



PRE-PURCHASE BUILDING & PEST

3A Illawarra Drive, Bowral NSW

CLIENT

Sample Client

INSPECTION DATE

02 October 2026 at 10:00

REPORT NO.

BA-2026-0930



Towradgi, NSW, 2518

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Report & Inspection Information

REPORT INFORMATION

Report Type	Pre-Purchase Building & Pest Inspection
Report / Agreement No.	BA-2026-0930
Report Title	Pre-purchase Building & Pest
Property Address	3A Illawarra Drive, Bowral
Property Type	House

INSPECTION INFORMATION

Inspection Date	2026-10-02
Inspection Time	10:00
Inspection Fee	\$0.00
Occupancy	Vacant
Weather	Fine/Sunny

CLIENT INFORMATION

Client	Sample Client
Mobile	0400111222
Email	samplereport@gmail.com

REQUESTING PARTY

Requested By	Sample Client
Phone	0400111222
Email	samplereport@gmail.com

SITE ACCESS CONTACT

Name	Micheal Stence
Role	Agent
Phone	0400111333

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General Inspection Notes

The property was inspected internally and externally and is in pretty good condition considering its age. Most of the defects were minor and easily fixable, which is common for the age of the property.

Property Overview

Property Type	House
Occupancy Status	Vacant
Orientation (front faces)	North-East
Weather Conditions	Fine/Sunny
Overall Condition	Good

Property Elements

Driveway	Concrete — Serviceable <i>The driveway was in serviceable condition with no significant defects observed at the time of inspection.</i>
Lower Floor Structure	Concrete Slab — Serviceable <i>The lower floor structure was in serviceable condition with no significant defects observed at the time of inspection.</i>
Windows	Aluminium — Serviceable <i>The windows were in serviceable condition and operated as intended at the time of inspection.</i>
Landscaping	Mixed — Serviceable <i>The landscaping was in serviceable condition with no significant defects observed at the time of inspection.</i>
Fencing	Timber paling — Requires Attention — See the Defects section of this report for details. <i>The fencing requires attention. Refer to the Defects section of this report for details and recommendations.</i>

Summary of Major Defects & Safety Hazards

#	Area	Room Type	Location	Defect Name	Recommendation
6	Interior	Ensuite		Shower Head - inadequately sealed	Engage a qualified plumber to replace or repair
16	Exterior		Fence	Fencing - Structural Instability	Re-support, re-plumb or replace the affected sections to make the fencing stable.

Summary of Minor Defects

#	Area	Room Type	Location	Defect Name	Recommendation
1	Interior	Living Room	Back wall	Paint Finish - Paint Deterioration	Engage a licensed painter to prepare and repaint the affected surfaces.
2	Interior	Hallway		Plasterboard - Nail Popping	Engage a plasterer to refix and reset the popped fasteners and patch the surface.
3	Interior	Hallway		Paint finish - Inconsistent / incomplete	Engage a qualified painter.
4	Interior	Bedroom 1	First on the right-hand side from the entry	Door - Missing Catcher / Magnet	Engage a qualified carpenter to install.
5	Interior	Study / Office 1		Door - Architrave cracking	Engage a qualified carpenter and painter to repair
7	Interior	Ensuite		Exhaust fan - inadequately fixed.	Engage a qualified electrician.
8	Interior	Toilet		Toilet paper holder - inadequately fixed	Engage a qualified carpenter to reinstall.
9	Interior	Master Ensuite	Main vanity	Tapware - Leaking Tap Head	Engage a plumber to repair or replace the leaking tap head.
10	Interior	Kitchen		Ceramic Tiles - Drummy Tiles	Engage a tiler to remove and re-lay the drummy tiles to restore adhesion.
11	Roof Void			Bird's nest	Recommend removal and sealing of the entry point where appropriate.
12	Roof Void			Roof Sarking - Missing on sections	Monitor for condensation and wind driven rain.
13	Interior	Garage		Door - Impact Damage	Repair or replace the damaged door or architrave as required.
14	Roof Exterior		Gutters	Gutter - Surface Rust	Engage a roof plumber to treat and seal the surface rust before it penetrates.
15	Exterior		Eaves	Eaves - Lining Detached	Engage a carpenter to refix the detached eaves lining.
17	Exterior	Patio		Tree Overhang - Roof Overhang	Engage an arborist or gardener to cut back the overhanging branches.
18	Exterior	Patio		Trees - Termite Foraging Proximity	Maintain regular termite inspections and consider a termite management system given the high-risk environment.
19	Interior	Laundry		Tapware - Dripping	Engage a plumber to replace the washer or spindle to stop the drip.
20	Roof Exterior			Cladding - Delamination	Replace the delaminating cladding boards to match the existing.

Full Defect Details

1. Paint Finish - Paint Deterioration

MINOR

Property Type: House · Area: Interior · Room Type: Living Room · Location: Back wall · Material: Paint Finish

The wall paint finish has deteriorated, flaking and losing its protective function.

Recommendation: Engage a licensed painter to prepare and repaint the affected surfaces.

Inspector note: Moisture reading was checked, and there were no signs of water entry.



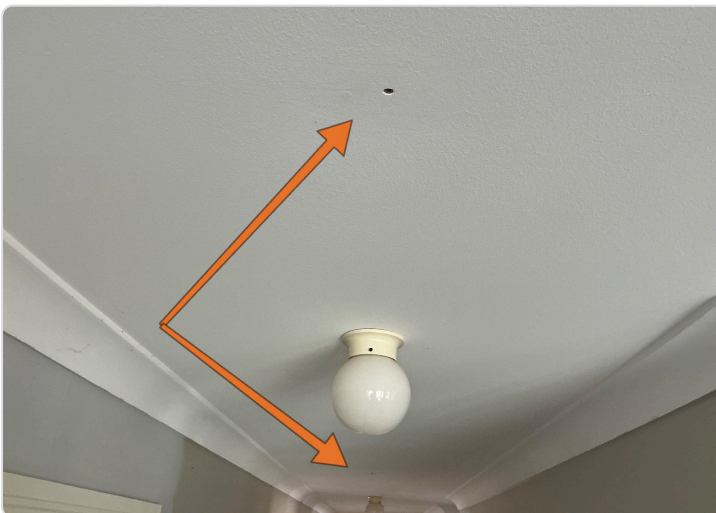
2. Plasterboard - Nail Popping

MINOR

Property Type: House · Area: Interior · Room Type: Hallway · Material: Plasterboard

Nail popping was observed to the ceiling lining where fixings have backed out of the framing.

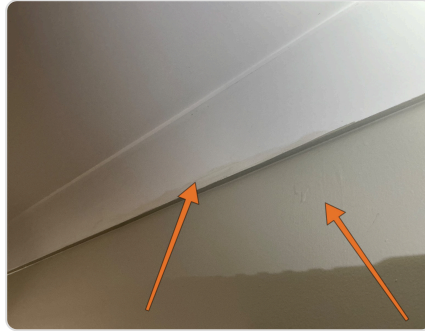
Recommendation: Engage a plasterer to refix and reset the popped fasteners and patch the surface.



3. Paint finish - Inconsistent / incomplete**MINOR**

Property Type: House · Area: Interior · Room Type: Hallway

Paint finish looks inconsistent or not complete.

Recommendation: Engage a qualified painter.**4. Door - Missing Catcher / Magnet****MINOR**

Property Type: House · Area: Interior · Room Type: Bedroom · Room ID: 1 · Location: First on the right-hand side from the entry

Door is missing a door catcher or magnet hardware.

Recommendation: Engage a qualified carpenter to install.**Inspector note:** One is there, and one is missing.

Full Defect Details (continued)

5. Door - Architrave cracking

MINOR

Property Type: House · Area: Interior · Room Type: Study / Office · Room ID: 1

The door architrave is cracking. Needs caulking and a repaint.

Recommendation: Engage a qualified carpenter and painter to repair

Inspector note: This was observed on a few other doors internally. Nothing major. It's common for this age of a building.



6. Shower Head - inadequately sealed

MAJOR

Property Type: House · Area: Interior · Room Type: Ensuite

A visible gap was noted around the shower head fixture penetration through the tiled wall.

Recommendation: Engage a qualified plumber to replace or repair



7. Exhaust fan - inadequately fixed.**MINOR**

Property Type: House · Area: Interior · Room Type: Ensuite

the exhaust fan seems inadequately fixed and might require additional fixings.

Recommendation: Engage a qualified electrician.

**8. Toilet paper holder - inadequately fixed****MINOR**

Property Type: House · Area: Interior · Room Type: Toilet

Toilet paper holder seems to be loose and inadequately fixed.

Recommendation: Engage a qualified carpenter to reinstall.



Full Defect Details (continued)

9. Tapware - Leaking Tap Head

MINOR

Property Type: House · Area: Interior · Room Type: Master Ensuite · Location: Main vanity

Water is leaking from the tap head.

Recommendation: Engage a plumber to repair or replace the leaking tap head.



10. Ceramic Tiles - Drummy Tiles

MINOR

Property Type: House · Area: Interior · Room Type: Kitchen · Material: Ceramic Tiles

The tiles sound drummy and have lost adhesion from the substrate, which can lead to breakage and water penetration.

Recommendation: Engage a tiler to remove and re-lay the drummy tiles to restore adhesion.

Inspector note: Typical for this age of a building



11. Bird's nest**MINOR**

Property Type: House · Area: Roof Void

Bird Nest Present: Bird nesting observed within the roof space.

Recommendation: Recommend removal and sealing of the entry point where appropriate.**12. Roof Sarking - Missing on sections****OBSERVATION**

Property Type: House · Area: Roof Void

Roof sarking is not overlapped over hips & ridges and missing on some sections, typical on older homes.

Recommendation: Monitor for condensation and wind driven rain.

Full Defect Details (continued)

13. Door - Impact Damage

MINOR

Property Type: House · Area: Interior · Room Type: Garage · Material: Timber Joinery

Impact damage was observed to the door or architrave at garage door

Recommendation: Repair or replace the damaged door or architrave as required.



14. Gutter - Surface Rust

MINOR

Property Type: House · Area: Roof Exterior · Location: Gutters · Material: Metal

Surface rust was observed to sections of the guttering where the rust is yet to penetrate.

Recommendation: Engage a roof plumber to treat and seal the surface rust before it penetrates.



15. Eaves - Lining Detached**MINOR**

Property Type: House · Area: Exterior · Location: Eaves

Sections of the eaves lining have detached.

Recommendation: Engage a carpenter to refix the detached eaves lining.

**16. Fencing - Structural Instability****MAJOR**

Property Type: House · Area: Exterior · Location: Fence

The fencing is leaning and structurally unstable.

Recommendation: Re-support, re-plumb or replace the affected sections to make the fencing stable.



Full Defect Details (continued)

17. Tree Overhang - Roof Overhang

MINOR

Property Type: House · Area: Exterior · Room Type: Patio

Trees overhang the roof, which can damage the roof covering and block guttering.

Recommendation: Engage an arborist or gardener to cut back the overhanging branches.



18. Trees - Termite Foraging Proximity

MINOR

Property Type: House · Area: Exterior · Room Type: Patio · Material: Trees

Trees are located in close proximity to the dwelling and within the termite foraging range. This environmental setting is a favourable influence for termite infestation and warrants regular inspection.

Recommendation: Maintain regular termite inspections and consider a termite management system given the high-risk environment.

19. Tapware - Dripping

MINOR

Property Type: House · Area: Interior · Room Type: Laundry

A tap is dripping in the open position in laundry

Recommendation: Engage a plumber to replace the washer or spindle to stop the drip.



20. Cladding - Delamination**MINOR**

Property Type: House · Area: Roof Exterior · Material: Cladding

Some cladding boards are delaminating and losing integrity.

Recommendation: Replace the delaminating cladding boards to match the existing.



Terms, Conditions, Limitations & Exclusions

REPORT TERMS AND CONDITIONS

PRE-PURCHASE BUILDING & PEST INSPECTION

Terms reference RT-01 · Version 2.0 · Effective 27 August 2026

These Report-Specific Terms form part of the Report Purchasing Agreement you accepted before this inspection. They were supplied to you in full, with the Agreement, the Service Order, the Important Client Acknowledgements and the Privacy and Data Handling Schedule, before you signed. They are reprinted here so the report and the terms stay together.

The limits that matter most

1. Visual and non-invasive. This inspection was visual and non-invasive. It reports what was reasonably and safely visible and accessible on the day — not what was concealed, covered, stored over, painted over, locked or otherwise inaccessible. Nothing was opened up, cut into, removed or dismantled unless an invasive inspection was separately purchased and agreed.
2. Specialists. Where this report recommends further assessment by a specialist — such as an engineer, licensed plumber, electrician, pest management technician, certifier or occupational hygienist — you should engage the recommended specialist before relying on the affected item or making a purchasing decision based on it. Our observations and recommendations are not a substitute for a specialist assessment.
3. Point in time, named client. This report describes the property on the inspection date only. It is prepared for you and for the people named in your Service Order, and it is not a warranty, guarantee, insurance policy or certificate of compliance.

What this report is for. To help you make an informed decision about whether to purchase the property, and on what terms, by reporting its observed condition and visible evidence of timber pest activity, damage and conducive conditions on the inspection date.

Standards position. AS 4349.1-2007 (informed) · AS 4349.3-2010 (informed) · AS 3660.2:2017 (informed)

Where a Standard is shown as informed, the scope and methodology of this inspection were informed by that Standard, but this inspection is not represented as conforming to it unless expressly stated otherwise in the report. The NSW Guide to Standards and Tolerances is NSW Fair Trading guidance, not an Australian Standard.

Important Limitation — roof voids and subfloor spaces

Roof voids and subfloor spaces are inspected where safe and reasonably accessible. Where suitable access is available and conditions permit safe entry, the inspector may physically enter and inspect these spaces.

Physical entry is always subject to the inspector's assessment of access, clearance, structural condition, electrical and other hazards, insulation, stored items, vermin, contamination, excessive heat, confined areas and any other condition that may make entry unsafe or unreasonable.

Where physical entry is unsafe, restricted, obstructed or otherwise not reasonably practicable, the inspector may inspect from the access opening and/or use remote inspection equipment where available and appropriate.

Equipment used may include an FPV micro-drone, remote inspection crawler, pole-mounted camera, borescope through an existing opening, torch, camera, moisture meter and other non-invasive inspection equipment considered appropriate by the inspector.

Limitations of remote inspection equipment. Remote equipment cannot replicate all aspects of physical access. Depending on the equipment and circumstances, it may not be possible to lift insulation or move stored items, sound, tap or probe timber, take direct moisture readings from inaccessible members, or view surfaces outside the equipment's line of sight. Remote equipment cannot see behind or through building materials.

Full access and coverage cannot be guaranteed. Obstructions, insulation, ducting, trusses, pipework, wiring, stored materials, low clearance, dust, contamination, structural conditions, signal loss, lighting, battery endurance and other site conditions may restrict or prevent inspection of part or all of a roof void or subfloor space.

The report records significant access restrictions encountered and, where relevant, the inspection method used. An area that could not be safely or reasonably accessed or viewed is not represented as having been inspected.

The absence of a visible defect is not evidence that no defect exists. Defects, deterioration, moisture, structural issues and timber pest activity may exist within inaccessible, concealed or unobserved areas. Further physical access, specialist assessment or invasive investigation may be recommended where circumstances warrant it.

Important Limitation — the external roof

Roof surfaces are inspected from ground level, from safe accessible points and, where considered safe and appropriate, by physical roof access. An external aerial drone may also be used where that inclusion was purchased or provided, and where flight is safe and lawful.

The inspector is not required to access or walk on any roof where, in the inspector's judgment, doing so would create an unreasonable safety risk or risk of property damage. Roof pitch, height, weather, surface condition, fragility, access, contamination and other site conditions may prevent or restrict physical roof access.

Where physical access or drone inspection is not undertaken, the report records any material resulting limitation. Areas that could not reasonably be seen or accessed are not represented as having been inspected.

External aerial drone operation and internal FPV inspection are different inspection methods and may be used independently depending on site conditions and the service purchased.

What we report. Safety hazards — conditions observed that may present a current or immediate risk of injury. Major defects — significant defects requiring rectification to avoid unsafe conditions, loss of utility or further deterioration. Minor defects — defects generally associated with maintenance or comparatively minor rectification. The report also provides a general impression of the property compared with buildings of similar age, type and construction.

Areas inspected. Interior · exterior · roof exterior from ground level and safe accessible points and, where appropriate, by physical access or aerial inspection · roof void and subfloor where safe and reasonably accessible, including remote inspection where appropriate · garage and outbuildings within 30 m of the dwelling · the site to the boundary or 30 m from the dwelling, whichever is less.

Not covered. The strata scheme's financial position, by-laws and records · the vendor's disclosure documents · the contract for sale · whether listed fixtures remain at settlement · repair cost estimates unless purchased. We report observed condition — we do not determine legal responsibility for a defect, contractual liability, or precisely when a defect arose.

Compliance. Unless expressly included as a separate service, this inspection is not a statutory or comprehensive compliance inspection of the property against the National Construction Code, Australian Standards, development consent, construction certificate or other approvals. References to apparent non-compliance may be made where relevant to an observed defect or condition, but such observations are not a substitute for a formal compliance assessment by the appropriate qualified professional or authority. Silence on an item is not a finding that the item complies.

What to do next. Read the whole report, not only the summary. Obtain every specialist inspection or further investigation recommended in the report before you exchange contracts or before any cooling-off period ends. Where access to a roof void, subfloor or other important area was restricted or unavailable, consider arranging further access or invasive investigation where that area is material to your purchasing decision. Obtain quotations from appropriately licensed contractors for defects or works you intend to negotiate on. If more than 60 days pass before the contract becomes binding, we recommend a re-inspection.

Important Limitation — what a timber pest service can and cannot establish

Timber pest inspection depends heavily on accessibility and the ability to visually inspect, sound, probe and, where appropriate, moisture-test accessible timber and building elements. Roof voids and subfloor spaces will be physically entered where safe and reasonably accessible. Where physical access is restricted or unsafe, inspection may be limited to observations from the access opening and/or remote inspection equipment.

Where an area can only be inspected remotely, the limitations of that method increase the possibility that timber pest activity or damage may remain undetected. Remote equipment may not permit sounding, probing or direct moisture testing of inaccessible timber.

What we cannot establish. Concealed activity or damage within timbers, cavities, wall and ceiling linings, concealed structural elements or below floor coverings. The full extent of timber pest damage cannot necessarily be determined by a non-invasive inspection, because visible evidence may represent only part of the affected area. We cannot confirm whether the property has previously been treated unless suitable treatment records or a durable treatment notice are available, nor can we determine whether timber pest activity will occur in the future.

No guarantee of absence. An absence of detected activity does not establish that timber pests are absent from the property. Termites and other timber pests may operate within concealed areas without visible external evidence. This report does not warrant or guarantee that the property is free from timber pests at the inspection date or that timber pest activity will not occur in the future.

The documents that make up your contract

Order of precedence. If there is any inconsistency between the documents that make up this agreement, they take effect in the following order.

1. Laws that cannot be excluded. The Australian Consumer Law, and any other law that cannot lawfully be excluded, restricted or modified, prevails over everything in this agreement.
2. A written variation signed by both you and us and expressed to vary this agreement.
3. The Service Order, for its particulars only — the property, the Report Type, the purchased inclusions and exclusions, the fee and the inspection date. The Service Order records what you bought. It does not vary any other term of this agreement, and in particular it does not vary the exclusions, reliance provisions, liability provisions or complaints provisions.
4. The Report-Specific Terms, for the Report Type they are issued for — its purpose, scope, inspection methodology, standards position, what is reported, and the limitations and exclusions specific to that Report Type.
5. The Master Report Purchasing Agreement, on every other matter.
6. Our website, advertising and other marketing material, which does not form part of this agreement. Nothing in this paragraph limits your rights in respect of any representation we have made to you.
7. The completed report, which records the inspection carried out, the conditions encountered, observations made and any limitations applicable to that particular inspection. It is not a contractual document and does not vary this agreement.

If anything in this report is unclear, ask us before you exchange, settle, start work or make a decision that relies on it.

Report Terms RT-01 · Version 2.0 · Effective 27 August 2026

This report is subject to the terms, conditions and limitations contained herein.

Inspector Details

Inspector	Subject to your Suburb
Licence No.	123456C
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