

We are committed to serving our clients 100% and this is your guarantee of the highest quality and professional service.

Servicing the Illawarra, Southern Highlands, Campbelltown and Sydney Metropolitan areas.



For further information visit:

[www.ecmorelli.com.au](http://www.ecmorelli.com.au)

or email [info@ecmorelli.com.au](mailto:info@ecmorelli.com.au)



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**ARE YOU BUYING  
A PROPERTY?**

**ORDER YOUR PRE-PURCHASE  
INSPECTIONS NOW.**

 **1300 788 450**

## About EC Morelli

EC Morelli is an established local company in Wollongong servicing the Illawarra, Southern Highlands, Campbelltown and Sydney Metropolitan areas and has been in business for the past 15 years. Our company has a combination of six licensed building inspectors, five licensed pest inspectors/technicians and four level one thermographers, and this allows us to carry out all types of inspections and treatments. Our office locations are now at Wollongong, Southern Highlands and Ulladulla.



Pre-purchase inspections are considered a must as part of purchasing a property. Imagine buying a property without first organizing a building and pest inspection, and then when you move in you find that the shower is leaking or active termites are on the property.



Now, the money that you have allocated to re-paint and re-carpet the house is now going to be needed to repair the leaking shower and eradicate the termites. If pre-purchase building and pest reports were organized, you would then have detailed reports stating the defects, and then you would be able to allow for these repairs.

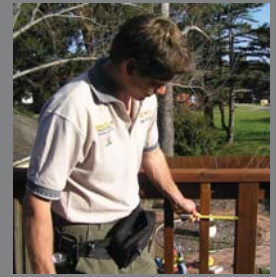
We have the NSW franchise for the "Termicam" thermal image camera which has proved to be a valuable asset in the detection of concealed termites.

Combine Termicam with our highly trained & experienced inspectors and you will be ensured of complete and accurate reports that will give you the necessary information to make the right decision on your investment.



## Pre-Purchase Building Inspection

highlights the compliance of building members to the current Australian Standards and Building Code of Australia. This report is carried out under the strict guide lines of Australian Standard A.S 4349.1 1995 "Inspections to Buildings". The report covers areas such as underneath the dwelling (if adequate access is available), internal and external of the dwelling, ceiling space, roof area, and the property surroundings such as fences, driveways, outbuildings, site drainage and many other areas. The report is designed to inform the prospective purchaser of the defects which are present, and therefore help the purchaser repair the items listed. Any major defects to the property have digital photos attached in the report.



## Pre-Purchase Pest Inspection

Pre-Purchase Pest Inspections are designed to report on items such as visible timber decay, borer damage and the most important item, the presence and/or damage of Termites. This report is carried out under the strict guide lines of Australian Standards A.S 4349.1 1995 "Inspections to Buildings", and A.S 4349.3-1998 "Timber Pest Inspections". The inspector will highlight any areas of concern which may possibly allow Termites to access the structures on the property. If Termites are active on the property, or if there is a moderate risk they may attack the property, the inspector will indicate the most effective steps to undertake to rectify the concern. This may involve risk management such as treatments, removal of raised gardens, removal of stored timber, lowering of raised paths or even a combination of these items. Any major defects to the property have digital photos attached in the report.



## Other Services available to You:

- Defect Inspections
- Tribunal & Court Representation
- Mediation Services
- On-Site Consultation
- Building Advisory Service
- Technical Inspections
- Expert witness
- Pest Control services