

Company Logo

The customers logo will replace this image.

iTradie USA 1800 384 8512

7817 Melrose Avenue Suite 201

Los Angeles California

P: 1800 384 8512

E: usa@itradie.com

W: www.itradie.com



123 Your Way, Anytown USA

PRE-PURCHASE PROPERTY & TIMBER PEST CONDITION

PRE PURCHASE PROPERTY & TIMBER PEST CONDITION REPORT # : 458

Richard Piper
iTradie
123 Your Way
Anytown USA

SPECIAL CONDITIONS OR INSTRUCTIONS:

Special conditions may apply to this inspection, including access restrictions, environmental factors, or site-specific limitations. These conditions may influence observations, scope, and findings recorded within this report..

SITE SAFETY and CONDITION ASSESSMENT & PROTOCOL

1. AUTHORIZATION & CONFIDENTIALITY

This Pre-Purchase Property & Timber Pest Condition Assessment & Protocol Report has been prepared exclusively for Richard Piper (the "Client") regarding the property located at 123 Your Way, Anytown USA. This document is a proprietary professional opinion and is not intended for use by third parties, including neighboring property owners or subsequent buyers, without the express written consent of iTradie USA 1800 384 8512.

2. INSPECTION OBJECTIVE

The objective of this inspection is to document and record visible pre-existing conditions of the property, including building elements and timber pest indicators, at the time of inspection.

The report captures photographic evidence and brief descriptions of observable defects, deterioration, installation conditions, and environmental factors that may influence property performance or pest activity.

This is not a structural engineering assessment, invasive building inspection, or pest eradication service, but a factual visual record intended to establish a baseline for reference, comparison, and risk awareness.

Our goal is to identify:

- **Existing Conditions:** Visible defects, damage, and irregularities across building elements and timber components.
- **Timber Pest Indicators:** Evidence of termite or pest activity, including damage or infestation indicators.
- **Historical Indicators:** Signs of prior repair, modification, treatment, or long-term deterioration.
- **Conductive Conditions:** Environmental or structural conditions that may increase the likelihood of defects or pest activity.

3. PROFESSIONAL STANDARDS & METHODOLOGY

This inspection has been conducted using a structured visual assessment methodology designed to provide consistent and repeatable evaluation of both property condition and timber pest indicators.

The assessment is based on the **8-Pillar Condition Framework**, which organises observations into defined categories covering access, condition, installation, performance indicators, compliance visibility, service life indicators, defects, and severity classification.

Inspection methodology includes:

- **Systematic Visual Review:** Inspection of accessible internal and external building elements, timber components, and surrounding site conditions.
- **Structured Condition Framework:** Observations are categorised using the 8-pillar system to ensure consistency across all inspection types.
- **Photographic Documentation:** Images are captured to record representative conditions, defects, pest indicators, and environmental factors.
- **Field-Based Assessment:** Observations are made on-site under existing environmental and operational conditions at the time of inspection.

4. OPERATIONAL LIMITATIONS (THE "VISUAL" RULE)

This inspection is non-invasive and limited to a visual assessment of accessible areas and observable conditions.

- **Non-Destructive Testing:** No components, finishes, or structures were opened, dismantled, or disturbed.
- **Concealed Conditions:** Conditions within walls, floors, ceilings, or enclosed spaces cannot be assessed unless visible evidence is present.
- **No Structural Engineering Assessment:** This report does not include structural calculations or engineering certification.
- **No Pest Detection Equipment:** Moisture meters, thermal imaging, or specialist pest detection tools are not used unless stated.
- **Guarantee of Absence:** The absence of visible defects or pest activity does not confirm absence.

- **Time-Specific Record:** This report reflects conditions observed on 05/06/2026 only.

5. ACCESS METHODOLOGY

To ensure the most accurate data, the following access methods were utilized:

- **✓ Site Walkthrough:** Inspection of accessible internal and external areas including structural elements and timber components.
- **✓ Subfloor / External Areas:** Visual review of accessible subfloor spaces, perimeter zones, and surrounding site conditions where safe.
- **✓ Elevated Observation:** Use of ladders or vantage points where required to assess roofing, upper structures, or elevated timber elements.
- **✓ Remote / Limited Observation:** Assessment from accessible viewpoints where direct access was restricted due to safety, roof pitch, or site constraints.

6. INSPECTION ATMOSPHERE

- **Temperature:** 50 °
- **Humidity:** 20 %
- **Site Conditions at Time of Inspection:** Good.

THE 8-POINT PROFESSIONAL STANDARDS (USA)

1. Access & Safety (The Entry Control)

- **Definition:** Confirm safe access and identify immediate hazards.
- **Inspection Focus:** Access conditions, trip hazards, working-at-height risks, confined spaces, and general site safety.

2. Condition & Integrity (The Physical State)

- **Definition:** Assess the visible condition of building and timber elements.
- **Inspection Focus:** Structural elements, surfaces, finishes, and timber components for damage, deterioration, or instability.

3. Installation Quality (The Build Standard)

- **Definition:** Evaluate quality of construction and workmanship.
- **Inspection Focus:** Fixings, detailing, junctions, timber interfaces, and general build quality.

4. Performance & Function (The Operating State)

- **Definition:** Observe visible indicators of system and component performance.
- **Inspection Focus:** Drainage, ventilation, moisture behaviour, and signs of functional issues.

5. Compliance & Standards (The Rule Set)

- **Definition:** Assess visible compliance with general construction and safety expectations.
- **Inspection Focus:** Basic safety features, clearances, and observable compliance indicators.

6. Service Life & Durability (The Time Factor)

- **Definition:** Estimate condition relative to age and expected lifespan.
- **Inspection Focus:** Wear, ageing, timber durability, and long-term exposure impacts.

7. Defects & Risks (The Exposure Layer)

- **Definition:** Identify defects, pest indicators, and risk conditions.
- **Inspection Focus:** Cracking, moisture issues, timber damage, termite activity indicators, and environmental risks.

8. Priority & Severity (The Weighting Layer)

- **Definition:** Classify the significance of findings.
- **Inspection Focus:** Low / Moderate / High severity based on safety, structural impact, and pest risk.

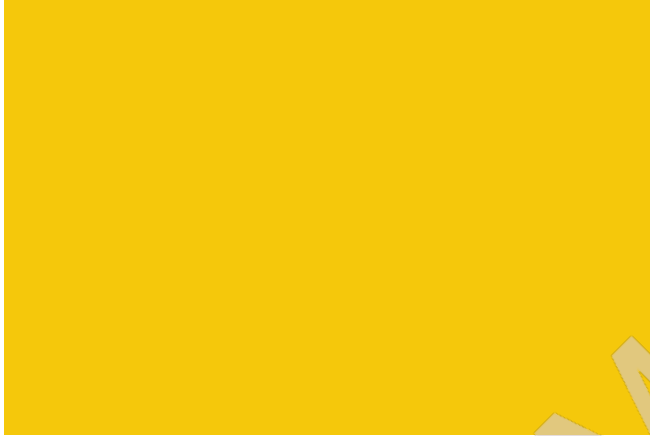
SITE SAFETY and CONDITION PHOTOS, COMMENTS AND FINDINGS SUMMARY

★★★★★ Excellent Condition ★★★☆☆ Good ★★★★★ Fair ★☆☆☆☆ Poor ★☆☆☆☆ Critical

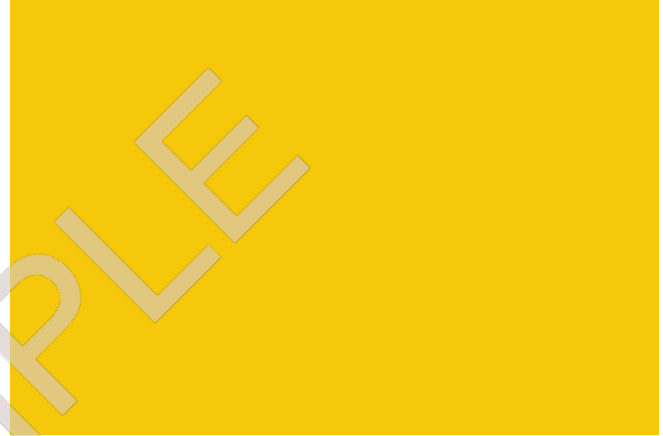
1. Access & Safety

★★★★★ Excellent Condition

FINDINGS : Findings within each pillar summarise the key observations recorded.



Images provide a clear record of conditions.



Observations are reinforced by image evidence.



Images provide a reliable condition reference.



Photo evidence captures relevant conditions.



Images reflect observable site conditions.

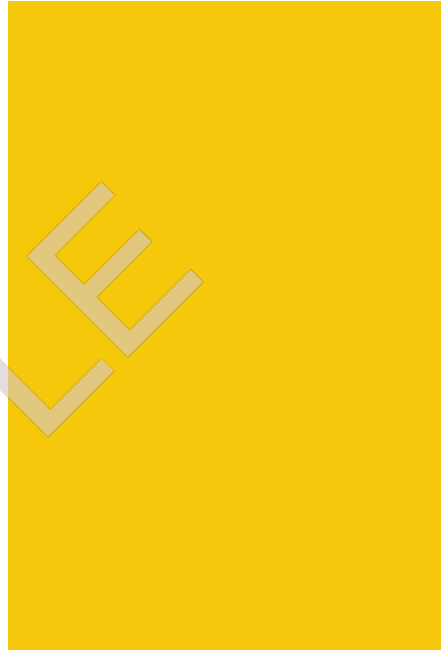


Findings are clearly supported by images.

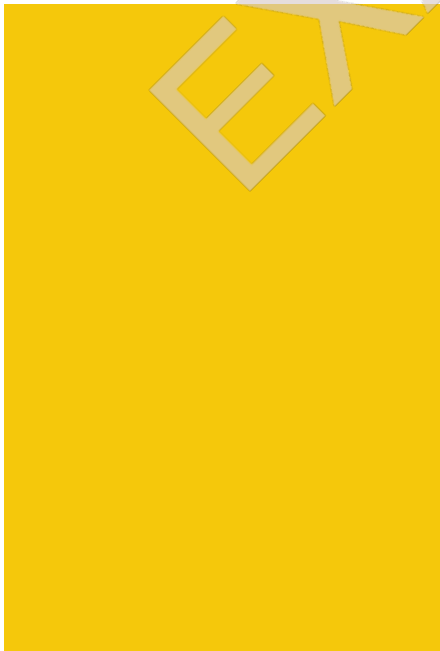
FINDINGS : f



1



2



3



4



5



6

3. Installation Quality

★★★☆☆ Fair Condition

FINDINGS : Findings within each pillar summarise the key observations recorded.



Layout adapts to landscape and portrait images.



Image grid adapts to varied photo orientations.



Photos align cleanly regardless of format.



Mixed image formats align into a clean grid.



Image presentation remains consistent across formats.

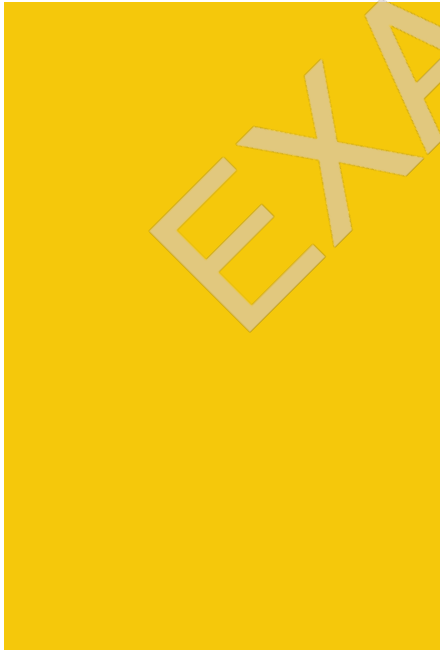


Layout adapts to landscape and portrait images.

4. Performance & Function

★★☆☆☆ Poor Condition

FINDINGS : f



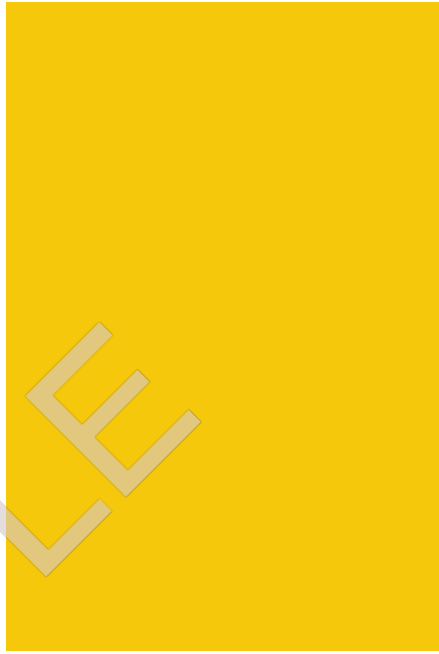
1



2



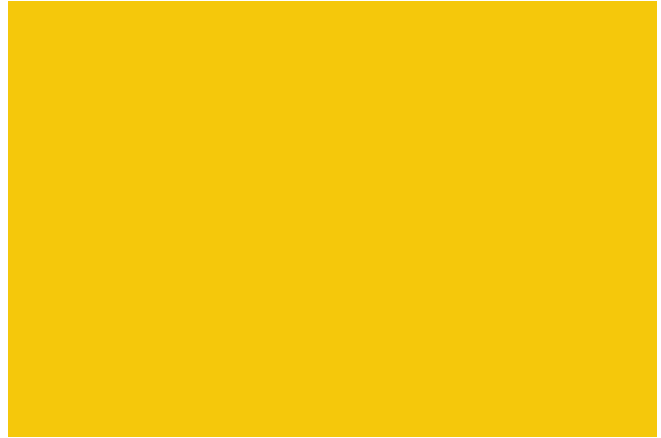
3



4



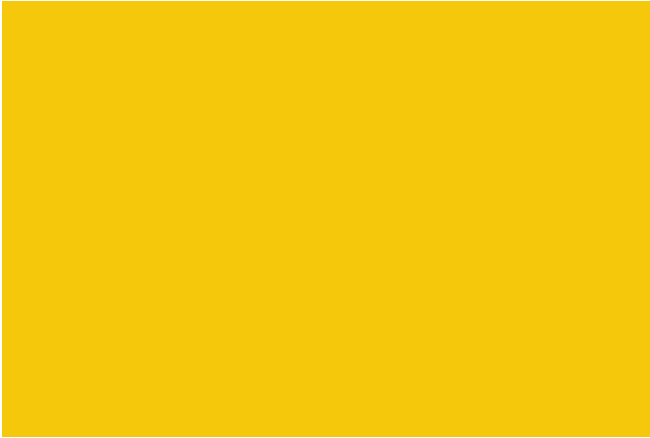
5



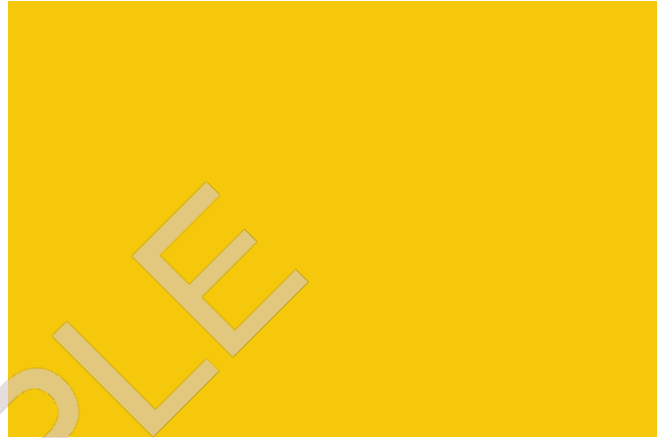
6

EXAMPLE

FINDINGS : Findings within each pillar summarise the key observations recorded.



Layout adapts to landscape and portrait images.



Images reflect observable site conditions.



Image presentation remains consistent across formats.



Mixed photo types display in a structured layout.



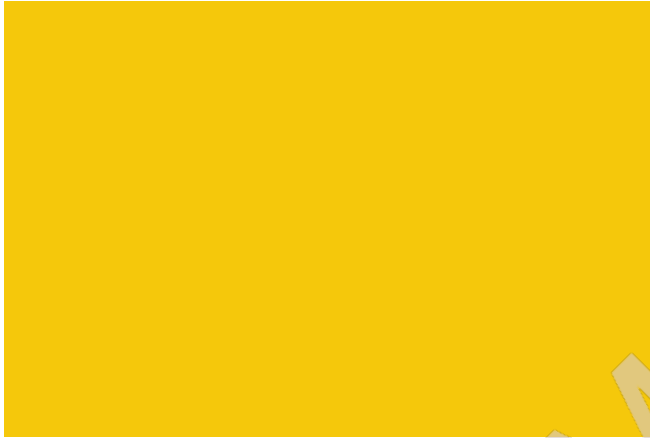
Image grid adapts to varied photo orientations.

Layout adapts to landscape and portrait images.

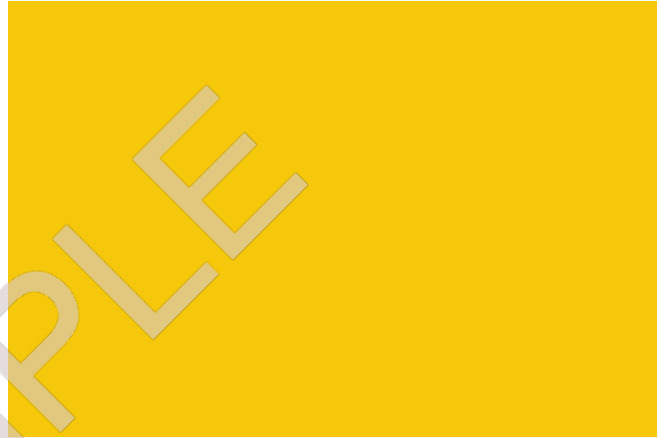
6. Service Life & Durability

★★★★★ Excellent Condition

FINDINGS : Findings within each pillar summarise the key observations recorded.



Visual evidence supports inspection findings.



Images assist with accurate condition recording.

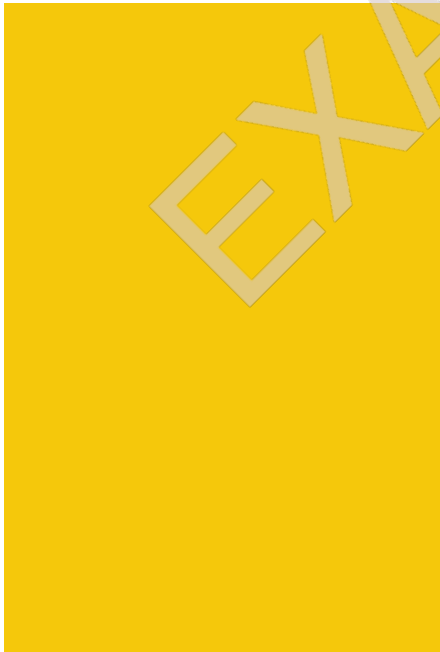


Photo records provide a consistent reference point.



Visual records support inspection outcomes.



Photo records assist in understanding findings.



Photos provide context to each observation.

7. Defects & Risks

★★★★☆ Good Condition

FINDINGS : Findings within each pillar summarise the key observations recorded.



Photo documentation captures key conditions.



Observations are reinforced by image evidence.



Photo evidence captures relevant conditions.



Visual documentation supports accurate reporting.



Observations are supported by clear imagery.



Visual documentation strengthens reporting accuracy.

8. Priority & Severity

★★★☆☆ Fair Condition

FINDINGS : f

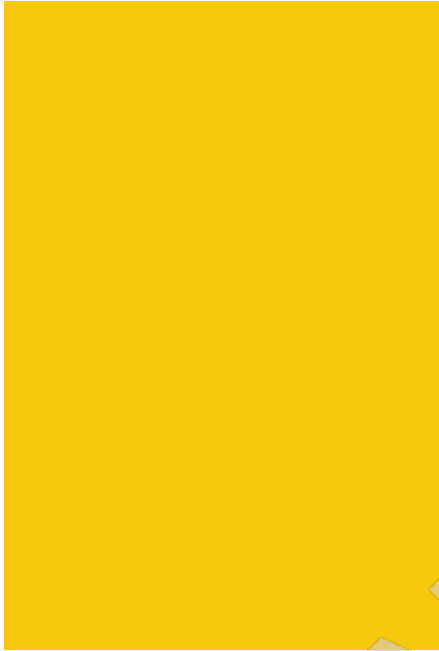


1

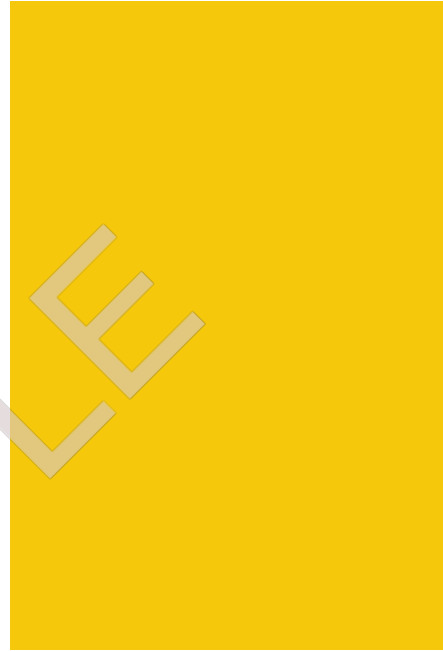


2





5



6

• GLOSSARY OF TERMS (PRE-PURCHASE PROPERTY & TIMBER PEST CONDITION ASSESSMENT REPORT – USA)

General Terms

- **Pre-Existing Condition:** Visible condition present at the time of inspection.
- **Observation:** A recorded visual finding based on accessible and observable conditions.
- **Accessible Area:** Any component that can be safely viewed without dismantling or invasive inspection.
- **Visible Condition:** The observable state of a component without testing or disassembly.

Solar System Components

- **Solar Panel (Module):** A photovoltaic unit that converts sunlight into electrical energy.
- **Array:** A group of solar panels connected and installed as a system.
- **Inverter:** A device that converts direct current (DC) from panels into usable alternating current (AC).
- **Mounting System:** Rails, brackets, and fixings used to secure panels to the roof or structure.
- **Cabling:** Electrical wiring connecting panels, inverters, and system components.
- **Isolator (Disconnect Switch):** A safety device used to disconnect power from the solar system.

Conditions & Performance Indicators

- **Shading:** Obstruction of sunlight by trees, buildings, or debris affecting panel exposure.
- **Surface Contamination:** Dirt, dust, or debris accumulation on panel surfaces.
- **Physical Damage:** Cracks, chips, or visible deterioration of panels or components.
- **Performance Indicator:** Any visible sign suggesting reduced efficiency or system irregularity.

Installation & Safety

- **Cable Management:** The routing and securing of electrical cables within the system.
- **Roof Penetration:** Points where mounting systems attach through roofing materials.
- **Weatherproofing:** Sealing and protection measures to prevent water ingress.
- **Installation Defect:** Any visible issue related to poor workmanship or incorrect installation.

Inspection Context Terms

- **Non-Invasive Inspection:** A visual-only assessment without dismantling or testing.
- **Concealed Condition:** Any condition not visible at the time of inspection.
- **Visible Condition:** The observable state of components at the time of inspection.

IMPORTANT NOTES

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any

special conditions or instructions that need to be considered in relation to this Report.

A Pre-Purchase Property & Timber Pest Condition Assessment & Protocol Report is not a warranty, guarantee, or assurance that hazardous conditions will not develop following the date of inspection. It reflects conditions observed at the time of inspection only.

A proactive safety and maintenance approach is recommended, including regular site inspections, prompt removal of hazards, and ongoing monitoring of conditions that may present a risk to occupants, workers, or visitors.

Where uncertainty exists, the Consultant who carried out this inspection should be contacted for clarification or further guidance.

It is recommended that all wet or high-moisture areas are appropriately sealed and maintained to reduce slip hazards and water-related risks. All exposed or untreated timber elements should be sealed or protected to reduce deterioration and potential structural or trip-related hazards over time.

ADDITIONAL COMMENTS

Additional comments provide space for supplementary observations not captured within standard categories. These may include site-specific notes, clarifications, or relevant context to assist interpretation of the findings in this report.

ADDITIONAL INSPECTIONS RECOMMENDED

Additional inspections may be recommended where visible conditions indicate the need for further assessment. These may involve specialist trades, invasive investigation, or testing beyond the scope of this visual inspection report.

CERTIFICATION

The inspection and this Report are limited to the agreed scope and are not intended to be exhaustive. No warranty, guarantee, or assurance is given regarding the absence of defects, the future condition of the property.

The Report is prepared solely for the use of the Client, and reliance by any third party is strictly at their own risk.

iTradie 1800 384 8512

Inspector Name: iTradie Integrators

Licence Number: 12345678A

Inspector Phone: +61478890189

Inspector Email: usa@itradie.com

Date of Issue: 6th May 2026

END OF REPORT