



THE HOME INSPECTION HUB

The Building Inspection Professionals

A Pre-Purchase house inspection from an independent and reliable Inspector is a worthwhile investment. At The Hub, we have a team of Building Inspectors and specialist Inspectors who are all highly experienced.

To know what you're buying, there are some important elements to consider. Your Inspector will assess these items to make sure you know exactly what you're paying for. These elements include:



UNDERFLOOR SPACE / ROOF SPACE

Examining the area for mould growing underneath the floor and leaks in the roof space.



EXTERIOR OF BUILDING

Inspecting for rotten window frames and sills, water damage to balcony floor frame, pointing or mortar loose/cracked to hips / ridges / valleys.



SITE

Looking for driveway cracking, concrete lifting, clogged gutters, sagging in the ceiling of the garage, carport and al fresco areas, water under the house or a wet backyard.



WET AREAS

Checking for leaking outside of the shower recess, damaged skirting board, mildew on bathroom walls and ceiling.



INTERIOR OF BUILDING

Looking for settlement inside the house, doors sticking, squeaky floorboards, rising damp on solid brick homes.



PESTS

Looking for termites / white ants, and soft, hollow timber in skirting boards, windows and doors.



FOUNDATIONS

Checking for rotten timber stumps, settlement under strip footings and cracking in brickwork.



SERVICES

Inspecting for safety switches not installed correctly, smoke alarms not fitted in correct location, low water pressure, water dripping from hot water service.

Why is a Pre-Purchase house inspection with The Home Inspection Hub so important?

- ✓ You'll receive a photographic record, highlighting faults with the house or problems that may arise in the future.
- ✓ Our Inspectors can provide helpful, unbiased advice for any potential maintenance or repair work.
- ✓ You'll have additional negotiating power with your vendor.
- ✓ Our reports comply with Australian Standard (AS 4349.1-2007), concerning inspections of residential dwellings.
- ✓ You'll receive your report within 24 hours which allows you time to decide whether the purchase price is fair.

Contact us for a free quote today

Have your property inspected by the independent building professionals!

1300 071 283

www.thehomeinspectionhub.com.au
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Engaging a professional building and pest inspection company is an important step in the process of purchasing a property.



The Home Inspection Hub partners with **Crunch Pest Control** for pest inspections.



Signs of a Pest Problem

The signs that a house may have a timber pest problem are usually well hidden - until a vacuum cleaner goes through some skirting, a door comes away from the frame, or a foot goes through some timber flooring!

Prior to this you may notice warping in wooden flooring, hollow sounding timber, a window or door that has become difficult to open and close, and mudding appearing around skirting, window frames and door frames. In the garden you may move some old decaying wood and notice some 'white ants' underneath.

It is important not to panic if any of these things are discovered. Do your best not to disturb them, and call a licenced, accredited, and insured professional.

Crunch Pest Control will familiarise themselves with the overall locality and its effects on the report and inspect those parts of the property which allow reasonable access, using the latest in detection technology including Termatrac **T3i (Movement, Thermal Imaging & Moisture)**.

The inspection involves an assessment of the interior of the building (excluding furniture and stored items), the exterior of the building, roof space, subfloor space and the site (including trees, stumps and timbers embedded in the soil) within 30 metres of the premises and within the boundary.

What does a Pest Inspection Involve?

Crunch Pest Control will carry out a pest inspection in accordance with Australian Standard AS 4349.3-2010 Part 3 Timber Pest Inspections.

This standard sets out the acceptable requirement for visual inspection and the reporting of timber pests. Timber pests that damage timber specifically include subterranean and dampwood termites, borers of seasoned timber and wood decay fungi.

During an inspection, our inspector assesses the following:

- ✓ **evidence of timber pests**
- ✓ **severity of the damage**
- ✓ **susceptibility of the building to infestation**
- ✓ **remedial and protective measures required**
- ✓ **any further investigations required.**

What Does Crunch Pest Control look for?

- ✓ Evidence of the presence of timber pests, identifying the common name and genus where relevant, and the species of the timber pests
- ✓ Location of activity or damage and general description of the severity of damage
- ✓ Evidence of inactive timber pests
- ✓ Evidence of treatment for timber pests
- ✓ Conditions conducive to timber pests such as wood to soil contact, excessive moisture, debris containing cellulose, cracks in concrete slabs and poor ventilation
- ✓ Damage caused by timber pests, and
- ✓ Locations of subterranean nests found within the property boundaries up to 30 metres.



No hidden surprises.
Get **all the facts** before
you buy.

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What Can I Do to Prevent Pest Damage in my Home?

- ✓ ensure that timber is not stored under or close to your home
- ✓ remove old tree stumps
- ✓ make sure the subfloor space is well ventilated and the hot water service overflow pipe is directed to a drain or at least two metres away from the house
- ✓ the air conditioning condensate pipe should also be directed to a drain or at least two metres away from the house
- ✓ check the guttering is not leaking, and mulched areas are not in contact with the house.

Have your property inspected by the independent building professionals! Contact us for a free quote today.