



PRE-PURCHASE PEST AND BUILDING REPORT NO. 2023/0000



PROPERTY ADDRESS:

108 Elizabeth Street, MAYFIELD NSW 2304

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

Client	Luna Higgins
Contact	Phone: 0400 000 000 EMAIL:
Time & Date	11th May 2023 at 10:00am
Weather conditions	Fine
Building Occupancy	Occupied

TERMS & CONDITIONS, TO THE FEE AND INSPECTION AGREEMENT:

- **Please note: The below terms and conditions are a succinct reading of the full terms and conditions as per the booking form signed prior to inspection being carried out.**

This document (as previously agreed to at phone/email attendance) is agreed to and forms part of this Pre-Purchase Inspection Building/Pest Report/s or as ordered by the above.

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(Offer & Acceptance, Form of Valuable Consideration and Instructions apply here.)

1. This inspection will be carried out in compliance with AS4349.1&0-2007 except for Strata Units or properties where the inspection will be according with Appendix B of AS4349.1-2007.
2. **ACKNOWLEDGMENT:** I agree to contact the Inspector once I have read the report or the Inspector will contact me.
3. This inspection by NWH Pest and Building Services shall comprise of a visual assessment only for the buildings within 30 metres (or what is fair and reasonable) of the main building and within the properties boundaries.
4. Safe and reasonable access only will be achieved to the areas being, The Exterior, The Site, The Boundaries, The Roof Exterior (subject to height & weather restrictions) The Interior of the Roof Loft space and within the Sub Floor areas only.
5. We will also report on the Defects, Safety Hazards and Cracking visible on the date and time of the Inspection.
6. The Inspector is limited to some areas and will not conduct any invasive inspections.
7. The Inspector will not cut, break apart, dismantle, or remove any objects of roofing, wall or ceiling linings, A/C ducting, foliage, roof insulation, floor or wall coverings, fixtures, furnishings or personal belongings in place.
8. The Inspector will compare the building with a building that was constructed with Local and BCA Compliance.
9. We DO NOT inspect the inside of walls, between floors, inside skillion roofing, inside the eave areas, behind any stored goods in cupboards, and other areas that are obstructed at the time of our inspection.
10. Pest Inspection will be visual only.
11. When Timber Pest Damage is found, it will be reported. We will only report on the visible damage at the time of this inspection.
12. **No inspection will be carried out for Asbestos.**
13. No inspection will be carried out for Magnesite.
14. **No inspection will be made for Mould.**
15. **No inspection will be made for Solar Power Units.**
16. Estimates and Quotations are not provided within this Report and verbal estimates if given are only opinions of costs of rectification.
17. When a property is occupied, we bring your attention to be aware that furnishings and other belongings may conceal evidence of other issues which can only be discovered if and when these items are moved or removed.
18. The Inspection Will Not and Does Not cover or report the items listed in Appendix D to AS4349.1-2007.
19. Where a Strata Title property is to be inspected, then we will only inspect the interior and the immediate exterior of the unit or apartment to be inspected as detailed in Appendix B in AS4349.1-

2007.

20. A full Strata Report should be obtained for all of the common areas before you make an informed decision to purchase the Unit.

21. This report is not a Structural Report. Should you require any advice of a structural nature you should contact a Structural Engineer in relation to this dwelling.

22. We will at times recommend other types of inspections that are out of our areas of expertise during our inspection process.

23. If an issue, dispute, or a claim arises out of this inspection and report then each party must give written notice to each of the parties within 28 days. Disputes will then be handled by an independent mediator or arbitrator. Each party will pay their own costs.

24. We will not be liable for any loss or damage suffered by any Person other than you in connection with the Inspection Reports use. We are released from any claims or further actions, damages or loss whatsoever if this report is to be used by another person or entity without our written permission to do so.

25. Definitions of acceptance, access, client/s and property issues are clearly defined in AS4349.1-2007.

26. **You Agree to Safe and Acceptable Access:** This does not include any invasive methods or moving of stored goods. "Accessible areas shall be determined by us at the time of inspection which is solely based on our visible findings and expertise at the time of this inspection. We shall determine at the site if sufficient space is available for safe access into the areas stated below. We cannot access any areas outside our line of sight, areas that are too close to ground surface or as otherwise stated." If sub-floor area appears to be recently sprayed with Chemicals will not be inspected unless it is safe to do so.

***NOTE:** You agree when signing this inspection booking form, you acknowledge you have read and understand the contents of this fee and inspection agreement and that the inspection/s will be carried out in accordance with this document. You agree to pay as agreed at the time of ordering.*

Inspector: Nick Harmon

Relevant Terminology and Definitions

- 1.1. "Service" shall mean as requested by the client, an inspection carried out by the Building Consultant (NWH PEST AND BUILDING) which shall be a 'Standard Property Report' in accordance with Australian Standard AS4349.0-2007 *Inspection of Buildings, Part 0: General Requirements*.
- 1.2. "Serviceable" shall mean the building material or component is in reasonable or serviceable condition for the age of the dwelling.
- 1.3. "Tradesman" shall mean a defect or a number of defects visible that will require an assessment by a qualified trades person.
- 1.4. "Age" shall mean the component has deterioration due to ageing or lack of upkeep and or maintenance.
- 1.5. "Monitor" shall mean that some defects may require monitoring to ascertain if the defect will worsen, reappear or cause further problems.
- 1.6. "High" shall mean the frequency and or magnitude of defects **are beyond the Service Providers expectations** when compared to similar buildings of approximately the same age that have been reasonably well maintained.
- 1.7. "Typical" shall mean the frequency and or magnitude of defects **are consistent with the Service Providers expectations** when compared to similar buildings of approximately the same age that have been reasonably well maintained.
- 1.8. "Low" shall mean the frequency and or magnitude of defects **are lower than the inspectors expectations** when compared to similar buildings of approximately the same age that have been reasonably well maintained.
- 1.9. "Above Average" shall mean the overall condition is **above that consistent with dwellings of approximately the same age and construction.** Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of a similar age and construction.

- 1.10. “Average” shall mean the overall condition is **consistent dwellings of approximately the same age and construction**. There will be areas or items requiring some repair or maintenance.
- 1.11. “Below Average” shall mean the building and **its parts show some significant defects and or very poor** non-tradesman like workmanship and or long-term neglect and or defects requirement major repairs or reconstruction of a major building.
- 1.12. “Significant Items” shall mean an item that must be reported in accordance with the scope of the inspection.
- 1.13. “Major Defect” shall mean a defect of sufficient magnitude requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.
- 1.14. “Minor Defect” shall mean any defect other than what is described as a Significant Item or as a Major Defect.
- 1.15. “Safety Hazard” shall a defect that present unsafe conditions and must be reported as a Major Defect.
- 1.16. “Accessible Area” shall mean any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.
- 1.17. “Limitation” shall mean a factor that prevents full or proper inspection of the building.

Defect Classifications as per report

NOTE:

It is essential to note that the purpose of the inspection is to identify **major defects and safety hazards**, that is, defects and hazards that require correction to prevent unsafe conditions, loss of utility or further deterioration of the property.

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

Appearance Defect	The intended appearance of a building item has deteriorated
Serviceability Defect	The intended performance of a building item is flawed
Structural Defect	The structural soundness of the building item has diminished

Scoring

Good	The item is in an acceptable standard with no defects visible. Superficial defects will not be commented on.
Fair	The item has some minor defects and requires minimal maintenance or repair
Poor	The item needs significant repair or replacement