTERPRETATION

**In this Code:**

- |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>"agent"</b>      | means a person representing another and/or acting on that other person's behalf.                                                                                                                                                                                                                                                                                                                                                    |
| <b>"auction"</b>    | means the selling of any property of any kind or description whatsoever by any mode whereby the highest, lowest, or any bidder is the purchaser, or whereby the first who claims the property submitted for sale at a certain price named by the person acting as Auctioneer is the purchaser, or whereby there is a competition for the purchase of any property in any way commonly known and understood to be by way of auction. |
| <b>"Auctioneer"</b> | means any person who: <ul style="list-style-type: none"><li>(a) sells or attempts to sell or offers for sale or resale any property, whether the property of the Auctioneer or of any other person, by way of auction; and</li><li>(b) is licensed as an Auctioneer pursuant to section 6 of the Auction Sales Act, 1973.</li></ul>                                                                                                 |





|                                           |                                                                                                                                                                                                        |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>"Person"</b>                           | includes a public body, company or association or body of persons, corporate or unincorporate.                                                                                                         |
| <b>"the public"</b>                       | means the general community considered as a whole including, but not limited to, buyers and sellers of property at auctions.                                                                           |
| <b>"Real Estate Agent"</b>                | means a person licensed as a Real Estate Agent pursuant to the terms of the Real Estate and Business Agents Act, 1978 and who has been appointed by a seller to sell a particular property at auction. |
| <b>"Real Estate Sales Representative"</b> | means a person registered as a Real Estate Sales Representative pursuant to the terms of the Real Estate and Business Agents Act, 1978.                                                                |
| <b>"Seller"</b>                           | is the person who is selling a property the subject of an auction.                                                                                                                                     |

### **3. GENERAL CONDUCT OF REAL ESTATE AGENTS, REAL ESTATE SALES REPRESENTATIVES AND AUCTIONEERS**

- 3.** In addition to the obligations placed upon Real Estate Agents, Real Estate Sales Representatives and Auctioneers pursuant to the provisions of the REIWA Members' Codes of Practice, as set out in clause 7 below:

Real Estate Agents, Real Estate Sales Representatives and Auctioneers acting in relation to auctions must at all times act with honesty and fairness when dealing with members of the public.

Real Estate Agents, Real Estate Sales Representatives and Auctioneers acting in relation to auctions must at no time:

- (a)** act in an unconscionable manner;
- (b)** unduly harass or coerce any member of the Public; or
- (c)** apply sales pressure to any member of the Public that, in all the circumstances, is unfair.

### **4. BEFORE THE AUCTION**

- 4.1** Real Estate Agents shall not advertise a property as being for sale by auction unless there is intended to be a genuine auction and unless a legally valid written authority to auction form has been duly executed by or on behalf of the Seller.
- 4.2** Prior to any auction the Real Estate Agent appointed by a Seller to sell the particular property by auction shall make available for inspection to any person who so requests the terms and conditions under which the sale of the property by auction will be undertaken.
- 4.3** If applicable, the Real Estate Agent shall specify in the terms and conditions of sale referred to in clause 4.2 above that the Seller reserves the right to bid for the property either personally or through an agent and shall identify the number of those reserved bids.



- 4.4** The Real Estate Agent shall make this Code of Conduct available for inspection prior to the auction by providing copies of this Code to any person to whom the Real Estate Agent gives a copy of the terms and conditions of the auction.
- 4.5** If the seller so instructs, the Real Estate Agent must inform the Public in all advertising devised by the Real Estate Agent with respect to the property that offers for the property may be considered prior to the Auction.

## **5. AT THE AUCTION**

- 5.1** The terms and conditions of any auction sale shall be on display and available for inspection together with this Code at the auction. Any portion of the terms and conditions relating to the description of the property shall be read aloud by the Auctioneer appointed to conduct the auction of the property at the commencement of that auction.
- 5.2** Before commencement of the bidding for a property, the Auctioneer shall announce whether the Seller is selling with a reserve price. It shall not be necessary for that reserve price to be disclosed to bidders.
- 5.3** If the Seller has reserved the right to bid for the property either personally or through an agent:
- (a) the Auctioneer shall announce prior to the commencement of the bidding that the Seller has so reserved the right to bid and shall at that time specify whether the Auctioneer, the seller or some other person on behalf of the seller will be making those bids;
  - (b) where the Auctioneer has been appointed to bid on behalf of the Seller all bids made on behalf of the Seller shall be so made by the Auctioneer and notice of that fact shall be given prior to the commencement of the bidding for the property;
  - (c) where the Seller or some person other than the Auctioneer shall be bidding on behalf of the Seller the Auctioneer shall identify that person prior to the commencement of the bidding for the property;
  - (d) the Auctioneer shall announce prior to the commencement of bidding for the property the maximum number of bids which will or may be made during the auction by the Seller or by any person on behalf of the Seller;
  - (e) the Auctioneer shall announce, contemporaneously with any bid being made by or on behalf of a seller the fact that the bid has been so made by or on behalf of the seller;
  - (f) neither the Real Estate Agent nor any salesperson engaged by the Real Estate Agent shall make or assist any other person to make any bid on behalf of the Seller in contravention of any announcement by the Auctioneer under clause 5.3.
- 5.4** If a property is to be sold at an auction without reserve no bid shall be made by or on behalf of the Seller and no Real Estate Agent or Auctioneer may in any way encourage or be a party to such a bid at the auction provided that this clause shall not apply to any auction where a Court has ordered to the effect that the particular auction shall take place without reserve.
- 5.5** The Auctioneer shall ensure that the amount of any bid is clearly stated.



- 5.6** The Auctioneer shall resolve any disputed bid in accordance with the terms and conditions of sale governing the auction.
- 5.7** When any person asks the Auctioneer whether the current bid was a bid made by or on behalf of the Seller, the Auctioneer **MUST** respond by advising whether or not the bid was made by or on behalf of the Seller.
- 5.8** Under no circumstances may a bid made on behalf of the Seller by an Auctioneer or a Real Estate Agent be at or in excess of any Seller's reserve price.
- 5.9** The Auctioneer shall always clearly announce when the property is about to be sold under the hammer.

## **6. DUMMY BIDDING**

- 6.1** Dummy bidding is fictitious or false bidding at an auction by non-genuine bidders in the audience with no real intention to buy the property and any Auctioneer or Real Estate Agent who encourages or is a party to such bidding is in breach of this Code PROVIDED that nothing in this clause prevents an Auctioneer or agent from encouraging or being a party to bidding by or on behalf of a Seller as provided for in this code.

## **7. CONSUMER/INDUSTRY AWARENESS AND REVIEW OF THE TERMS OF THIS CODE**

- 7.1** REIWA shall promote the terms of this Code of Conduct to consumers and its members, and REIWA shall collect data with respect to the Code in accordance with procedures set out in its Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme Manual.
- 7.2** REIWA shall review the terms of this Code of Conduct and the efficacy of its terms in providing consumer protection in accordance with the procedures set out in its Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme.
- 7.3** Consumers and members of REIWA may access the Part IV of the Trade Practices Act and Auction Code of Conduct Compliance Programme by making written contact with the Personal Assistant to the Chief Executive Officer of REIWA or by visiting the REIWA internet site at [www.reiwa.com.au](http://www.reiwa.com.au).

## **8. THE REIWA MEMBERS' CODES OF PRACTICE**

The following provisions are reproduced from clause 10 of the REIWA Members' Codes of Practice:

- 8.1** In any agency relationship, a member must act in the best interests of his or her principal except where it would be unreasonable or improper to do so.
- 8.2** In any agency relationship, a member must act in accordance with the instructions of his or her principal, except where it would be unreasonable to do so.
- 8.3** A member must act fairly and honestly.
- 8.4** A member must not knowingly engage in any misleading or deceptive conduct.
- 8.5** A member must not engage in any harsh or unconscionable conduct.
- 8.6** A member must act so as to exercise due skill, care and diligence.





## **9. BREACHES OF THIS CODE**

**9.1** Consumers and members of the real estate industry may lodge complaints with REIWA if they believe that a member of REIWA has breached any term of this Code of Conduct or the REIWA Member's Codes of Practice. Upon receipt of such a complaint REIWA will deal with that complaint in accordance with the terms of Article 41 of REIWA's Articles.

**9.2** Extracts from Article 41 of REIWA's Articles are set out below:

### **"EXPULSION AND SUSPENSION OF MEMBERSHIP AND DISCIPLINING OF MEMBERS**

**41. 41.1 A** member may be expelled or suspended from the Institute should the Council or Executive Committee determine that:

- (a)** ...
- (b)** ...
- (c)** ...
- (d)** the member has breached one or more of the rules, articles, codes, regulations or by-laws of the Institute.

**41.2** Should:

- (a)** the Institute receive a complaint from a member of the Institute, the Chief Executive Officer of the Institute, an agent who is not a member of the Institute or a member of the public that any of the events referred to in Article 41.1 has or may have occurred; or
- (b)** the Council or the Executive Committee of their own complaint consider that any of the events referred to in Article 41.1 has or may have occurred
- (c)** the Council or the Executive Committee must refer the matter to a Professional Standards Tribunal for hearing.

**41.3 41.3.1** Professional Standards Tribunals shall be established from time to time by the Council or the Executive Committee and shall be made up of persons stipulated and selected by the Council:



**41.3.2** Upon the hearing of a matter referred to a Professional Standards Tribunal pursuant to Article 41.2 the Tribunal shall have the power to:

- (a) impose the penalties prescribed in any articles, rules, codes, regulations or by-laws of the Institute in respect to any breaches thereof;
- (b) impose monetary penalties of not more than \$10,000 for any breach of any articles, rules, codes, regulations or by-laws of the Institute;
- (c) impose a reprimand;
- (d) dismiss the matter without penalty and without recommendation of further action;
- (e) recommend that the member be expelled or suspended from membership of the Institute; and/or
- (f) order the restitution of any monies held or received by the member the subject of the hearing to the persons determined to be entitled to those monies.

**4.1.3.3** ...

**41.4 41.4.1** Should a Professional Standards Tribunal recommend in accordance with Articles 41.3.2 that a member be expelled or suspended from membership of the Institute the matter shall be referred back to the Council or the Executive Committee for determination.

**41.4.2** ...

**41.4.3** ...

**41.5** ...

**41.6** Any member who is expelled or suspended from membership of the Institute by the Council or the Executive Committee pursuant to Article 41 or who is penalised by a Professional Standards Tribunal pursuant to Articles 41.3.2(1), (b), (c) or (f) shall have a right of appeal against that expulsion, suspension or penalty in accordance with the provisions of Article 45 PROVIDED THAT if a member has been expelled or suspended the member shall remain under suspension until the determination of the appeal.

**41.7** Expulsion of a member pursuant to Article 41 shall be deemed to not take effect until:

- (a) the date upon which any time given to appeal against the decision to expel expires pursuant to Article 45; or
- (b) the date that notice of the determination of any such appeal is given to the member whichever is the later."



## Buyer guide – Auction.

An auction is a transparent public sales process that allows people to make offers (known as bids) for a property. Auction proceedings are governed by law and the REIWA Auction Code of Practice.

Auctions are straightforward means to allow buyers to offer a bid at a price where they see value in a property.

There is a set time and date of sale and all terms and conditions are outlined in advance. The auction contract is a cash unconditional contract where both buyers and sellers are bound to the transaction terms and conditions.



### How do I prepare myself for the auction?

If required, organize finance from an authorized lending institution or preferred bank prior to auction day.

The settlement date will be disclosed by the Agent and is traditionally between 30-60 days. A buyers deposit is payable on the “fall of the hammer” and execution of the sale contract.

You may want to seek independent advice on the potential value of a property and even appoint a person to bid on your behalf. This gives you a feel as to how the process works and the type of bidding that can occur. It may also make you more comfortable when it comes to bidding.

## Do I need to pre-register?

At our Realmark auctions, there is no formal need to pre-register before bidding at an auction. However if you are considering bidding on the day of the auction, please convey your interest to the agent in order to be kept informed.

We recommend as part of your due diligence that you have a copy of the Auction Particulars and Conditions of sale, the Joint form of General Conditions of Sale 2011 and the REIWA Auction Code of Conduct. It is also recommended you advise the agent of any special conditions or any variations you may require (in writing) prior to bidding.

## How does the process work?

At an auction the Auctioneer will usually:

- Describe the auction contract and the terms of auction (copies will be available on day of auction);
- Summaries the benefits of the property;
- Call for an opening bid;
- Sell the property to the highest bidder, once the reserve price is met.

Feel welcome to ask the Auctioneer or the Agent any questions about the proceedings prior to the auction commencing.

## The bidding process

You need to bid in order to buy. It is only by bidding that you can indicate your interest in the property.

The Auctioneer may start with an opening bid. To bid, simply attract the attention of the Auctioneer by raising your hand, paddle or calling out a figure, or nodding your head when you make eye contact with the Auctioneer. The Auctioneer is there to encourage and assist you in bidding, and usually nominates the incremental amount to be advanced.

Some buyers prefer to bid quickly to indicate their intent. Others will hold back and only come in later in the proceedings – there is no right or wrong approach.

If you are going to wait, then don't wait until the Auctioneer's "third and final call" as you may risk missing out by doing this.

## **What is a reserve price and how do I know the property is about to sell?**

A reserve is a nominated price under which the seller will not sell the property. The seller sets the reserve price with the Auctioneer and it is generally established using price feedback throughout the campaign together with the most recent comparable sales. The reserve is not disclosed to the bidders. When bidding reaches the reserve, the property is then to be sold. The auctioneer may indicate this using phrases such as 'it's on the market' or 'we are selling now' or similar. The Auctioneer will announce "first call, second call, third and FINAL call...SOLD!"

## **What is seller bidding?**

The Auctioneer has the discretionary right to place bids on behalf of the seller. This may occur if you and other bidders choose not to commence bidding. If required, seller bidding will only take place under a figure that the seller is willing to accept. Seller bids provide buyers an indication of the seller's price expectation and should simply be seen as a "counter offer" on price. The Auctioneer is the only person allowed to bid on behalf of the seller and all seller bids will be declared and clearly announced as such.

However all Realmark sellers have given a written undertaking that they will not bid or have another party bid on their behalf at the auction. So you can participate with total confidence!

## **Bidding on behalf of another person and remote bidding**

If you are acting as a buyer's representative and/or nominee, you will be required to produce a signed agency form (along with valid identification) notifying you as the buyer's nominee. Your Realmark agent will gladly provide the relevant REIWA form. If you don't have this document it is assumed you are buying the property in your own right. The agent can also pre-arrange for a telephone bidding form should you not be able to be at the auction on-site and choose to bid by telephone. To always protect yourself, it is wise to have the relevant Realmark forms signed off in advance and in turn, the Agent will advise the seller and Auctioneer.

## **“Unless sold prior” versus “Will not be sold prior” – What does this mean?**

In some instances, due to the nature of the property or circumstances of the Seller, Public Trust or Solicitor instructions, the property will be advertised: “Will not be sold prior to Auction” day. This means it will track through to Auction Day. Nobody can submit a Pre-Auction offer.

In other circumstances, a property can be sold prior to auction day.

This means a buyer can offer a pre-auction offer. The Agent will seek to contact other interested parties. So, interested buyers should make sure they have registered their interest and provided contact details. The seller reserves the right to sell prior or proceed to Auction Day. There is no negotiations prior to auction. A pre-auction offer should be cash unconditional on auction terms.

## **What happens if the property doesn't sell at auction?**

If the highest bid offered to the seller at auction is not accepted then the property will be “set aside” and the auction concluded. Traditionally, the Auctioneer (and Agent) will “treat” with the highest bidder who will be given the chance to negotiate for the property just after the auction. This provides the highest bidder a further opportunity to buy before the property ahead of other interested buyers, including those that were not able to bid at the auction event.

It is generally accepted that bidding confidently gives a person the best chance of winning the auction. Go to the auction with a price in mind but allow a certain ‘flexibility’ should it be required at the business end of proceedings as the auction bids provide an indication of market value.

## **What contract do I sign?**

You will be signing an Auction Particulars and Conditions of Sale Contract along with a copy of the Joint Form of General Conditions of Sale 2011. You should always examine the contract prior to attending the auction. In addition, there will be copies on display prior to the commencement of the auction. All terms and conditions will be outlined, such as warranties (if any), deposit, chattels, and settlement date.

Realmark Auctioneers are available to talk to you if you require any further clarification. Otherwise, if you have any questions, please contact the Realmark appointed Agent.

## **Yes it's that simple. For more information or if you require assistance refer to your Realmark representative**

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.





The Inspection Agency  
PO Box 124  
Hillarys WA 6923  
Ph: 1800 952 959  
Builder Registration 104190

## Market Ready Pre Sale Summary



**Address:** 27 Melissa Street Duncraig 6023

**Built Circa** 1984

**Inspectors opinion:** The primary structural elements of the house are in a sound condition and performing as expected for a building of similar age and construction.

|                                                       |                             |
|-------------------------------------------------------|-----------------------------|
| <b>Incidence of Major Primary structural defects:</b> | None                        |
| <b>Incidence of Secondary defects (maintenance):</b>  | Some                        |
| <b>Overall condition:</b>                             | Within the average for age. |

There were no defects to primary structural elements identified on the day of the inspection.  
There were no live Termites found on the day of the inspection.

**Date:** November 25th, 2025

**Report number:** TIA17652

Please contact The Inspection Agency on 0402 413 507 should you have any additional questions

NOTE: This summary must be read in conjunction with the attached reports.



# Property Inspection Report

Provided By



PO Box 124, Hillarys, WA, 6923  
[www.inspectionagency.com.au](http://www.inspectionagency.com.au)

Email: [nick@inspectionagency.com.au](mailto:nick@inspectionagency.com.au)  
Phone: 0437 956 260

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27 Melissa Street, Duncraig, 6023

Inspection prepared for: Piers Bellas

Date of Inspection: 25/11/2025 Time: 9:00 AM

Weather: Cloudy 19C

Inspector: Nick Jacques



## Details of a Pre Purchase Building Inspection

**The purpose of a pre purchase building inspection:** To provide advice to a prospective purchaser or other interested party regarding the condition of the property at the time of the inspection. The advice is limited to the reporting of the condition of the building elements and services as set out in Australian Standard AS4349.1-2007 Appendix A.

**The scope of a pre purchase building inspection:** The inspection shall comprise visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of the inspection.

An estimate of the cost of rectification of defects is outside the scope of the Australian Standard and therefore does not form part of this inspection report.

If the property being inspected is part of a strata or company title, the inspection is limited to the interior and the immediate exterior of the particular residence being inspected. It does not cover common property.

**Acceptance criteria:** The building shall be 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. An Inspection Report shall contain sufficient data to enable a similarly suitably qualified inspector, who was not involved in the inspection, to check the report and independently verify the conclusions reached by the original inspector.

**Changes to the inspection agreement:** It is acknowledged that above purpose, scope, acceptance criteria and the terms and conditions at the end of this report and as published on The Inspection Agency's web site make up the inspection agreement and that no changes have been made to this agreement unless agreed in writing by both parties.

Properties being inspected do not "Pass" or "Fail." - The report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully. You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - **DEFIC**

These are the definitions of these terms which may be selected:

**MAINT - MAINTENANCE:** A system or component other than a primary structural member requiring maintenance would benefit from minor repair, service, attention or improvement at this time. This may include but not limited to patching, trimming, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREV - PREVENTATIVE:** Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

**MONIT - MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

**DEFR - DEFERRED:** An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

**DEFIC - DEFICIENT:** A system or primary structural component marked as deficient is one that requires the attention by the purchaser, seller or agent. This would be the discovery of a deficiency on the Property, as outlined in the report. This section should be seen as an alert that further action is required.



## Disclaimers

### Asbestos

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 material containing asbestos happened to be noticed then this may be noted. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roofing, eaves and fencing that contains asbestos. These products should be fully sealed. for further information about asbestos in the home refer to: <http://www.australianasbestosnetwork.org.au/asbestos-todays>

### Electrical

Inspection of power points, lights, RCD's and infrastructure cabling is explicitly excluded from this inspection and report. The Electrical Safety regulations Section 19.1 states that any evaluation, testing or comment, on such items must be that of a licensed electrical contractor. If you have in any doubt about the electrical infrastructure of the home then we can arrange an independent electrical inspection for you at an additional cost.

### Wood destroying insects and pests

In this report, no inspection for rodents, pests, termites or other wood destroying insects or organisms or the possibility of hidden damage or potential health hazards caused by the presence of these pests and wood destroying insects was carried out at the property and no report on the presence or absence of pests and wood destroying insects is provided. We recommend that you have your home inspected by a qualified pest inspection professional to provide a pest inspection in accordance with the latest revision of AS 4349.3

### Methamphetamine or other residual drugs

No inspection for residual methamphetamine (ice) or other illicit drug residue was carried out as part of this inspection. If you have any concerns about the previous use, or residual presence of such we can offer a service of swab tests at an additional cost even after settlement has taken place.

### Mould (Mildew and non wood decay fungi)

No inspection for mould was carried out at the property and no report on the presence or absence of mould is provided. Mildew and non wood decay fungi is commonly known as mould. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. If in the course of this inspection mould is noticed then this may be noted in the comments section of the appropriate item within this report. If mould is noted or if you are worried about the possibility of mould be present you should seek the advice of a suitably qualified professional. We can recommend moisture proofing services however we have no affiliation nor offer any warranties to those third party services. Your local council, State or Commonwealth Health Departments can also provide you with assistance.

### Swimming Pools

As per AS 4349.1-200, Swimming Pools/Spas are not part of this building report. We recommend a pool expert should be consulted to examine the pool barrier and the general condition of the pool, equipment and plumbing. We do offer a pool safety inspection which covers the standard for pool fencing however we do not provide a pool barrier compliance certificate. Only your local council can provide this certification. This inspection can be booked on our web site.

### Septic Tanks and Treatment Plants

All septic tank sewer systems and treatment plants should be inspected by a licensed plumber as this is not reported on in this Inspection Report.

For more information about the extent of reporting please read our Terms & Conditions which were provided to you as part of our confirmation of booking communication.

Summary Of Major Defects And Safety Hazards

The summary below consists of significant defects. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Any items within the report marked as deferred in the category box, we were either unable to inspect or are not items that we inspect as part of our inspection process.

If there are no items listed below, it indicates that there are no items which require attention.

.....

## Summary

### Structural Summary

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- As requested, The Inspection Agency has conducted a visual pre purchase structural inspection of the residence named on the front of this report. The inspection and this report have been undertaken in accordance with the Terms and conditions within this report which were also provided to you at the time of confirmation of the booking.

#### THE INCIDENCE OF MAJOR DEFECTS:

No major structural defects to primary structural elements were sighted at the time of the inspection.

#### THE INCIDENCE OF MINOR DEFECTS:

The incidence of minor defects (maintenance items) in this residential building as compared with similar buildings is considered within the Average.

#### THE OVERALL CONDITION OF THIS DWELLING:

The overall condition of this residential dwelling in the context of its age, type and general expectations of similar properties is within the Average.

Please Note: This is a general appraisal only and cannot be relied upon on its own. Read the report in its entirety.

#### Rectification Work:

- Major Structural Defects does not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements

## Vendor Inspection

### Notice to Prospective Purchaser

#### Materials:

- Vendor Inspection - This independent inspection report has been prepared on behalf of the owner of the home to provides information to prospective buyers in relation to the property.

The report is not a guarantee in relation to the property. It is a limited opinion of condition of the inspected home at the time of inspection. The inspection and report is undertaken for the client named on the report. No responsibility is accepted to any third party.

Rights relating to this report cannot be assigned to a third party unless expressly approved by The Inspection Agency. Such assignment will be at an additional cost to the buyer.

## Inspection Details

### In attendance

- Seller present.

### Inspected Components

A visual inspection was carried out on the following structural and electrical components to the Australian Standards AS4349.1-2007 Appendix A:

- Foundations.
- Internal walls.
- External walls.
- Ceiling structure.
- Internal roof structure.
- Ceilings.
- Roof covering.
- External structures.
- Presence of Residual Current Devices (RCD's).
- Presence of 240v hard wired smoke alarms.
- Observations of what was visible to the inspector only at the time of the inspection.

### Components not inspected

The following items were not inspected:

- Plumbing, internal and external.
- Fixed plumbing and electrical and gas appliances.
- General electrical.

### Restricted Access

• Access to some items such as doors, windows, wall and floor surfaces, appliances and cabinet interiors may be restricted by furniture or personal belongings. These items are excluded from this inspection report.

### Occupancy

Occupancy:

- Vacant - Unfurnished

## Property Information

This report is not a certificate of compliance for council regulations, or correct boundary placement. It does not detect, or report on illegal or unauthorised building, plumbing or electrical work. The inspector always assumes that work had been undertaken to current approvals, rules and regulations at that time.

### Type

- Basic - Structural condition inspection to AS4349.1-2007 Appendix A

### Reason

- Pre-listing Inspection

## Property Information

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

## General Comments:

- There appears to be some asbestos material at the property (fence).

## Wall type

## Materials:

- The construction is a single storey double brick.

## Roof type

## Materials:

- The roof covering material cement tile.

## Home Orientation

## Observation:

- The front of the home is facing North.

## Interior Areas

Interior areas consist of all internal rooms. The inspection is a visual inspection of all exposed walls, ceilings and floors. Doors and windows will also be investigated for damage and normal operation. This inspection will report on visible damage, and moisture problems if seen. Personal items in the rooms may prevent the inspector from viewing all areas, as the inspector will not move personal items including furniture, linen or cupboard contents, carpet and rugs. Wall surfaces are hand made as well as painting and there will always be minor discrepancies that are to be expected and are acceptable.

## Wall Observations

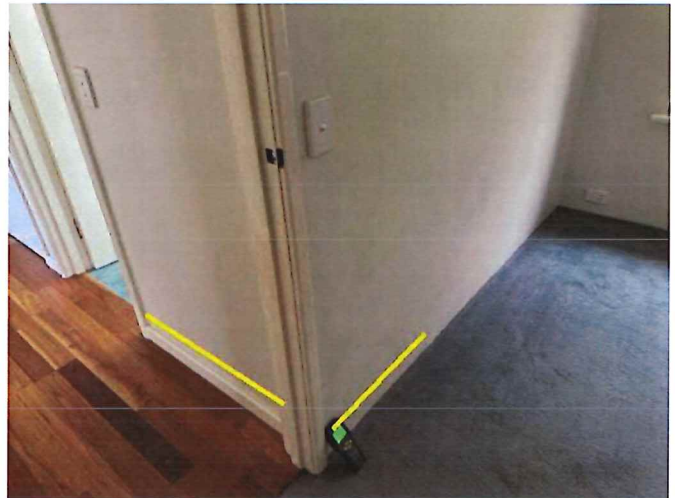
| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
| X     |      |       |      |       |

## Materials:

- Plastered walls appear to be in a generally satisfactory condition.

## Observations:

- Photos are indicative only and not limited.
- Due to normal movement within the property or foundations as they settle, cracks have appeared at various locations within the home. These cracks do not appear to have affected the overall structural integrity of the property and are within acceptable tolerances. Generally patching and painting will suffice.
- There is evidence of dampness at the base of the wall adjacent to the shower recess. This is most likely due to the tile joints (grout) becoming porous, or small cracks occurring. We recommend that the shower recess is re sealed. This does not appear to have affected the structural integrity of the masonry walls in any way. Repairs to wall surfaces can be carried out as general maintenance. There is no evidence to suggest that this is a plumbing issue.



### Ceiling Observations

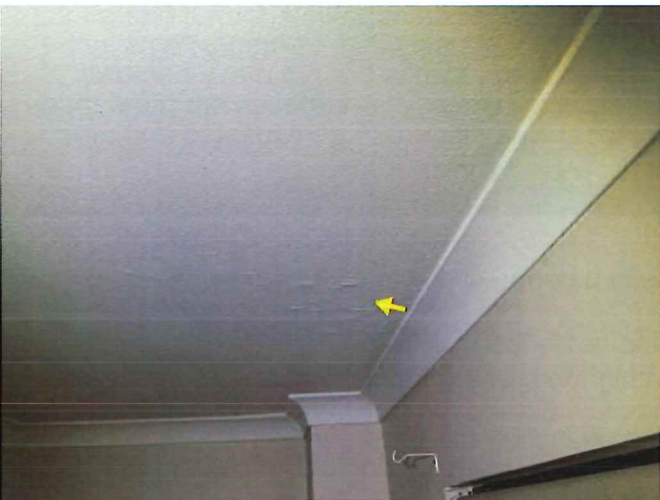
| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
| X     |      |       |      |       |

#### Materials:

- Plasterglass ceilings appear to be in a generally satisfactory condition.

#### Observations:

- Photos are indicative only and not limited.
- Some of the ceiling paint has flaked and is peeling. Evidence of past repairs noted.



### Doors

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Materials:

- The interior doors function satisfactorily.
- The exterior doors function satisfactorily.

### Window Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Materials:

- Aluminum framed windows appeared to be in a generally satisfactory condition.

### Wardrobe Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Materials:

- The wardrobes were in serviceable condition.



# Bathroom and Toilets

## Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    |       |      |       |

- Cabinets appeared to be in satisfactory condition for their age.
  - Shower walls - See "Internal Areas" "Wall Observations" for further details.
- Recommendations:
- As a preventative measure, we always recommend sealing tile grout and joints to prevent water infiltration into walls. Grout should be resealed every 5 years.



# Kitchen

Building inspectors are not licensed plumbers or electricians and any comments made are of observation at the time of the inspection. Any testing that is done on plumbing electrical and gas items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring or plumbing of these items. We recommend that a qualified contractor be engaged to make comment on any anomaly to do with electrical plumbing and gas that is raised in this report.

## Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Materials:
- Cabinets appeared to be in satisfactory condition for their age.



Laundry

Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Cabinets appeared to be in satisfactory condition.



Garage

Garage and Shed

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Materials:
- The rear metal sheds appear structurally sound.



# Electrical Safety

With electrical it should be noted that we are not licensed electricians and any comments made are not that of an electrician. Any testing that is done on electrical items is restricted to turning the fixture or fitting on and off using the normal operator controls. We do not check for the efficiency, correct wiring these items. Infrastructure wiring is expressly excluded from this inspection. We recommend that a qualified contractor be engaged to make comment on any matter that is raised in this report or not when dealing with electrical matters.

## RCD's

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

### Materials:

- There are at least two RCD's covering the power and lighting circuits.



## Smoke Alarms

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- There is a hardwired smoke alarm installed - Not tested.



Expiry date 2034.

## Foundations

### Foundation Perimeter

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Observations:

- Sections of the concrete slab that were visible to the inspector appeared satisfactory.
- Due to the fact that the concrete slab is usually covered by floor coverings, most areas of the concrete slab are not visible. Common cracking of the concrete slab is usual as part of the curing process and general settlement. Reinforced steel (REO) is within the concrete slab to maintain the integrity.
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## Internal Roof Space

Inspection of the roof space is limited to areas accessible to the inspector. Some areas that are visually restricted but not limited to the eaves due to the low pitch, Areas covered by Insulation and or air conditioner duct work etc. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Our inspection does not warrant or guarantee the roof against leakage.

### Roof Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Comments:

- Access was available through a manhole in the hallway.
- Limited visibility and access due to insulation and pitch.

### Insulation

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Materials:

- Loose fill insulation noted in the ceiling space appears to be of adequate coverage.





## Ceiling Structure

| MAINT                    | PREV                     | MONIT                    | DEFR                     | DEFIC                    |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Materials:

- The timber ceiling joist structure appeared satisfactory. Inspection was limited and based on what was visually accessible inside the roof and scanning the ceilings throughout the home. The placement of insulation on the ceiling can be a restriction.

## Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is watertight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

## Roof Structure

| MAINT                    | PREV                     | MONIT                    | DEFR                     | DEFIC                    |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- The inspection covered the unobstructed and readily accessible areas of the roof space, where the minimum area of accessibility was not less than 600 mm high by 600 mm wide (or where this clearance was not available, areas within the inspector's unobstructed line of sight and within arm's length).
- The timber roof structure appeared satisfactory.



## Roof Covering

| MAINT | PREV                     | MONIT                    | DEFR                     | DEFIC                    |
|-------|--------------------------|--------------------------|--------------------------|--------------------------|
| X     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## Condition:

- The tiled roofing material appeared to be in satisfactory condition for age.
- Inspected from within the roof space.
- Inspected at various locations around the home from a ladder.

## Observations:

- There are several chipped tiles, but none of these appear to warrant replacement or repair of the tiles.



### Flashing

MAINT PREV MONIT DEFR DEFIC

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

#### Condition:

- Flashing is an impervious material (usually galvanised sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from valleys and intersections between the roof covering and other materials.
- Appears to be in satisfactory condition.

### Roof Drainage

MAINT PREV MONIT DEFR DEFIC

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|--|--|--|--|--|

#### Condition:

- Dry conditions prevented a full examination of the gutters and drainage however there were no major functional concerns noted.

## Exterior Surfaces

Inspection of the exterior walls is limited to areas accessible to the inspector. Damage and or defects may be present and not be detected in areas where visual inspection was limited, obstructed or access could not be gained. Some items that may restrict access but not limited to are vegetation and stored items etc

### Eaves and Fascia

MAINT PREV MONIT DEFR DEFIC

|   |  |  |  |  |
|---|--|--|--|--|
| X |  |  |  |  |
|---|--|--|--|--|

#### Materials:

- The eaves are in satisfactory condition.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

#### Observations:

- Some weathered timber noted. Recommend review for maintenance as required.



## Walls

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
| X     |      |       |      |       |

## Materials:

- Wall covering is in an acceptable condition.

## Observations:

- Photos are indicative only and not limited.
- Due to normal movement within the property or foundations as they settle, cracks have appeared on some of the external walls of the house. These cracks do not appear to have affected the overall structural integrity of the property and are within acceptable tolerances. Generally patching and painting will suffice.
- The rendered wall coating is lifting off and chipped in some areas, this is often due to moisture ingress. Recommend patching and painting as required.



## Grounds

## Driveway and Paths

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

## Condition:

- Pathways in reasonable shape for age and wear. No major deficiencies observed.
- Driveway in reasonable shape for age and wear. No major deficiencies observed.

## Lot Grading and Drainage

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

## Observations:

- The site appears to be adequately drained.



### Fence

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
| X     |      |       |      |       |

#### Condition:

- The perimeter fence appeared functional.
- Asbestos Super 6

#### Observations:

- The boundary fence has some areas that are damaged and is leaning in areas. Some maintenance will be required.



### Patio & Pergola

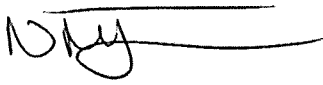
| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

#### Condition:

- Patio / Alfresco appears in satisfactory and functional condition. Appears to be structurally sound.



**Thank You for the opportunity to undertake this inspection for you.**



**Nick Jacques**  
Dip. Building and Construction

**The Inspection Agency**  
Builders Reg. BC104190

### **Inspection Terms and conditions - 2023**

#### **SPECIAL CONDITIONS**

1. The Building Consultant reserves the right to reject any request for inspection at the consultant's absolute discretion. In this event, any fees, deposit or other monies paid by the client will be refunded.
2. The Building Consultant shall not be liable for failure to perform any duty or obligation that the consultant may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, inevitable accident, inability to obtain labour or transportation, or any cause outside the reasonable control of the consultant.
3. The Inspection Agency has partnered with Austoria Pty Ltd (APL) as a sub-contractor to conduct building structural and timber pest or termite inspections when booked. APL has independent Professional Indemnity Insurance. The client acknowledges that The Inspection Agency is indemnified from any claim made as a result of the structural or timber pest inspections carried out by APL, and any dispute will be handled by APL and their representatives.

#### **SERVICE - STRUCTURAL**

As requested by the Client; the inspection carried out by the Building Consultant (the Consultant) is a "Standard Property Report" (the Report).

**PURPOSE OF INSPECTION** The purpose of the inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

**SCOPE OF INSPECTION** The Report only covers and deals with any evidence of: Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage, any Major Defect in the condition of Secondary Elements and Finishing Elements, collective (but not individual) Minor Defects, and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building and Site (see Note below) and is 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 is limited to the interior and the immediate exterior of the particular residence inspected. Common property is not inspected.

**ACCEPTANCE CRITERIA** The building is to be 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.

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

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

(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, and

(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.

These matters outlined above in (a) and (b) are excluded from consideration in the Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of the Report.

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

The Client acknowledges:

1. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. The Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a special-purpose inspection report, which is adequately specified (see Exclusions below).
3. The Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection does not include areas, which are 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.
5. Australian Standard AS4349.1-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future
6. The Report is to be produced for the use of the Client. The Consultant is not liable for any reliance placed on the Report by any third party.
7. If during the course of the inspection the consultant utilises an RPA (remote piloted aircraft), this does not replace any physical inspection of the area. Photographic reference from an RPA is provided as a general overview of an area that may not readily accessible and cannot be considered to be a report on the condition or structural adequacy of the area in question.

## **EXCLUSIONS**

The Client acknowledges that unless agreed in writing prior to the inspection, the Report does not cover or deal with:

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

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

## DEFINITIONS

Client means 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 means a person, business or company who is qualified and experienced to undertake a prepurchase 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 means 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. In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the nominated residence and does not include inspection of common property.

Readily Accessible Areas means 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 means the load bearing part of the building, comprising the Primary Elements.

Primary Elements means those parts of the building providing the basic load bearing capacity to the Structure, such as foundations, footings, floor framing, load bearing 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 means 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 means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

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

Finishing Elements means 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 vinyl.

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

Minor Defect means a defect other than a Major Defect.

Serious Safety Hazard means 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 means 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, then the inspection was based on the general knowledge and experience of the Consultant.

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 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; and

(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.

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 is to be based please discuss your concerns with the Consultant before ordering the Report or on receipt of this Report.



# Timber Pest Inspection Report

Provided By

**THE INSPECTION  
AGENCY**

PO Box 124, Hillarys, WA, 6923  
[www.inspectionagency.com.au](http://www.inspectionagency.com.au)

Email: [reports@inspectionagency.com.au](mailto:reports@inspectionagency.com.au)  
Phone: 0437 956 260

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27 Melissa Street, Duncraig, 6023

Inspection prepared for: Piers Bellas  
Date of Inspection: 25/11/2025 Time: 9:00 AM  
Weather: Cloudy 19C

Inspector: Nick Jacques

### **An Overview of the Timber Pest Inspection**

A timber pest inspection is a non-invasive visual examination of a property, performed for a fee, which is designed to identify observed material defects within specific components of the property. It is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A timber pest inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the property and shall identify material defects observed.

Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required. Within the report you will find items in **RED**. These are items which have been flagged as deficient and require attention. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. Note: If there are no comments in RED below, there were no CRITICAL system or safety concerns with this property at the time of inspection.

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure. Important - Please Read Carefully. You will note in the report there is set of boxes next to each section with the following written options across the top: MAINT - PREV - MONIT - DEFR - **DEFIC**

These are the definitions of these terms which may be selected:

**MAINT - MAINTENANCE:** A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, attention or improvement at this time. This may include patching, trimming, painting, cleaning, or in some instances a system service by an appropriate specialist.

**PREV - PREVENTATIVE:** Any improvement to an area, system, component or condition that would help prevent an issue from occurring in the future.

**MONIT - MONITOR:** An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's suggests evaluation in the future which would confirm if further action is required.

**DEFR - DEFERRED:** An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and may require further evaluation. These may also be items outside our standard of practice, inaccessible or not functional. If required deferred items should be checked prior to settlement during the pre-settlement inspection.

**DEFIC - DEFICIENT:** A system or component marked as deficient is one that requires the attention of the purchaser, seller or agent. This would be the discovery of Timber Pests on the Property, as outlined in the report. This section should be seen as an alert that further action is required to manage Timber Pests.

Items Requiring Attention - Summary



## Vendor Inspection

### 1. Comments

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

Please note:

- The independent inspection report has been prepared on behalf of the vendor to provide information to prospective purchasers in relation to the property.

The report does not constitute a guarantee in relation to the property. It is a limited opinion of condition of the inspected property on the day and time of inspection. The inspection and report is undertaken for the Client named on the report. No responsibility is accepted to any third party.

Rights relating to this report may be passed to a third party by way of purchasing the report from The Inspection Agency.

## Inspector

### 1. Your Inspector

Your Inspector:

- Nick Jacques

Contact Information:

Email: [nick@inspectionagency.com.au](mailto:nick@inspectionagency.com.au)

Mobile: 0437 956 260

## Inspection Type

### 1. Inspection Type

Type:

- Timber Pest Inspection in accordance with AS4349.3-2010

Reason:

- Vendor Inspection

## Inspection Details

### 1. Attendance

In Attendance:

- Seller present

## 2. Occupancy

### Occupancy:

- Vacant - Unfurnished
- Access to some items such as: windows, wall/floor surfaces, tiled surfaces, cabinet/wardrobes interiors, may be restricted by furniture, personal belongings or floor coverings. Any such items are excluded from this inspection report.

## 3. Inspection Limitations

### Deferred

• 1. Entering attics that are heavily insulated can cause damage to the insulation and framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2. Inspection was not undertaken of any concealed timber frames or structural components which could not be accessed. Termite damage and/or activity may be present in these areas. It is necessary to be provided with full unobstructed access to these areas in order to determine if pest and/or damage is present.

3. This inspection is accordance with AS 4349.3 does not require inspection and report on drywood termites or mould.

4. Underground inspection is beyond the scope of this inspection process.

5. The inspection maybe limited by but not limited to -roofing, fixed ceilings, wall linings, floor coverings, tiled areas, fixtures, fittings, furniture, clothes, stored items, thermal insulation, sarking, pipe/duct work, builders debris, vegetation, pavements and earth.

# Inspection Summary

## 1. Conclusion

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      | X     |      |       |

### Comments:

- Termites, borers & decay/fungus are present in all areas of Australia. No system or process can offer a 100% guarantee against termite attack. Systems, barriers and regular competent inspections should be in place to mitigate and make timber pest activity more visible to avoid economic damage.
- In the inspector's opinion the susceptibility to timber pest attack is considered High.
- This is a summary only and should be read in conjunction with the rest of the report. See the following sections for more information.

### Observations:

- Active timber pest were not detected.

**2. Termite Observations**

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    |       |      |       |

Comments:

Termites play an important role in breaking down timber substances in our environment. The termite colony's sole function is to seek out new sources of food. Subterranean Termites are defined as the group of termite species that make tunnels through the ground to reach a source of food, which in some cases may be a considerable distance from the nest. The most common location for this group to nest is underground or in concealed areas such as the trunk of a tree, root crown of a tree, or at the base of timber in ground contact such as retaining walls.

Observations:

- There were no live termites found at the property inspected at the date and time of the inspection.

**3. Borer Management**

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

Comments:

- Borer activity is usually determined by the presence of exit holes. Some borer activity and timber decay may exist before the appearance of such exit holes.

Observations:

- No evidence of any wood borers found during the inspection.

**4. Wood Decay Management**

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

Comments:

- Fungal attack starts to occur when the moisture content of the timber reaches 20%. It is at this point that the timber is considered conducive to Termite and borer infestation.

Observations:

- No evidence of any wood decay / fungi present during the inspection.

**5. Delignification Management**

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

Materials:

- Chemical delignification is when the surface of timber has become hairy with wood fibers separating.

Observations:

- No evidence of chemical delignification present during the inspection.

## Property Information

**1. Home Orientation**

Observation:

- The front of the home is facing North.

**2. Structure Style**

Style:

- Detached
- Single Family Home

Height:

- Single story

### 3. Structure Type

Wall Construction:

- Double Brick - with internal cavity
- Roof Covering: Tiles

Type:

- Slab

## Areas Inspected - Accessibility

### 1. Restricted Access

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       | X    |       |

Comments:

• Inaccessible areas have not been inspected. These may include, but are not limited to, concealed frame timbers, eaves, wall linings, floor coverings, tiled areas, fences, furniture, stored items and vegetation may conceal evidence of Timber Pest activity. Inaccessible areas at the time of inspection may include:

- Interior and Exterior
- Internal roof space
- Garage - Shed
- Landscaping
- Fences

## Conditions Conducive to Timber Pest

### 1. Excessive Moisture Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
| X     | X    | X     |      |       |

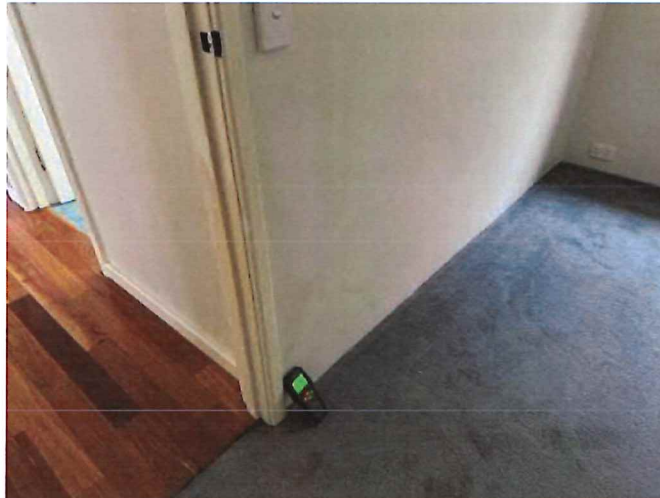
Comments: Termites spend most of their lives in high humidity and temperature conditions within their colony and workings. To maintain the humidity and temperature in their colony they must have reliable and constant supply of moisture. Areas of excessive moisture is therefore a conducive condition to timber pest attack.

Weather conditions at the time of the inspection were dry.

Observations:

- A moisture meter confirmed the presence of excessive moisture in walls adjacent to shower.
- See 'Grading and Drainage' section of the report for more information.





## 2. Bridging

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    | X     |      |       |

### Comments:

- Where a termite barrier is in place "bridging" is the spanning of this barrier so that termites have a path over or around the barrier. "Breaching" of the termite barrier is where a hole or gap exists in the barrier which allow termites a path through the barrier.

### Observations:

- See 'Subfloor Space' section of the report for more information.

## 3. Susceptible Timber

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    | X     |      |       |

### Comments:

- There appears to be evidence of susceptible timber on the grounds of the property, which may be a termite risk.

### Observations:

- See 'Pest Environment' section of the report for more information.

# Subfloor Space

## 1. Slab Management

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    | X     |      |       |

### Comments:

- A building constructed on a concrete slab is susceptible to concealed termite entry.
- In order to minimise timber pest attack, slab edges should have a clearance of 75mm and not covered by soil.

### Observations:

- Slab edges are covered by garden beds and paving.

# Internal Roof Space

## 1. Roof Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       | X    |       |

- Comments:
- Access was available through a manhole in the hallway.
  - Limited visibility and access due to insulation and pitch.



# Interior

## 1. Wall Condition

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Materials:
- Plaster walls noted which appeared functional.

## 2. Ceiling Condition

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Materials:
- There are platerglass ceilings in the property which appear functional.

## 3. Window Condition

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

- Materials:
- Aluminum window frames noted.



## Grounds

### 1. Pest Environment

MAINT PREV MONIT DEFR DEFIC

|  |   |   |  |  |
|--|---|---|--|--|
|  | X | X |  |  |
|--|---|---|--|--|

#### Materials:

- In order to minimise timber pest attack, there should be no contact between timber and soil.

#### Observations:

- Timber landscaping materials, stored timber, or old tree stumps in contact with the ground can provide possible breeding grounds for subterranean termites. These should be removed.

### 2. Grading and Drainage

MAINT PREV MONIT DEFR DEFIC

|  |   |   |  |  |
|--|---|---|--|--|
|  | X | X |  |  |
|--|---|---|--|--|

#### Observations:

- It is important to redirect moisture away from the property to limit areas of excess moisture. Faulty gutters and downpipes in poor condition can cause water to seep into the foundations, causing conditions conducive to termites and fungal decay.
- Overflow pipes from air conditioners and water heaters are a source of moisture. It is important to redirect or extend the pipe away from the home into a drain or soak well to avoid moisture soaking into the foundations.

### 3. Vegetation Condition

MAINT PREV MONIT DEFR DEFIC

|  |   |   |  |  |
|--|---|---|--|--|
|  | X | X |  |  |
|--|---|---|--|--|

#### Comments:

- Termites usually construct their nests in or below trees. For that reason, trees that are a susceptible species for infestation need to be monitored as part of any effective termite management programme.

#### Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Remove any garden beds abutting the home to eliminate excessive moisture.

### 4. Garage Condition

MAINT PREV MONIT DEFR DEFIC

|  |  |   |  |  |
|--|--|---|--|--|
|  |  | X |  |  |
|--|--|---|--|--|

#### Comments:

- Shed appeared satisfactory.



Exterior

1. Wall Observations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    | X     |      |       |

Materials:

- Brick noted.

Observations:

- There are garden beds which are abutting external walls. This can result in water moisture affecting the structure over time. It is recommended that either the beds be removed or a water barrier be place between the flower bed and the external walls. If these beds are retained it is important that any watering is directed away from the building and kept to an absolute minimum and is controlled. These are risk area for termite activity.



2. Eaves Condition

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       |      |       |      |       |

Comments:

- The eaves are in satisfactory condition for the age of the property.



## Pest Management

### 1. Recommendations

| MAINT | PREV | MONIT | DEFR | DEFIC |
|-------|------|-------|------|-------|
|       | X    | X     |      |       |

#### Comments:

- It is recommended that any available records and associated paperwork from the current property owner is requested with regard to previous treatment.
- A termite management plan should be put in place. AS 3660.2 recommends that a routine inspection for termite management purposes be carried out at least annually.
- If termite activity or damage is noted it is possible that further termite damage may be present in concealed areas.
- There are no stickers in the electrical panel to indicate when the last inspection or treatment was conducted.

#### Observations:

- Termite inspections are recommended every 12 months.
- Update to termite barrier treatment is recommended.

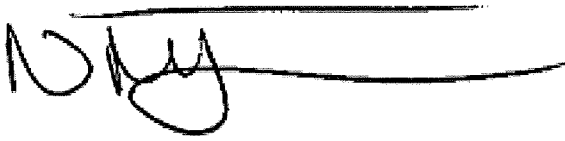


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### Thank You

Thank you for the opportunity to undertake this inspection for you.

Sincerely



**Nick Jacques**  
**Certified Timber Pest Inspector**  
**CPPPMT3008 CPPPMT3010**  
**0437 956 260**  
**nick@inspectionagency.com.au**

## Service Agreement

### SPECIAL CONDITIONS

The Inspection Agency has partnered with Austoria Pty Ltd to conduct timber pest or termite inspections when booked. Austoria Pty Ltd has independent Professional Indemnity Insurance. The client acknowledges that The Inspection Agency is indemnified from any claim made as a result of the timber pest inspection and any dispute will be handled by Austoria Pty Ltd and their representatives.

### A.1 TERMS AND CONDITIONS

#### **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 Inspection 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** - Where possible, 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.

Note. If the building was not comparable to a similar building (e.g. due to unusual design or construction techniques), then the inspection was based on the general knowledge and experience of the Consultant.  
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 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; and

(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.

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 is to be based please discuss your concerns with the Consultant before ordering the Report or 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:

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.

**DEFINITIONS**

Timber Pest Attack means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Major Safety Hazard means 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 means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests

Readily Accessible Areas means 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, 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 means the person or persons for whom the Timber Pest Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant means 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 means the main building (or main buildings in the case of a building complex) and all timber structures (such as out buildings, 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 means 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 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 attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means 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.

## **A.2 ACCESSIBILITY**

Unless specified in writing, 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. Areas which are not normally accessible were not inspected and include - but not limited to - inside walls, the



interior of a flat roof or beneath a suspended floor filled with earth

**Building Interior** - The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

**Building Exterior, Roof Exterior and Site** - The Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

**Roof Space** - Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard ASS 4349 the minimum requirement is a 400mm by 500 mm access manhole.

**Subfloor Space** - Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas with the minimum requirement being a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

### **A.3 TERMITES**

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

**IMPORTANT NOTE.** As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection. Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated. In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

**Termite Workings and Damage** Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the

property not inspected and they may continue to cause damage. A further more invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant. Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or management system. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections 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.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

#### **A.4 CHEMICAL DELIGNIFICATION**

General Description of Attack Surface of timber appears very hairy; and wood and 'hairs' separate Economic Significance Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defibrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

#### **A.5 FUNGAL DECAY**

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decayed timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area where evidence of decayed timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require

monitoring of the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

**Management Program** Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## A.6 WOOD BORERS

**General Description of Attack** As the attack proceeds, borer larvae eat through the wood leaving a dust called 'frass'. Ejection of the frass occurs through the adult beetles flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

**IMPORTANT NOTE:** As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

**Economic Significance** Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

**The Lyctid Borer** - The most common lyctid borer in Australia is *Lyctus brunneus* (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger- dimensional timbers (such as rafters, bearers and joists) in a building are seldom weakened significantly to cause collapse. In small- dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

**The Anobiid Borer** - There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of Anobiid borers, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with nonsusceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work

**Other Borers** A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant

**Management Program** Wherever practical, remove any conditions conducive to attack (e.g. *Anobium* borer thrive in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

## A.7 CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

**Lack of Adequate Subfloor Ventilation** Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

**The Presence of Excessive Moisture** Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack. Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

**Bridging or Breaching of Termite Management Systems and Inspection Zones** Physical and/or chemical management systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the management system is bridged or breached. With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material management systems, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite management systems have been installed, the building owner should ensure that the integrity of the management system remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite management system. Where attachments to buildings such as steps are not provided with a termite management system or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite management systems are often breached by the installation of services. Any disturbance of the management system should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

**Untreated or Non-Durable Timber Used in a Hazardous Environment** To reduce the risk of timber pest attack, it is essential that timber used in a hazardous environment (e.g. in direct contact with the ground or damp masonry) is of sufficient durability and/or is adequately preservative treated. Where evidence of this condition exists, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to the need or otherwise for rectification or repair work.

**Other Conditions Conducive to Timber Pest Attack** If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.

## A.8 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 inspection 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.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

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 management system. However, AS 3660 stresses that subterranean termites can bridge or breach 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 Report.



# BIDDING REGISTRATION FORM

Realmark

BIDDER'S SURNAME

GIVEN NAMES

BIDDER'S ADDRESS

TELEPHONE

MOBILE

EMAIL

FAX

DRIVERS LICENSE NO.

PADDLE NO.

ADDRESS OF PROPERTY **27 Melissa Street, Duncraig**

DATE OF AUCTION **5:30pm 17<sup>th</sup> Dec 2025**

I have read and I understand and I agree to be bound by the conditions of sale and terms of this auction (or the conditions of my/our variations if accepted by the seller's in advance, in writing) and I will compete the purchase of this property if I am the successful bidder pursuant to the terms and conditions of sale and auction terms. I am over 18 and an Australian Citizen and/or Permanent Resident and I am entitled to bid. If I am a Foreign National and require Foreign Investment Review Board approval to purchase the property then I warrant that I have such approval prior to the auction.

Initial. \_\_\_\_\_

## VARIATION OF TERMS & CONDITIONS (DEPOSIT OR SETTLEMENT – TO BE REQUESTED PRIOR TO AUCTION)

Any variations to the terms and conditions of the auction will be announced at auction. All bidders can bid under these variations.

VARIATIONS REQ'D

BIDDER INITIAL

APPROVED BY SELLER INITIAL

## PRIVACY STATEMENT

The Agent/Auctioneer uses this information collected from you to perform its obligations as Agent/Auctioneer. Information will not be disclosed to any other party unless required by law and unless otherwise allowed under the Privacy Act 1988 and in relation to the sale and purchase of property.

## BIDDING FOR A THIRD PARTY

Please advise the Auctioneer prior to bidding if budding for a third party that the contract must be executed by you as purchaser. Evidence of the authority and/or agent will be required otherwise you are bound as the purchaser.

### OFFICE USE ONLY

AGENT

REALMARK NORTH COASTAL

AUCTIONEER

MICHAEL HARRIES

SALES ASSOCIATE

FRANCES GONCALVES

SIGNED

DATE

SIGNED

DATE

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