

Building & Pest Report

PROPERTY OVERVIEW & INSPECTION LIMITATIONS

Item	Details
Property Address	Full address not provided. Dwelling is a townhouse, potentially part of an Owners Corporation (Strata Title) (p. 22).
Property Type, Age, Construction	Property type and age not explicitly stated, but appears serviceable for its age (p. 15, p. 16). Exterior walls are brick (p. 10). Roof frame is conventional timber frame (p. 19).

EXECUTIVE SUMMARY

Item	Details
Overall Building Condition	Average general maintenance and upkeep, with a low incidence of minor defects (p. 44, p. 21).
Overall Pest Risk	Overall degree of risk of timber pest infestation appears high (p. 44).
Required Repair Urgency	Immediate termite treatment recommended, and further investigation for potential structural issues and drainage concerns (p. 40, p. 26, p. 7).
Immediate Action Required	Gain full access to restricted areas for thorough inspection, implement a termite management program, and obtain specialist reports for structural, electrical, plumbing, and gas systems (p. 19, p. 37, p. 40, p. 26, p. 25, p. 30).

STRUCTURAL INTEGRITY (BUILDING)

Item	Status	Indicative Risk Level
Major Structural Defects	Incidence of major defects considered low; no specific major defects detailed (p. 21).	LOW
Minor Defects	Incidence of minor defects considered low; no specific details provided (p. 21).	LOW
Roof Structure & Covering	Concrete tiles and conventional timber frame appear serviceable (p. 8, p. 19). However, low clearance and sarking in roof void prevented full inspection, potentially concealing defects or pest activity (p. 19, p. 37). Inspector could not walk on roof due to safety concerns (p. 26). Guttering serviceable (p. 8).	MEDIUM
Flooring & Sub-floor	No visible evidence of excess ponding or fall towards property walls (p. 7). Sub-floor areas obstructed by plumbing, ducts, low clearance, or lack of access doors (p. 26). Slab edge covered by paths/vegetation, a high-risk area (p. 37). Adequacy of surface water drainage not fully assessed, recommended smoke test (p. 28). Water ponding around perimeter requires assessment (p. 7).	MEDIUM

PEST INFESTATION & CONDUCTIVE CONDITIONS

Item	Status	Indicative Risk Level
Live Timber Pest Activity	No visible evidence of live termites or active borers found at the time of inspection (p. 39). However, inactive workings/damage may indicate active termites nearby (p. 40, p. 45).	LOW
Timber Pest Damage	No evidence of past timber pest damage found at the time of inspection (p. 32). Concealed damage may exist in framing timbers if activity is present (p. 33).	LOW
Conditions Conducive to Pests	Multiple conditions identified: inaccessible areas (p. 44), timbers in contact with soil (p. 44), slab on ground construction (p. 44), low clearance and sarking in roof voids (p. 37), restricted sub-floor access (p. 26). Overall risk of timber pest infestation appears high (p. 44).	HIGH
Previous Management Program	No durable notice indicating a termite protection program found (p. 40). Immediate treatment recommended to reduce risk (p. 40).	HIGH

HAZARDS, SERVICES & MAINTENANCE NEEDS

Item	Status	Indicative Risk Level
Safety Hazards	General recommendations for elevated structures, stairs, and balustrades built before 1996 to be checked/upgraded for compliance (p. 28, p. 29). No specific major safety hazards identified as present, but potential for concealed hazards in inaccessible areas (p. 40).	MEDIUM
Bathroom Waterproofing	Determining watertightness beyond scope of inspection (p. 28). Importance of maintaining adequate sealing noted. No specific defects identified (p. 28).	LOW
Required Repairs	Immediate termite treatment recommended due to lack of management program (p. 40). Further investigation by structural engineer for wall cracking if present (p. 26). Assessment of water ponding by plumber/landscaper if present (p. 7).	HIGH
Recommended Improvements	Upgrade balustrades and stairs built before 1996 to current safety standards (p. 29). Implement a termite management program in accordance with AS 3660 (p. 44). Consult pool expert for any swimming pool/spa (p. 28).	MEDIUM

NOTABLE ITEMS

Item	Details
Property Age & Type	Property type and age not explicitly stated, but appears serviceable for its age (p. 15, p. 16). Dwelling is a townhouse, potentially part of an Owners Corporation (Strata Title) (p. 22).
Accessibility & Limitations	Several areas had limited or inaccessible access, potentially concealing timber pest activity or damage. These include: roof void (low clearance, sarking, top plates) (p. 19, p. 37), sub-floor (obstructions, low clearance, lack of access) (p. 26), and general areas concealed by furnishings, stored items, insulation, floor/wall coverings, landscaping, or locked rooms (p. 35, p. 37, p. 29). Inspector could not walk on the roof due to safety concerns (p. 26). Full access is strongly recommended (p. 19, p. 37).

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