

## Pre-Sale/Auction Summary

9 Feb 2026 / 23A Westborough Street, Scarborough, Western Australia, 6019 / 76379

Complete



Photo 1



Photo 2

**Address**

23A Westborough Street,  
Scarborough, Western Australia,  
6019

**Date of inspection:**

09.02.2026 08:00 AWST

**Agreement number**

76379

**Incidence of major defects:**

Low

**Incidence of minor defects:**

Low

**Overall condition:**

Above Average

**Incidence of structural defects**

No

**Note: This summary must be read in conjunction with the attached report(s) and inspection agreement(s)**

**Please contact the inspector directly should you have any additional questions.**

Jeremy Rimmer  
09.02.2026 08:41 AWST

# Pre-Purchase Inspection - Residential Building Report

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



Structural

## PURPOSE OF INSPECTION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to AS4349.1-2007 and the Building Inspection Agreement.

The overall condition of this building has been compared to similarly constructed & reasonably maintained buildings of approximately the same age.

If it is more than 60 days from the inspection date, we recommend a new inspection and report. If the property is being auctioned refer to the Disclaimer of Liability to Third Parties in this report.

## Property Inspected

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Property Inspected Details:

23A Westborough Street, Scarborough, Western  
Australia, 6019  
Scarborough WA

## Contact Details

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|                           |   |
|---------------------------|---|
| Inspection Requested By:  | Mark Battaglia<br>23A Westborough Street, Scarborough, Western<br>Australia, 6019<br>Scarborough WA |
| Inspection Requested For: | Same as Inspection Requested By   |
| Cost Billed To:           | Same as Inspection Requested By   |
| Contact For Access:       | Same as Inspection Requested By   |

## Inspection Details

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|   |                           |
|---|---------------------------|
| Inspection Date/Time:                     | 09/02/2026 8:00 AM        |
| Persons in attendance:                    | Agent                     |
| Other relevant comments:                  | Built approximately 2012. |
| Weather conditions at time of inspection: | Sunny                     |

## Agreement Details

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|   |   |
|---|---|
| Agreement Number:                                 | 76379   |
| Date of Agreement:                                | 09/02/2026 8:00 AM  |
| Specific requirements and or conditions required: | Scope of inspection as per Structural Building Inspection Agreement (excludes roof exterior elements).<br><br>Note: The operation of Electrical, Plumbing and Gas Fixtures and fittings should be checked at the pre-settlement inspection. Any issues should be raised in accordance with your offer and acceptance. |

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you prior to acting on this report.

## Inspector Details

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|                          |  |
|--------------------------|--|
| Name Of Inspection Firm: | Home Integrity Building Consultants      |
| Contact Phone:           | 0420 944 771                             |
| Inspector Name:          | Jeremy Rimmer Registered Builder # 43014 |
| Report Prepared Date:    | 09/02/2026                               |

## Summary of Defects

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Major Structural Defects identified to the Residential Building on day of inspection

**There are no Major Structural Defects.**

|   |  |
|---|--|
| Major Structural Defects identified beyond the Residential Building | Structural elements beyond the main residential building were not included as part of this inspection. |
| Incidence of Major Defects  | Low  |
| Incidence of Minor Defects  | Low  |
| Overall Condition (refer to definitions)                            | Above Average  |

### STRUCTURES INSPECTED

For the purpose of reporting on the property the property will be defined by compass readings e.g. North face.

#### 1.1 Residence

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|                             |   |
|-----------------------------|---|
| Structure type:             | Double Storey                           |
| Orientation:                | East                                    |
| Areas Inspected:            | Balcony, Walls Exterior interior areas. |
| Is the building furnished?: | No                                      |
| Construction type:          | Cavity brick                            |
| Pier type:                  | Not applicable                          |
| Flooring type:              | Concrete Slab                           |
| Balconies:                  | Location: West                          |
| Decks:                      | Location: North                         |
| Roof Structure/s:           | Skillion                                |
| Roof covering/s:            | Metal                                   |
| Pool present:               | No                                      |

### General Comments:

The following may include reference to areas/elements that are specifically excluded from this inspection Agreement and is for your further information only:

AREAS WITHOUT ISSUE ON THE DAY OF INSPECTION

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In relation to the Inspection Agreement, the overall condition of the following areas are consistent with buildings of approximately the same age and construction.

Not Applicable

Access Issue 1. - Roof Void

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Access Issue Type:

No Access

Reason(s) Why:

No available access points

Observation 1

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Area Location:

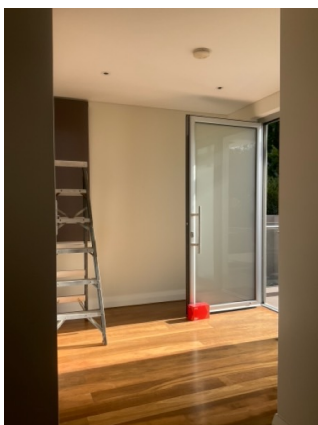
Interior Areas

Description:

The following interior rooms/areas have been inspected in accordance with the scope and limitations.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, and physical damage to materials and finishes.

The inspector is not required to comment on individual minor defects and imperfections. If noted, it is expected that defects of this type would be rectified as part of normal ongoing property maintenance.



Entry.



Family.



Kitchen.



Scullery .



Study.



Laundry



Powder room.



Bedroom 1.



Ensuite.



Bedroom.



Patched and painted appearance cracking to interior walls in some areas, This is typical of the construction type and age. Recommend repair and paint as part of ongoing maintenance, Cracks should be monitored to ensure that they do not deteriorate. If deterioration occurs professional advice should be sought.



Upstairs living.



Bathroom.



Bedroom.

## Observation 2

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Area Location:

Exterior of Residence

Description:

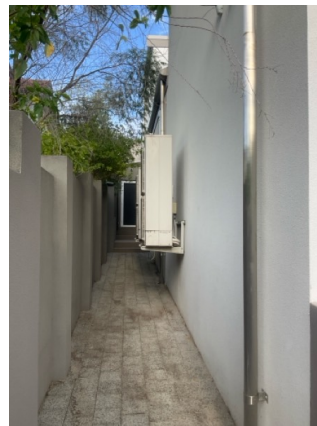
The Exterior of the residence has been inspected where applicable in accordance with the scope and limitations.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, and physical damage to materials and finishes.

The inspector is not required to comment on individual minor defects and imperfections. If noted, it is expected that defects of this type would be rectified as part of normal ongoing property maintenance.



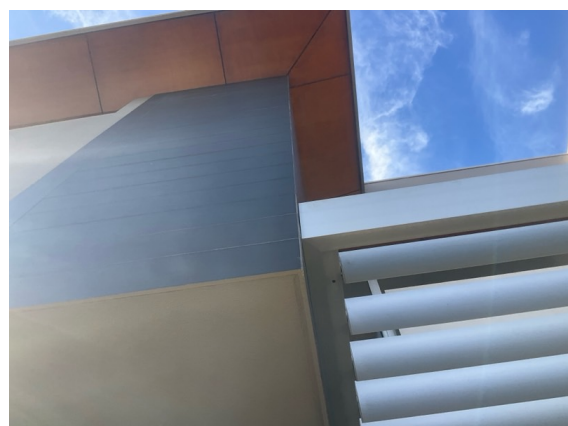
Eastern elevation. Exterior walls and some elements have been recently painted.



Southern elevation.



Northern elevation.



Deterioration to exterior wall tiles grouting and seal. Recommend repair / seal and monitoring.



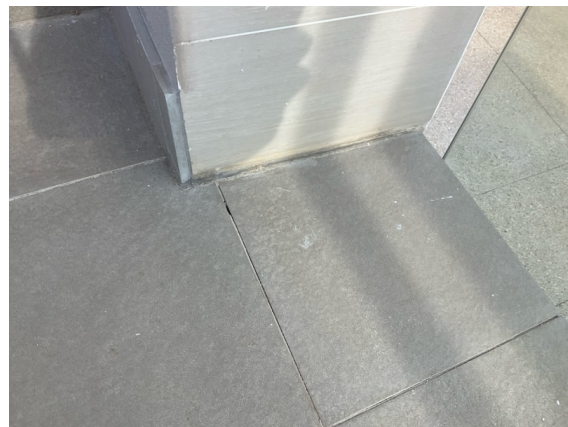
Garage.



Northern courtyard.



Balcony and western elevation.



Visible deterioration to balcony tile grouting and seal. Recommend re-grout and seal to balcony tiles.

## CONCLUSIONS

### Other Inspections and Reports Required

It is recommended that the following Inspections and/or repairs/work required is obtained from the following trades and/or professions.

Recommendations

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Recommendations from the Report

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Other Inspections Recommended

Roof Exterior

Date:

09/02/2026

Signed:



## CONTACT THE INSPECTOR

If you have any questions regarding the report, please feel free to contact the inspector. It can be challenging to communicate defects, their severity, and any inspection limitations in a manner the reader can comprehend. If you have any concerns or require any additional clarification you should contact the inspector immediately before acting on this report.

## Type of Defects

The definitions below relate to the Type of Defect associated with the building element/item fixture or fitting.

**Damage:** The building element/item fixture or fitting is damaged, cracked or broken and is not fit for its intended purpose.

**Distortion, warping, twisting:** The building element/item fixture or fitting has shifted from its intended position.

**Water Penetration, Dampness:** Water ingress and/or dampness is found in unexpected or undesirable area(s).

**Material Deterioration:** The building element/item fixture or fitting is deteriorating due to rusting, corrosion, rot or decay.

**Operational:** The building element/item fixture or fitting does not perform as expected.

**Installation:** The building element/item fixture or fitting has not been installed as expected, is ineffective, unsuitable and/or has absent components.

**Structural Defect:** Weakness or departure from the expected structural performance of a structural building element.

## Acceptance Criteria

The building will be compared to a comparable building of roughly the same age that has been constructed with the commonly accepted method at the time the building was built, and which has been maintained as expected so there has been no significant loss of strength and/or serviceability.

**High:** The occurrence and/or extent of defects exceeds the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

**Typical:** The occurrence and/or extent of defects is as the inspector anticipated when compared to a comparable building of roughly the same age that has been maintained as expected.

**Low:** The occurrence and/or extent of defects is lower than the inspector's expectations when compared to a comparable building of roughly the same age that has been maintained as expected.

**Average:** The overall condition of the building is consistent with buildings of roughly the same age. There will be some building elements that require some repair and/or maintenance.

**Above Average:** The overall condition of the building is above average when compared to a building roughly the same age. The building has been well maintained.

**Below Average:** The overall condition of the building is poor when compared with buildings of roughly the same age. There are significant defects to building elements requiring renewal, repair and/or maintenance.

## Definitions

**Accessible Area:** is any area of the site and structures permitting safe and Reasonable Access to perform the inspection.

**Building Inspection Agreement:** Shall be the agreement between the client and the inspector entered into prior to the inspection taking place. This agreement includes, but is not limited to, defined purpose, specific scope/areas of inspection, acceptance criteria and limitations. Should this report be transferred, the subsequent buyer of the property shall be bound by all terms and conditions of the Building Inspection Agreement, as detailed under Clause 11 of this Report. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report subject to the terms and conditions of the Agreement and the Report itself.

**Structural Element:** Physically noticeable part of a structure. E.g., Walls, including interior, exterior, and screen, Floors, Roof and Ceiling frames, Beams and Connections.

**Building Element:** Section or part of a building which, by itself and/or in conjunction with other sections or parts, achieves a characteristic function. E.g., supporting, enclosing, completing or servicing a building space.

**Major Defect:** A defect of significant extent where remedial works must be carried out in order to prevent an unsafe environment, loss of utility or further deterioration of the property and/or building.

**Minor Defect:** Any other defect that is not a Major Defect. **Note:** the inspector is not required to comment on individual minor defects and imperfections.

**Safety Hazard:** Current or pending serious safety hazard.

**Residential Building:** is a building or structure within the boundaries, under the main roof (including post initial construction). Includes Verandas constructed at the same time as the main dwelling. Alfresco under main roof. Attached and/or standalone structures containing habitable rooms. Retaining walls directly associated with the foundations of the Residential Building.

## Terms, Conditions and Limitations

1. The report is not an "all-inclusive" report that considers the property from every aspect and is subject to the agreed scope of the inspection.
2. Unless noted otherwise, the inspector conducted a visual, non-invasive inspection of the building elements only to the safe and accessible areas as outlined in the scope of the agreement.
3. The inspection is a reasonable attempt to identify major defects and safety hazards at the time of inspection.
4. The report is not a Certificate of Compliance with any Building Permit, Building License, Act, Regulation, Ordinance, By-law Standard or Code.
5. The report is not a warranty against problems arising in the future. Defects reported can further deteriorate or become a safety hazard if not attended to by a qualified professional.
6. Inspection on Strata, Company and Community title type buildings are limited to the interior and immediate exterior of the unit. It is recommended that the client review all available records of the Body Corporate including Maintenance Plans.
7. This is not a Structural Engineers Report. Where defects of a structural nature are identified, a Structural Engineers report maybe required.
8. Any Estimates Provided in the report are merely an educated guess by the inspector using their knowledge and experience to estimate the possible likely costs to be incurred. The estimate is not a guarantee or quotation for work to be carried out. It is recommended that independent quotes are obtained from trade professionals. The inspector accepts no responsibility or liability for any estimates provided.
9. The minimum space required for inspection is as follows:
  - a. beneath a floor - access not be less than 400mm by 500mm and the crawl space clearance to be not less than 600mm x 600mm.
  - b. exterior walls or roof and ceilings will only be inspected if it can be reached safely having regards to work and safety by use of a safe ladder which can be extended to a maximum of 3.6 metres from ground level;
  - c. roof void minimum access size must not be less than 400mm x 500mm and the available crawl spaces not less than 600mm x 600mm for reasonable movement.

10. Not Included in the Scope of the Inspection:

- a. Common areas of Strata, Company and Community title type properties.
- b. Timber Pest Activity.
- c. Presence or absence of mould.
- d. Identification of ACM (Asbestos Containing Material).
- e. Identification of flooring containing Magnesite.
- f. Inaccessible or partly inaccessible areas.
- g. Areas where access was denied.
- h. Defects that may have been concealed.
- i. Rising damp and water ingress (leaks) that may be subject to prevailing weather conditions.
- j. Water ingress (leaks) that are subject to services not being used for a period of time. i.e. shower recesses.
- k. Technical assessment of electrical, gas, plumbing and mechanical installations.
- l. Site drainage.
- m. Swimming and Spa Pools.
- n. Identification illegal building works.
- o. Breaking apart and/or dismantling.
- p. Removing or moving objects and materials included but not limited to vegetation, roof insulation, floor or wall coverings. Ceilings. Floors. Furniture. Appliances.
- q. Removing or moving stored goods and/or personal possessions.
- r. Impact to the buildings footings when trees are in close proximity.
- s. Septic tanks.

11. Disclaimer of Liability: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this Report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Seller for the purpose of auctioning, set date sale or private treaty of a property, then the Inspection Report may be ordered up to thirty (30) days prior to the auction, set date sale or listing, copies may be given out prior to the auction/sale and the Report will have a life of sixty (60) days from the date of Inspection during which time it may be transferred to the Buyer. Providing the Buyer agrees to the terms of the Building Inspection Agreement, then they may rely on the report, subject to the terms and conditions of the Building Inspection Agreement and the Report itself.

12. Complaints Procedure: If there is any claim and/or dispute arises with regards to the inspection and/or report you should inform us immediately by email. You must permit us full access to all areas of the property that relate to the claim and/or dispute. Within 28 days of receipt of your claim we will respond to you in writing. In the event you are not satisfied with our response you must refer the matter to a Mediator nominated by us from the Australian Mediations Association Limited within (21 days) from the date of our response. The parties shall bear equally the costs of the mediation. If you initiate court proceedings without observing the above Complaints Procedure and the proceedings are set aside, stayed or adjourned then you agree to be responsible for any costs and expenses incurred by us and you agree to keep us indemnified of such costs and expenses incurred by us.





## Timber Pest Inspection Report

In accordance with Australian Standard  
AS 4349.3 Termite Management

# Pre-Purchase Timber Pest Inspection Report

9 Feb 2026 / Jeremy Rimmer / 23A Westborough Street , Scarborough, Western Australia, 6019 / 76379

**Complete**

Property Inspected

**Client:**

Mark Battaglia

**Property inspected:**

23A Westborough Street , Scarborough, Western Australia, 6019

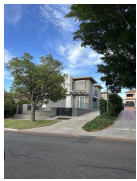


Photo 1



Photo 2

**Is the building furnished?**

Partly Furnished

**Structure Type**

Double Storey

Inspector Details

**Inspector name:**

Jeremy Rimmer

**Contact phone:**

0420 944 771

Inspection Details

**Inspection Date:**

09.02.2026 08:00 AWST

**Person(s) in attendance:**

Agent

**Weather conditions at time of inspection:**

Sunny

**Dwelling orientation:**

East

**Floor construction:**

Concrete Slab

**Wall construction:**

Cavity brick

**Roof construction:**

Skillion

**Roof covering:**

Metal

**Last Record of Timber Pest Treatment:**

2013 perimeter treatment.



Photo 3

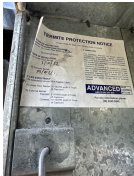


Photo 4



Photo 5

**Agreement Details**

**Agreement Number:**

76379

**Specific requirements and or conditions required:**

Nil.

## Summary Page Instructions

The next page is the Summary section. You can skip this for now and complete it after filling out the main sections of the inspection. As you progress through the inspection, ensure all relevant details are captured. Before finalising the inspection, return to the Summary page to review and complete it.

## Summary

### Main Residential Building

**Was there any live termite activity found to the main Residential Building?**

No

**Was there any previous activity found to the main Residential Building**

No

### Main Residential Locations:

**The Interior of the building**

No

**The Roof Interior**

N/A

**The Exterior of the Residential Building**

No

**The Subfloor**

N/A

### Areas Beyond the Main Building

**Was there any live activity or previous damage to areas beyond the main Residential Building**

No

This summary must be read in conjunction with the full report detail and inspection agreement.

Information regarding Fungal Decay and Wood Rot, along with Conducive Conditions and Recommendations are detailed further in the report.

## Scope & Limitations

### SCOPE OF INSPECTION

The purpose of the inspection is to identify the current and previous activity of all timber pests within the property at the time of the inspection. The inspection and reporting is limited to AS4349.3-2010 and the terms and conditions outlined in the agreement. If it is more than 30 days from the inspection date for a Pre-Purchase Inspection, a new inspection and report is needed.

### STRATA TITLE

Important: Unless otherwise noted, Common Areas are outside the Scope of this Report.

## LIMITATIONS

The Inspection included: The Building and the site including fences that are up to 30 metres from the building and within the boundaries of the site.

The Actual Areas Inspected (if applicable): The building interior, roof interior, exterior of the building, sub-floor, site.

Areas NOT Inspected: under floor coverings, under concrete floors, inside cavity / stud walls, low or inaccessible areas of sub-floor, inaccessible or insulated areas of roof void, where air-conditioning plant and ducting may restrict access in the roof void, behind loose or built-in furniture.

## Interior Instructions

Inspect all timber elements, including floors, walls, skirting boards, built-in cupboards, and window and door frames.

Look for signs of timber pest activity, such as frass (termite droppings), exit holes, or damaged timber.

Check for elevated moisture levels, especially in wet areas like bathrooms, kitchens, and laundries, using a moisture meter.

Identify any conditions that may encourage timber pests, such as water leaks, damp walls, or poor ventilation.

Note any furniture, furnishings, or stored items that restrict access and prevent a complete inspection

## Interior of the Building

If present, the following areas were inspected: Walls, skirtings, built-in cabinets and timber mouldings.

### Timber Pest Findings:

No timber pests found

## Roof Interior Instructions

Ensure access meets minimum requirements (400x500mm access hole, 600x600mm crawl space)

Inspect all accessible timber components, including ceiling joists, rafters, and battens, for damage or signs of pest activity.

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Look for roof leaks, water stains, or excessive moisture that may contribute to timber decay.

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Check for insulation damage that could indicate pest activity or moisture issues.

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Ensure structural integrity is not compromised and report any defects or deterioration.

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### **The Roof Interior**

If present, the following areas were inspected: Ceiling frame and roof frame

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#### **Timber Pest Findings:**

Not applicable

### **Exterior of the Building Instructions**

Inspect all external timber structures, such as doors, window frames, decks, fences, pergolas, and garden timbers.

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Assess drainage around the perimeter, ensuring that soil or paving slopes away from the building to prevent water pooling

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Look for signs of moisture issues, such as mold growth or rising damp on walls.

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Inspect weep holes to ensure they are not blocked or covered, preventing proper drainage

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Check for gaps or cracks in external timber that may provide entry points for pests.

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Ensure downpipes discharge water correctly, and gutters are free of blockages.

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### **The Exterior of the Residential Building**

If present the following areas were inspected: Exterior walls only

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#### **Timber Pest Findings:**

No timber pests found

### **Sub Floor Instructions**

Verify adequate access (minimum clearance of 150mm for airflow) and safe entry conditions

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Inspect all timber elements, including floor joists, bearers, and stumps, for damage or signs of termite activity.

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Look for moisture issues, such as damp soil, water pooling, or excessive condensation, which can contribute to decay

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Assess ventilation effectiveness by checking for obstructed air vents, poor airflow, or damp subfloor conditions

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Identify and report any stored materials (timber, cardboard, or paper) that could attract pests.

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Check for signs of previous termite treatment, such as chemical barriers or physical termite shields.

### The Sub Floor

If present the following areas were inspected: Post, bearers, joists and flooring.

**Timber Pest Findings:**

Not applicable

### Site Areas Beyond the Main Building Instructions

Areas to Inspect

Structures: Garages, carports, sheds, patios, decks.

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Timber Elements: Retaining walls, fences, posts, sleepers.

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Surroundings: Paths, driveways, vegetation, drainage.

### Site Areas Inspected Beyond the Residential Building

If present the following areas were inspected: Timber structures, stumps and fences.

**Timber Pest Findings:**

No timber pests found

### Fungal Instructions

Types of Decay:

Brown rot (cubical rot): Causes timber to shrink, darken, and crack across the grain.

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White rot (stringy rot): Leaves timber with a fibrous, bleached appearance.

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Soft rot: Occurs in persistently damp areas and appears as small cracks forming a honeycomb structure

Common Signs of Decay:

Soft, crumbling wood, discoloration, fungal growth, water stains, swelling, or fruiting bodies (mushroom-like growths).

#### Causes

High moisture: Wood decay occurs above 20% moisture content.

Poor ventilation: Subfloors, roof voids, and enclosed spaces with low airflow.

Leaks: Plumbing, roof, or drainage failures leading to excessive moisture.

#### Inspection Steps

Moisture meter: Readings above 18% indicate risk; above 30% suggests active decay.

Splinter test: Sound wood splinters; decayed wood crumbles.

Check water sources: Leaks, drainage issues, and high humidity zones.

#### Fungal Decay and Wood Rot

##### Fungal Decay and Wood Rot Findings:

No fungal Decay and wood rot found

#### Additional Findings Instructions

Inspectors must assess all conditions and assign one overall risk rating based on the highest-risk factors present.

If multiple factors indicate Medium or High risk, choose the higher rating and always ensure justification

##### Low Risk:

No moisture issues (<15% readings).

No timber-to-ground contact.

Good ventilation, drainage, and no debris buildup.

##### Medium Risk:

Minor moisture issues (15-20%), occasional condensation.

Some timber-to-ground contact (treated or isolated).

Partially obstructed ventilation or minor drainage concerns.

Some stored timber, but off the ground.

Document key findings with photos, and notes for justification.

### High Risk:

Active leaks, water pooling, or moisture >20%.

Untreated timber in soil contact (fences, stumps, sleepers).

Poor ventilation, blocked weep holes, or major drainage issues.

Firewood, debris, or cellulose materials stacked near structures.

Document key findings with photos, moisture readings, and notes for justification.

### Additional Findings

#### Conditions that are Conducive to Timber Pest Infestation

Water leaks, especially in or into the subfloor or against the external walls e.g. leaking taps, water tanks, leaking roofs or downpipes and or guttering, increase the likelihood of timber pest attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed timber pest attacks. Hot water services and air conditioning units that release water alongside or near building walls need to be connected to a drain. These conditions can also deteriorate and dilute the chemical termite treatment if applicable.

#### Were there conditions that are conducive to termite infestation

Yes

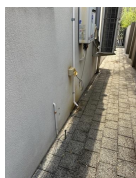


Photo 6



Photo 7

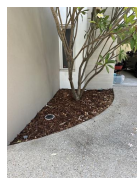


Photo 8

#### The details are:

Timber in direct contact with soil  
- Recommend removing or isolating timber from soil contact to reduce termite risk.

Garden beds or mulch against the external walls - Recommend maintaining a clearance between garden beds and the building.

Air conditioning drainage that discharges water close to the structure - Recommend redirecting the air conditioning drainage to discharge away from

the foundation to prevent moisture accumulation near the structure.

### Opinion Regarding Susceptibility of the Building to Termite Pests

**Opinion regarding susceptibility of the building to timber pests, based on information available on last treatment, conducive conditions and construction type is:**

Medium

### Subterranean Termite Treatment Recommendation

**A management program in accordance with AS 3660-2:2017 to protect against subterranean termites is considered to be essential. We strongly recommend that a full inspection and written report in accordance with AS 3660-2:2017 is conducted at this property every:**

12 months

### Recommendation for Further Inspections

#### Inspectors Recommendations

Recommend routine inspection as part of termite management plan.

### Treatment of Activity

No timber pest treatment was carried out on the day of inspection.

If a treatment has been recommended or is needed at any time in the future, any such treatment should be carried out by a qualified and licensed Timber Pest Technician.

Please visit our website to read information about termite treatments: <https://homeintegrity.com.au/navigating-termite-management-systems-a-guide-for-western-australia>

### Complete Summary Page Instructions

Please ensure you go back to the Summary page and fill in before completing the inspection

### IMPORTANT INFORMATION

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

THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or

obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.

## SCOPE OF REPORT

This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hyloterpes bujulus* Linnaeus) were excluded from the Inspection, but have been reported on if, during the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hyloterpes bujulus* Linnaeus are discovered, we are required by law to notify Government Authorities. If reported, a special purpose report may be necessary.

## LIMITATIONS

Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly, this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.

## DETERMINING EXTENT OF DAMAGE

The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage, whether disclosed by the report or not.

## MOULD

Mildew and non-wood decay fungi are commonly known as Mould and is not considered a Timber Pest but may be an indicator of poor ventilation or the presence of termites, wood decay or water leaks. Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people.

## DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

#### DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

#### COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection. If You are not satisfied with our response, You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement. In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

#### NOTE: IMPORTANT LIMITATIONS FOR SAFE AND REASONABLE ACCESS

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following: Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods. ROOF VOID - the 7 of 7 dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and there is at least 600mm x 600mm of space to crawl. SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or less than 500mm beneath the lowest part of any concrete floor;

The inspector shall determine whether sufficient space allows safe access to confined areas.

#### Inspector Sign-Off

Contact the Inspector

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader.

Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

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**General Comments**

Recommend installing termite barrier treatments to this property.

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**These areas (if any) restricted access and/or limited the inspector to fulfil the entire scope of the inspection.**

Other

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**Access Restriction Details**

No roof void access points.

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**Inspector's Signature**

Jeremy Rimmer.  
09.02.2026 08:38 AWST