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INSPECTION REPORT

Pre-Purchase Building & Timber Pest Inspection

Sample Street 1234

Prepared for Mr Sample

15 July 2026

Sample Street 1234

INSPECTION TYPE **Pre-Purchase Building & Timber Pest Inspection**	INSPECTION DATE **2025-07-15**
INSPECTOR NAME **Peter Hopfinger**	AGREEMENT NUMBER **—**
WEATHER CONDITIONS **Sunny**	PROPERTY CONDITION **Average**
TOTAL FINDINGS **4**	

Inspection Details

INSPECTION DATE	2025-07-15
INSPECTION TIME	13:20
WEATHER CONDITIONS	Sunny
AGREEMENT NUMBER	—
DATE OF AGREEMENT	—
PERSONS IN ATTENDANCE	Tenant
INSPECTOR NAME	Peter Hopfinger
REPORT PREPARED DATE	2026-07-15
BUILDING ORIENTATION	East
OTHER RELEVANT COMMENTS	None

Inspection Summary

A high-level overview of the most important findings identified during this inspection.

AREAS INSPECTED	WITH FINDINGS	WITHOUT FINDINGS
6	3	3

ACTIVE TERMITES	FUTURE PEST RISK	NEXT INSPECTION
No	Moderate	12 months

KEY FINDINGS

- Major Structural Defects — 1
- Future Timber Pest Risk — Moderate

CRITICAL FINDINGS

MAJOR STRUCTURAL DEFECT IDENTIFIED

A major structural defect was identified during the inspection — Roof Void. Refer to the relevant report section for details and recommended actions.

OVERALL PROPERTY ASSESSMENT

INCIDENCE OF MAJOR DEFECTS	INCIDENCE OF MINOR DEFECTS	OVERALL PROPERTY CONDITION
Typical	Typical	Average

Contents

PART A — PRE-PURCHASE BUILDING INSPECTION REPORT

- Site — NO FINDINGS
- Interior — 1 FINDING
- Exterior — NO FINDINGS
- Roof Exterior — 2 FINDINGS
- Roof Void — 1 FINDING

PART B — PRE-PURCHASE TIMBER PEST INSPECTION REPORT

- Timber Pest Inspection — NO FINDINGS

Property Profile

FOUNDATION	Concrete Slab
WALLS	Double Brick
ROOF FRAME	Timber
ROOF COVERING	Metal Roof
STOREYS	Single Storey
ESTIMATED YEAR OF PROPERTY	2017

Restrictions & Limitations

INSPECTION RESTRICTIONS

Inspection of the areas below was limited due to the restrictions listed. Areas that were concealed or inaccessible could not be inspected. Restrictions are informational and do not, on their own, indicate a defect.

Roof Void

- Low roof clearance
- Low roof pitch

OCCUPANCY	Vacant
FURNISHED	Unfurnished
GENERAL INSPECTION LIMITATIONS	No limitations
ROOF EXTERIOR RESTRICTIONS	No restrictions
ROOF VOID RESTRICTIONS	Low roof clearance, Low roof pitch
FURTHER INVESTIGATION	No Further Investigation Required

REPORT SECTION

Part A — Pre-Purchase Building Inspection Report

Prepared in accordance with AS 4349.1 — Inspection of buildings (Pre-purchase inspections — Residential buildings).

SITE

NO FINDINGS

No Significant Defects Found

VISUAL INSPECTION SUMMARY

DESCRIPTION

No significant defects found.
The site was visually inspected in accordance with the scope of inspection outlined in the inspection agreement. The accessible roof covering appeared to be in satisfactory condition, with no significant damage, displacement or deterioration observed.

I INTERIOR

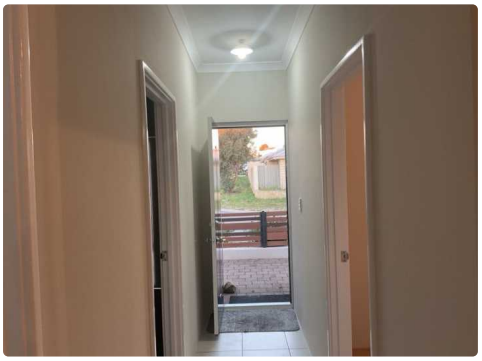
1 FINDING

No Significant Defects Found

VISUAL INSPECTION SUMMARY

DESCRIPTION

No significant defects found.
The interior walls, ceilings, and floor were visually inspected in accordance with the scope of inspection outlined in the inspection agreement. No visible sagging, significant deflection or undulations were noted to the accessible roof framing. Please note that this inspection is not a full compliance inspection against the National Construction Code, Australian Standards or approved engineering documentation. The assessment is based on the visible performance and condition of the accessible roof framing components at the time of the inspection.



Interior rooms.

Interior rooms.

Interior rooms.

Interior rooms.

Interior rooms.

Interior rooms.

Interior rooms.

Interior rooms.

DEFECT

DESCRIPTION

Hig moisture readings were found to the adjacent wall of the shower recess. It was also noticed when the thermal imaging camera was used that there was retained water inside a wall which could be possibly related to a plumbing leak. Recommend further investigations by a plumber.

¶RECOMMENDATION

Engage a suitably qualified tradesperson to investigate and carry out repairs.

E EXTERIOR

NO FINDINGS

No Significant Defects Found

VISUAL INSPECTION SUMMARY

DESCRIPTION

No significant defects found.
The walls were visually inspected in accordance with the scope of inspection outlined in the inspection agreement. No visible sagging, significant deflection or undulations were noted to the accessible roof framing. Please note that this inspection is not a full compliance inspection against the National Construction Code, Australian Standards or approved engineering documentation. The assessment is based on the visible performance and condition of the accessible roof framing components at the time of the inspection.

Other Exterior Area

Other Exterior Area

R ROOF EXTERIOR

2 FINDINGS

DEFECT

DESCRIPTION

The roof flashings are currently incomplete and do not provide adequate coverage to prevent water ingress into the wall cavity and render. This deficiency is likely the result of poor installation practices or a failure to finish the roofing works to a trade-compliant standard. A licensed roof plumber must be engaged to complete the installation and ensure all flashings are properly integrated to maintain the building's watertight integrity.

South Elevation

South Elevation

South Elevation

¶RECOMMENDATION

Engage a suitably qualified tradesperson to investigate and carry out repairs.

DEFECT

DESCRIPTION

The roof downpipe is currently not connected to the stormwater system as required, resulting in a failure to properly discharge rainwater away from the building. This disconnect appears to be a result of incomplete installation or a lack of connection to the existing stormwater drainage, which may lead to localised saturation of the footings. A licensed roof plumber should be engaged to further investigate the drainage layout and ensure the downpipe is professionally connected to the designated stormwater drainage

South Elevation

South Elevation

¶RECOMMENDATION

Engage a suitably qualified tradesperson to investigate and carry out repairs.

V ROOF VOID

1 FINDING

INSPECTION RESTRICTION

- Low roof clearance
- Low roof pitch

Inspection of this area was limited due to the restrictions listed above. Areas that were concealed or inaccessible could not be inspected.

MAJOR STRUCTURAL DEFECT

DESCRIPTION

The roof void contains missing tie downs at critical junctions, specifically from the rafters to the underpurlins, underpurlins to the roof struts, and where struts meet the top wall plates and steel beams. These missing connections represent a failure to adequately secure the structural framing members. A licensed roof carpenter should be engaged to investigate the extent of the missing tie downs and perform all necessary structural rectifications.

¶RECOMMENDATION

Engage a qualified person to evaluate and repair as required.

REPORT SECTION

Part B — Pre-Purchase Timber Pest Inspection Report

Prepared in accordance with AS 4349.3 — Inspection of buildings (Timber pest inspections).

T TIMBER PEST INSPECTION

NO FINDINGS

Timber Pest Inspection Summary

ACTIVE TERMITES FOUND	NO
PREVIOUS TERMITE ACTIVITY	NO
PREVIOUS TERMITE DAMAGE FOUND	NO
TIMBER PEST DAMAGE	NO
BORER EVIDENCE	NO
TIMBER DECAY	NO
CONDUCIVE CONDITIONS PRESENT	YES

Timber Pest Areas Inspected

Site	NO
Exterior Walls	NO
Internal Areas	NO
Roof Void	NO

Conditions Conducive To Timber Pest Attack

Excess moisture

Excess moisture was observed, which may create conditions conducive to timber pest activity. Recommend rectifying the moisture source.

Downpipes not connected

Downpipes not connected was observed and may create conditions conducive to timber pest activity.

Termite Barrier Notice (Electrical Meter Box)

No termite barrier notice was visible.

There is a high risk that the property is NOT protected against subterranean termite attack. We strongly recommend the installation of a termite management system in accordance with AS 3660.1 and regular timber pest inspections.

Recommendation — Next Timber Pest Inspection

A further timber pest inspection is recommended in **12 months** in accordance with AS 4349.3.

Future Timber Pest Risk

MODERATE RISK

This was a visual inspection of accessible areas only.

Conclusions

Based on the visual inspection undertaken in accordance with Australian Standard AS 4349.1, the property was found to be in a condition consistent with its age and general standard of construction, subject to the findings and limitations detailed in this report. Significant items requiring attention are summarised in the Inspection Summary and described in detail within the relevant sections.

Recommendations

The following recommendations are made having regard to the findings identified during the inspection. All rectification works should be carried out by suitably qualified and licensed tradespeople. Where Further Investigation has been recommended, this should be completed before settlement or before further deterioration occurs.

ROOF VOID — MAJOR STRUCTURAL DEFECT

Engage a qualified person to evaluate and repair as required.

ROOF EXTERIOR — DEFECT

Engage a suitably qualified tradesperson to investigate and carry out repairs.

INTERIOR — DEFECT

Engage a suitably qualified tradesperson to investigate and carry out repairs.

ROOF EXTERIOR — DEFECT

Engage a suitably qualified tradesperson to investigate and carry out repairs.

Further Investigations Required

No further investigations were considered necessary based on the visual inspection undertaken.

Inspector Signature

I certify that the inspection described in this report was carried out by me in accordance with Australian Standard AS 4349.1 and that the observations, opinions and recommendations contained herein represent my professional assessment of the property at the time of inspection.

Peter Hopfinger

Building Inspector

Licence / Registration: BSP: 2196

Mobile: 0414607240

Date: 15 July 2026

By signing this report, the inspector confirms that they have reviewed the report and accept responsibility for its contents, including compliance with the applicable Australian or New Zealand inspection standards and reporting requirements. The app developer provides the software as a reporting tool only and accepts no responsibility for the accuracy, completeness, findings, recommendations, or compliance of the report.

Appendix — Standard Report Information

The following information forms part of every inspection report issued by Inspector Group and should be read in conjunction with the inspection findings.

GENERAL DEFINITIONS

Defect: A fault or deviation from the intended condition of a material, assembly, or component.

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

Minor Defect: A defect other than a Major Defect.

Serious Safety Hazard: Any item that may constitute an immediate or imminent risk to life, health or property. Recommendations to rectify Safety Hazards should be implemented as soon as practicable.

Structural Element: Those components of a building that are intended to resist vertical and lateral loads and to transfer them to the foundation.

Structural Defect: A defect in a structural element of the building that is or is likely to become a Major Defect.

Further Investigation: An additional inspection, test or assessment by an appropriately qualified specialist that is necessary to determine the cause, extent or implications of an identified condition.

DEFECT DEFINITIONS

Major Structural Defect

A Major Structural Defect is a defect of sufficient magnitude in a load-bearing or primary structural element of the building (such as footings, slabs, load-bearing walls, beams, columns, roof frame or structural floors) that may, if not rectified, result in loss of structural integrity, unsafe conditions, or significant further deterioration.

Safety Hazard

A Safety Hazard is any item, condition or installation that may pose an immediate or imminent risk to the health or safety of occupants, visitors or property. Safety Hazards should be addressed as a matter of priority by an appropriately qualified tradesperson.

PROPERTY CONDITION DEFINITIONS

Building Elements

Site — The land and immediate surrounds of the building including drainage, paving, retaining walls and fencing.
Subfloor — The space and supporting structure beneath a suspended floor.
Exterior — The external walls, openings, finishes and attached structures of the building.
Roof Exterior — The external roof covering, flashings, gutters and downpipes.
Roof Void — The space between the ceiling and the roof covering, including roof framing and insulation.
Interior — The internal rooms of the building including floors, walls, ceilings, doors and fixtures.

ACCEPTANCE CRITERIA

Unless noted otherwise, the acceptance criteria adopted for this report are those defined in Appendix C of AS 4349.1. The property has been compared to a similar building of approximately the same age and constructed of similar materials, in average condition, that has been maintained such that no significant defects are apparent.

INSPECTION SCOPE & LIMITATIONS

Scope of Inspection

This is a visual inspection of the readily accessible areas of the property as defined by AS 4349.1. The inspection is limited to reporting on the condition of the building elements specified in the Inspection Scope section of this report. Areas not listed or marked as Not Applicable were not inspected and no opinion is offered on their condition.

Inspection Limitations

The inspection is non-invasive and visual only. No destructive testing, dismantling, moving of furniture or stored items, or lifting of floor coverings was carried out. Areas that were inaccessible, concealed or obstructed at the time of inspection could not be assessed and are excluded from this report. Specific restrictions encountered during this inspection are listed in the Restrictions & Limitations section.

TERMS AND CONDITIONS

This report has been prepared for the exclusive use of the named client and is not transferable. The report is valid as at the date and time of inspection only. The inspector accepts no liability for changes in the condition of the property occurring after the inspection. Fees are payable in accordance with the agreed quotation prior to release of the report. By accepting this report the client acknowledges and agrees to the scope, exclusions and limitations described herein.

Exclusions

This report specifically excludes: any area or element not listed in the Inspection Scope; estimates of cost or time to rectify defects; matters that would only be revealed by destructive or invasive testing; the operation or compliance of services (electrical, gas, plumbing, mechanical, security, communications) except where visually obvious; presence of asbestos, lead, mould, hazardous materials or environmental contaminants; statutory compliance with planning, building or other regulatory requirements; matters covered by separate specialist reports such as pest, engineering, hydraulic, electrical, pool or swimming pool barrier certification.

DISCLAIMER

This report represents the inspector's reasonable professional opinion based on a visual inspection of the readily accessible areas at the time and date of inspection. It is not a guarantee, warranty or insurance policy against future defects or deterioration. The inspector shall not be liable for any indirect or consequential loss. To the extent permitted by law, liability is limited to the cost of providing this report.

Australian Standard Reference

Inspection and reporting has been conducted in accordance with Australian Standard AS 4349.1 — Inspection of buildings, Part 1: Pre-purchase inspections — Residential buildings, and AS 4349.3 — Inspection of buildings, Part 3: Timber pest inspections.

ADDITIONAL NOTES

This report has been prepared in accordance with AS 4349.1.

ANNEXURE — TIMBER PEST INSPECTION (AS 4349.3)

This annexure forms part of the Pre-Purchase Timber Pest Inspection Report prepared in accordance with Australian Standard AS 4349.3 — Inspection of buildings, Timber pest inspections.

The inspection is a visual examination of the readily accessible areas of the property for evidence of termite activity, termite damage, timber decay, wood borers and other timber pests. Concealed, inaccessible or obstructed areas are not inspected.

Where active termites or timber pest damage are identified, a specialist timber pest management professional should be engaged without delay to determine the full extent of the issue and recommend appropriate treatment.

The report does not constitute a guarantee that the property is free from timber pests, or that future timber pest activity will not occur. Ongoing regular timber pest inspections (at least every 12 months, or more frequently in high-risk areas) are strongly recommended.

Definitions:

- Termite Activity — Live termites, workings, mudding or shelter tubes observed at the time of inspection.
- Termite Damage — Damage to timber caused by termites, regardless of whether live termites are currently present.
- Timber Decay — Deterioration of timber caused by fungal decay, usually associated with moisture.
- Wood Borer — Insects whose larvae tunnel into timber, causing structural or aesthetic damage.

• Conducive Condition — Any condition that may increase the risk of future timber pest activity, including poor drainage, timber in ground contact, inadequate ventilation and prior activity.